



FOR LEASE

**3340 Westown Parkway
West Des Moines, IA**

Features:

- 7,033 S.F. freestanding restaurant property (former Hurricane Grill)
- \$18.00/PSF NNN lease rate
- Outstanding location situated at I-235 and Valley West Drive
- Across the street from Valley West Mall (910,000 S.F.) and near Target and Hy-Vee
- Grease interceptor installed in 2015
- Ample parking
- Multiple professional office parks and retail centers within a two mile radius

Demographics	1 Mile	3 Miles	5 Miles
Total Employees:	16,352	81,829	129,157
Population:	9,818	88,128	191,662
Average Household Income:	\$87,905	\$94,469	\$96,915

Traffic Counts: 10,829VPD Westown Parkway / 26,694 VPD Valley West Drive / 103,300 VPD I-235

For additional information please contact:

Mitch Phillips: 515.975.8225 / mitch@fergusoncre.com
Darin Ferguson: 515.778.6683 / darin@fergusoncre.com

**Partner with the
Proven Winner**

Shoppes at Valley West 3340 Westown Parkway



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This form is required by the real estate laws of the State of Iowa.

DISCLOSURE OF AGENCY RELATIONSHIP

The undersigned acknowledge Mitch Phillips and Darin Ferguson, CCIM, SIOR as Appointed Agents of Ferguson Commercial Real Estate Services, represent Shoppes at Valley West, LLC named below (hereinafter the "Client") with respect to the lease of the following property: 3200, 3320, 3330, and 3340 Westown Parkway, West Des Moines, IA

If the Appointed Agent[s] represents both the Seller/Landlord and Buyer/Tenant, the duties of the Appointed Agent[s] are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth.

If the Appointed Agent[s] represents either the Seller/Landlord or Buyer/Tenant, but not both, the Appointed Agent has the following duties to its client:

- a) Place the client's interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
- b) Disclose the information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
- c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
- d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

- a) To provide brokerage services to all parties in the transaction honestly and in good faith.
- b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
- c) To disclose to each party all material adverse facts that we know, except for the following:
 - [1] Material adverse facts known by that party.
 - [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
 - [3] Material adverse facts the disclosure of which is prohibited by law.
 - [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
- d) To account for all property coming into the possession of the Broker or the Appointed Agent[s] that belongs to any party within a reasonable time after receiving the property.

Ferguson Commercial Real Estate Services and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

DARIN FERGUSON IS A LICENSED REAL ESTATE BROKER IN THE STATE OF IOWA AND HAS OWNERSHIP INTEREST IN THE SHOPPES AT VALLEY WEST.

FERGUSON COMMERCIAL REAL ESTATE SERVICES SERVES AS PROPERTY MANAGER FOR THE SHOPPES AT VALLEY WEST.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

LANDLORD: Shoppes at Valley West, LLC

TENANT: _____

By _____

By _____

Title _____

Title _____

Date _____

Date _____