



Westridge II

2929 Westown Parkway | West Des Moines, IA | 50266



Available for Lease

Westridge II is a prominent, well known office destination in the prestigious Westown Parkway corridor. Built and once occupied by one of the Metro's most respected Developers, this Building represents a unique opportunity. The property offers trademark visibility and signage, access to major transportation arteries, and a range of efficient floor plans at a competitive rate.

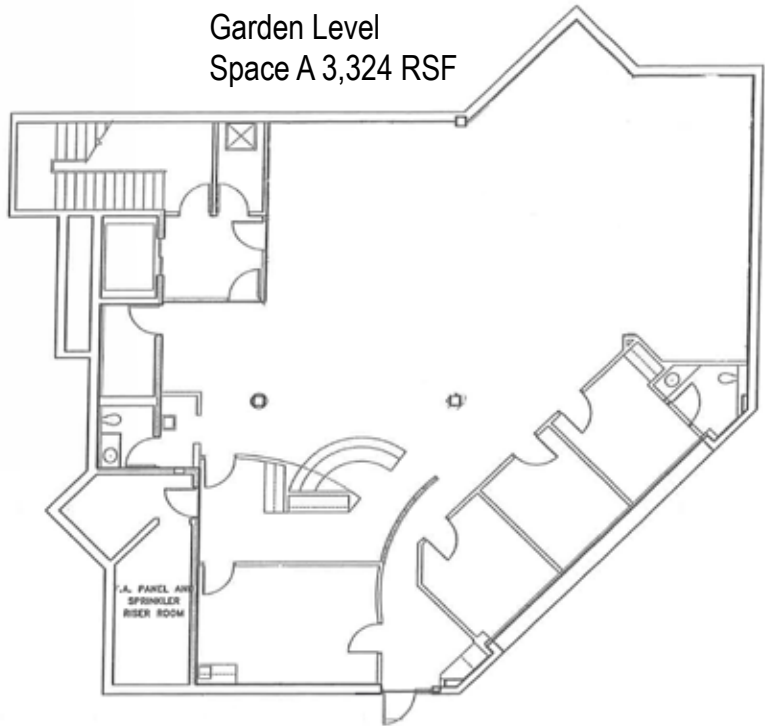
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Second Level
Space E 8,622 RSF



Garden Level
Space A 3,324 RSF

Premises

- Located in Westridge Office Park
- Up to 8,600 rentable square feet available
- Minimum suite size of 2,000
- 2nd level and Garden level available

Terms

- \$9.50 NNN per square foot
- Operating expenses available upon request
- 3-5 year lease term
- Tenant Improvement Allowance available

Features

- Public Art located in green space
- Ample parking available
- Fiber connectivity
- Close proximity to retail shops and restaurants
- Easy access to 235

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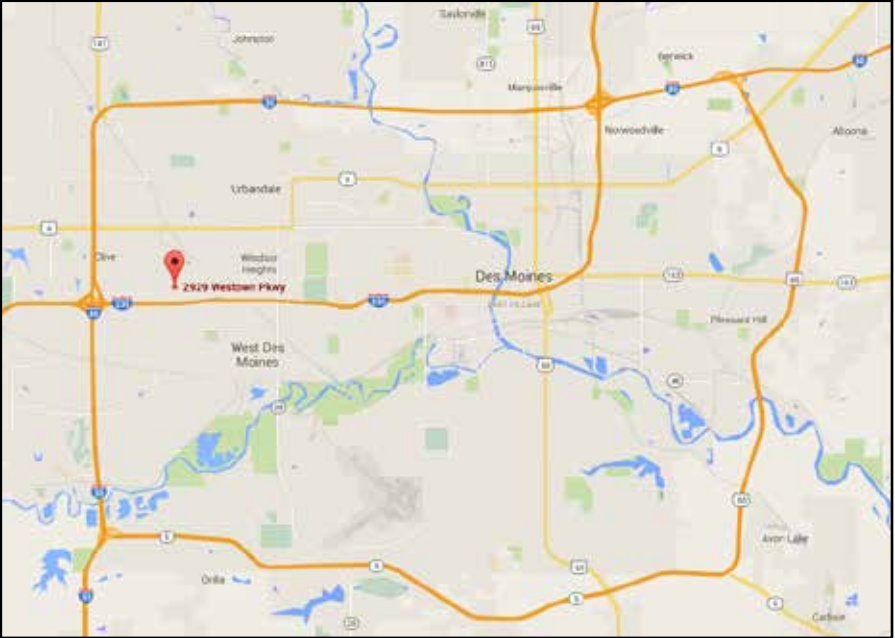
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Traffic Counts

- Valley West Drive 30,000 VPD
- University Ave 19,000 VPD
- Westtown Parkway 10,100 VPD
- 22nd/86th Street 19,900 VPD
- I-235 97,000 VPD



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