

FOR LEASE

MERLE HAY TOWER

OFFICE BUILDING

(ATTACHED TO MERLE HAY MALL)

3850 MERLE HAY ROAD, DES MOINES, IOWA



PROPERTY FEATURES

- + 108 SF - 9,619 SF available
- + \$10.00/SF Modified Gross*
- + Flexible short term lease available
- + Rates as low as \$175/month



LEASES OVER 2,500 SF AND 60 MONTHS

- + \$8.50/SF Modified Gross*



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6900 Westtown Parkway
West Des Moines, Iowa 50266
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FOR LEASE MERLE HAY TOWER



THE LOCATION

Merle Hay Tower is conveniently located on the border of Des Moines and Urbandale, just 1.2 miles south of Interstate 80. The Tower contains impressive amenities such as being attached to Merle Hay Mall (with full inside access), a super regional mall anchored by Target, Kohl's, Sears, Youngers with 100+ specialty stores and a food court. There is also direct access to three (3) Des Moines Area Rapid Transit (DART) bus lines. The Tower also includes a business conference center and a large training room available at no charge to the tenants. Starbucks, Applebee's, Panda Express, Buffalo Wild Wings and IHOP are just a few restaurants within walking distance of the Tower. The Merle Hay Mall foodcourt and other quick-serve food options are just steps away.



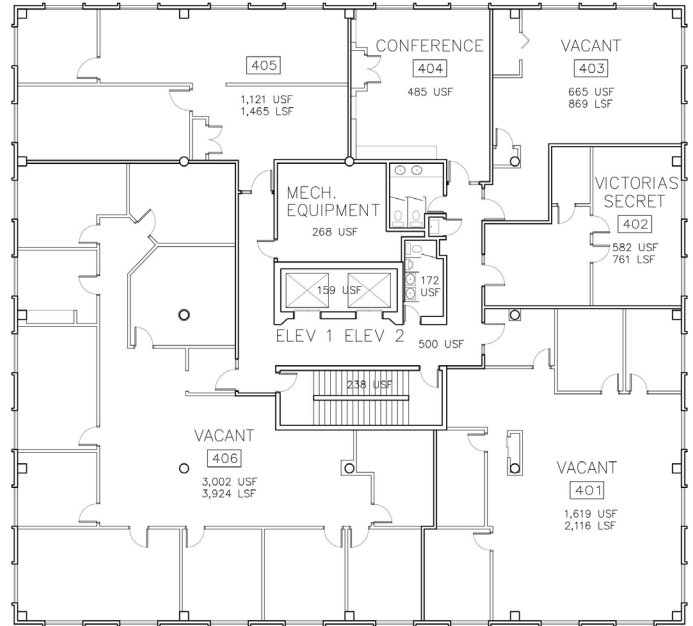
OFFICE BUILDING

3850 MERLE HAY ROAD
DES MOINES, IOWA



PROPERTY FEATURES

- + Central location
 - 1.2 Miles to I-80
 - 6 miles to Downtown
 - 11 miles to Des Moines International Airport
- + Attached (with full access) to Super Regional mall anchored by Target, Kohls, Sears, Younkers and Food court.
- + 5+ per 1,000 parking ratio (over 250 covered parking stalls)
- + On-site property management and maintenance
- + 24-hour security
- + On three (3) DART bus lines
- + Free use of a conference room and a large training room
- + Low loss factor
- + Small, medium and large suites available



ENTIRE 4TH FLOOR AVAILABLE



Suite	LSF	Price/SF
213	885	\$10.00
214	1,120	\$10.00
215	342	\$350/Mo.
216	1,666	\$10.00
217	840	\$10.00
221	1,877	\$10.00
Total Contiguous	6,730	

Suite	LSF	Price/SF
401	2,116	\$10.00
402	761	\$10.00
403	869	\$10.00
404	485	\$10.00
405	1,465	\$10.00
406	3,924	\$10.00
Total Contiguous	9,619	

Suite	LSF	Price/SF
303	1,473	\$10.00
304	778	\$10.00
312	1,872	\$10.00
313	353	\$350/Mo.

Suite	LSF	Price/SF
501	108	\$175/Mo.
501A	120	\$190/Mo.
524	1,252	\$10.00
605	2,279	\$10.00

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DES MOINES, IOWA

MERLE HAY CENTER

KOHL'S

MERLE HAY TOWER

SEARS

APPLEBEE'S

YOUNKERS

PANDA EXPRESS

OLD CHICAGO

JIMMY JOHN'S

TARGET

IHOP
INTERNATIONAL

VERIZON

DOUGLAS AVENUE

MERLE HAY ROAD



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*Initial lease rate

LISTING # 91391

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