



NOW AVAILABLE

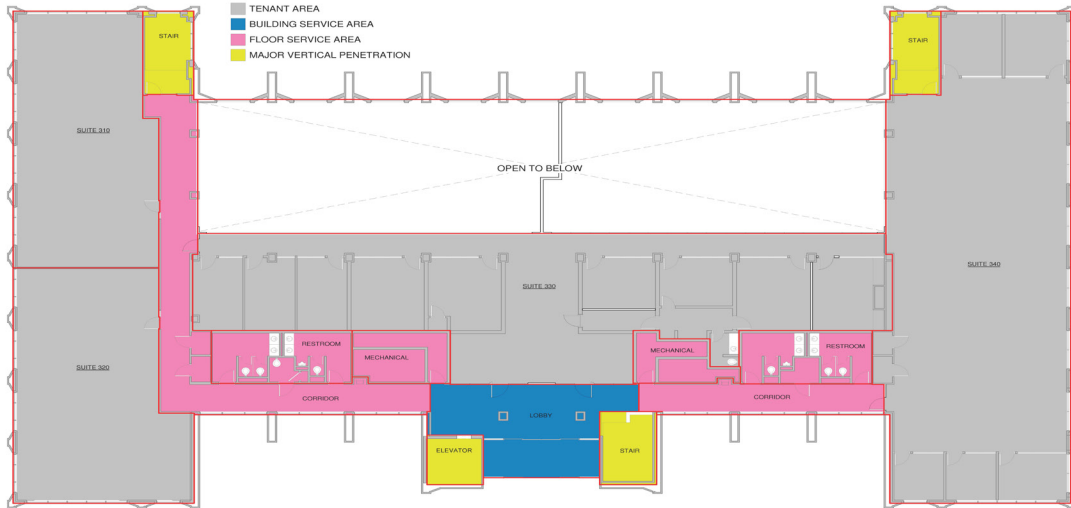
7300 Westown Parkway
West Des Moines, Iowa 50266

- | | |
|--------------------------|-----------------------|
| ◆ Property Type | Medical Office |
| ◆ Rentable Building Area | 55,200 SF |
| ◆ Base Rental Rate | \$13.95 - \$23.95 PSF |
| ◆ Operating Expenses | \$6.75 PSF |
| ◆ Rental Term | Negotiable |
| ◆ Lease Type | Triple Net (NNN) |
| ◆ Property Tax Rebate | 5 Year |

Fully Renovated | Modernized Iconic Brick Building with State-of-the-Art Amenities that include an Onsite Fitness Facility, Starbucks and Modular Air Handling Units utilizing Merv-13 Filtration & Ultraviolet Germicidal Irradiation to eliminate Viruses, Germs & Bacteria.



AREA LEGEND
 ■ TENANT AREA
 ■ BUILDING SERVICE AREA
 ■ FLOOR SERVICE AREA
 ■ MAJOR VERTICAL PENETRATION



Level 3



Level 3

Suite 310, Leased

- ◆ 2,380 Rentable SF
- ◆ Tenant: SISSON
- ◆ Office Use: Public Accounting & Real Estate Development

Suite 320, Leased

- ◆ 2,497 Rentable SF
- ◆ Tenant: Exemplar Care
- ◆ Medical Use: Extended Care

Suite 330, Leased

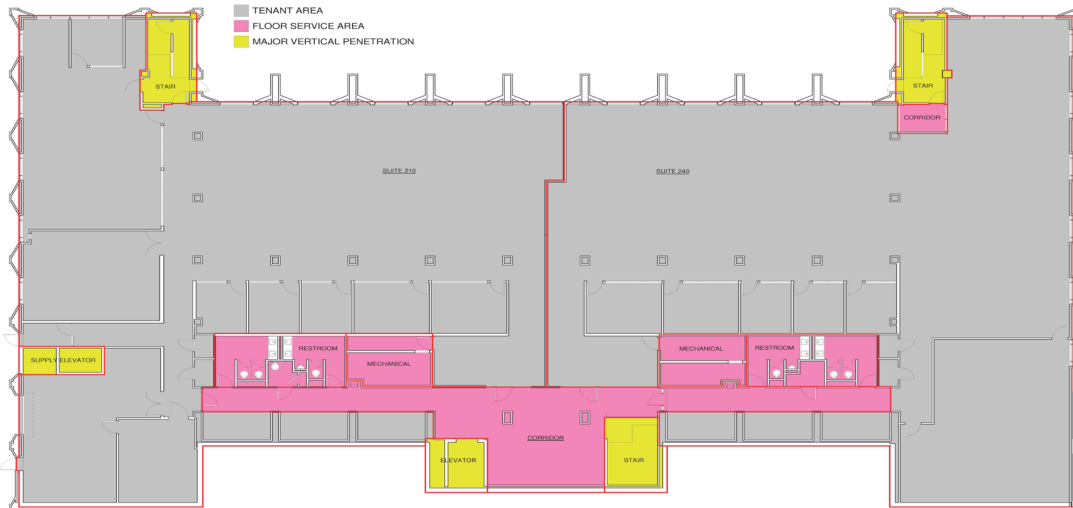
- ◆ 5,253 Rentable SF
- ◆ Tenant: Exemplar Care
- ◆ Medical Use: Direct Primary Care

Suite 340, Leased

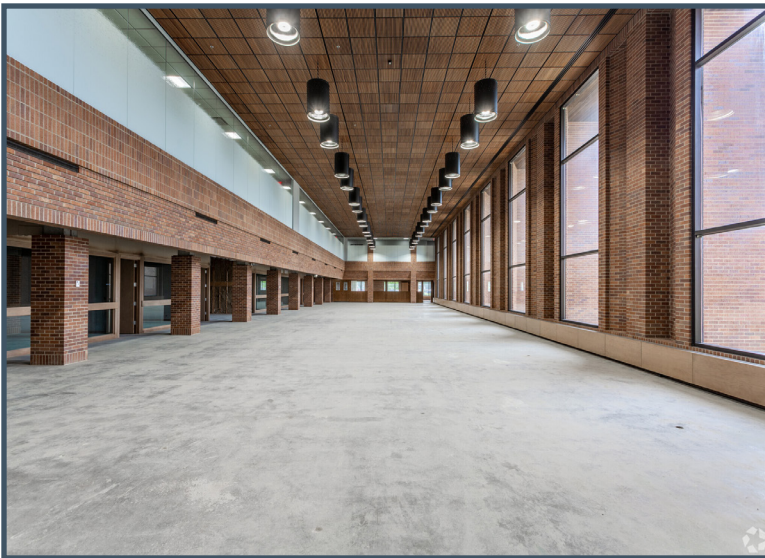
- ◆ 5,743 Rentable SF
- ◆ Tenant: Exemplar Care
- ◆ Medical Use: 24/7 Urgent Care



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Level 2



Level 2

Suite 210, Available

- ◆ In Shell Condition

Suite 220, Available

- ◆ In Shell Condition

Suite 230, Available

- ◆ In Shell Condition

Suite 240, Available

- ◆ In Shell Condition

Level 2 Suites can be combined, for a Total of 23,479 Rentable SF, or Demised, to a Minimum of 3,175 Rentable SF. A generous Tenant Improvement Allowance of up to \$100 PSF is available to Personalize your Suite.

7300 Westtown Parkway features ample Parking, Outdoor Patio Seating, a Common Lounge Area on Level 2 and Wi-Fi & Security Cameras in all Corridors.



AREA LEGEND
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 ■ MAJOR VERTICAL PENETRATION
 ■ BUILDING AMENITY AREA



Level 1



Level 1

Suite 110, Available

- ◆ 3,104 Rentable SF
- ◆ 6 Private Offices
- ◆ Area for 8 Workstations
- ◆ Reception
- ◆ Kitchenette

Suite 120, Available

- ◆ 3,161 Rentable SF
- ◆ 1 Private Office
- ◆ Open Floor Plan
- ◆ Kitchenette

Suite 130, Available

- ◆ 744 Rentable SF
- ◆ Open Floor Plan

Suite 140, Available

- ◆ 8,839 Rentable SF
- ◆ 2 Private Offices
- ◆ Area for 84 Workstations
- ◆ Kitchenette





CONTACT US



Travis M. Sisson
515.453.8502
travis@tmsissonpc.com



Brittany Coffman
515.453.8502
brittany@pentapartnersllc.com

www.pentapartnersllc.com

Nearby Amenities

Transportation

- ◆ 12.1 Miles to Des Moines International Airport

Restaurants | Coffee Shops

- ◆ Pickerman's
- ◆ Club Car
- ◆ McDonald's
- ◆ Taco Johns
- ◆ Starbucks
- ◆ Perkins
- ◆ Biaggi's
- ◆ Culver's
- ◆ 5 Borough Bagels
- ◆ Caribou Coffee

Medical

- ◆ MercyOne
- ◆ Methodist West
- ◆ Wolfe Eye Clinic
- ◆ Lake View Medical Park
- ◆ DMOS
- ◆ The Iowa Clinic
- ◆ Iowa Heart

Leisure

- ◆ Jordan Creek Town Center
- ◆ Des Moines Golf & Country Club

Retail

- ◆ Hy-Vee

Lodging

- ◆ 9 Hotels within Minutes

