

FOR LEASE



5500 WESTOWN PKWY

West Des Moines, Iowa 50266

Office Space Available
10,473 RSF

ANGIE TESSAU, CCIM, SIOR

515.707.6889
angiet@knapplc.com
Licensed in IA

KOREY BIRKENHOLTZ

515.480.6596
korey@knapplc.com
Licensed in IA

5500 WESTOWN PKWY FOR LEASE SUITE #150



OFFICE SPACE 10,473 RSF (approx.)

Available 1st/2nd Quarter 2024
Lease Rate:
\$11.00 PSF NNN

BUILDING HIGHLIGHTS

- Direct access to I-80 and I-235
- Minutes from an excellent selection of retail and dining
- Monument sign potential
- Local ownership and responsive property management

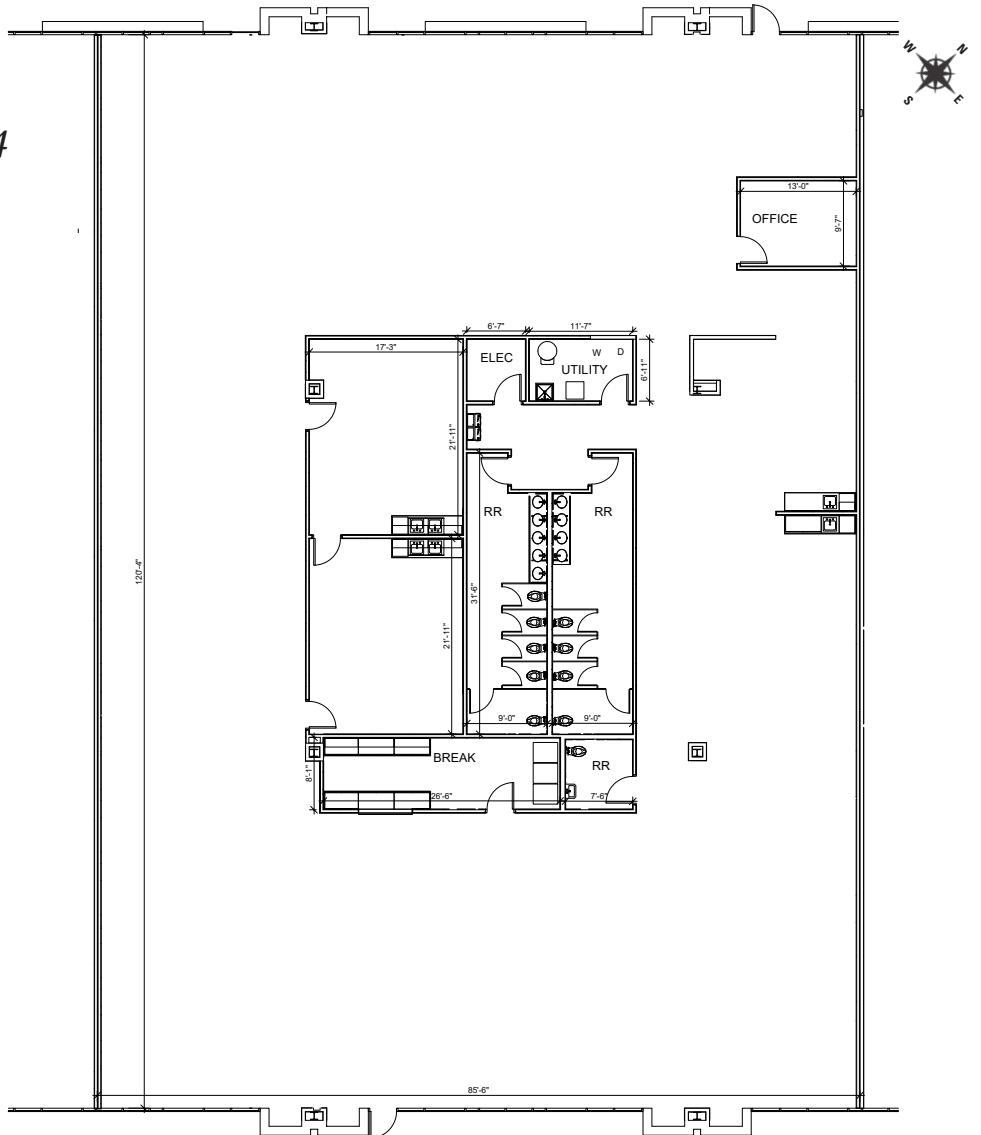


KOREY BIRKENHOLTZ

515.480.6596
Korey@KnappLC.com
Licensed in IA

ANGIE TESSAU, CCIM, SIOR

AngieT@KnappLC.com
515.707.6889
Licensed in IA

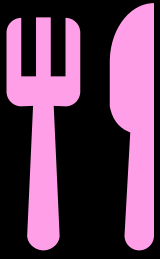


5500 Westown Pkwy, West Des Moines, Iowa, 50266



Nearby Attractions

5 Mile Radius



413

Restaurants



31

Bars and Pubs



41

Coffee Shops



35

Grocers



66

C-Stores



155

Retail Shopping



53

Hotels



45

Attractions/ Entertainment

Average Annual Spend per Household on Eating Out



\$483

Breakfast



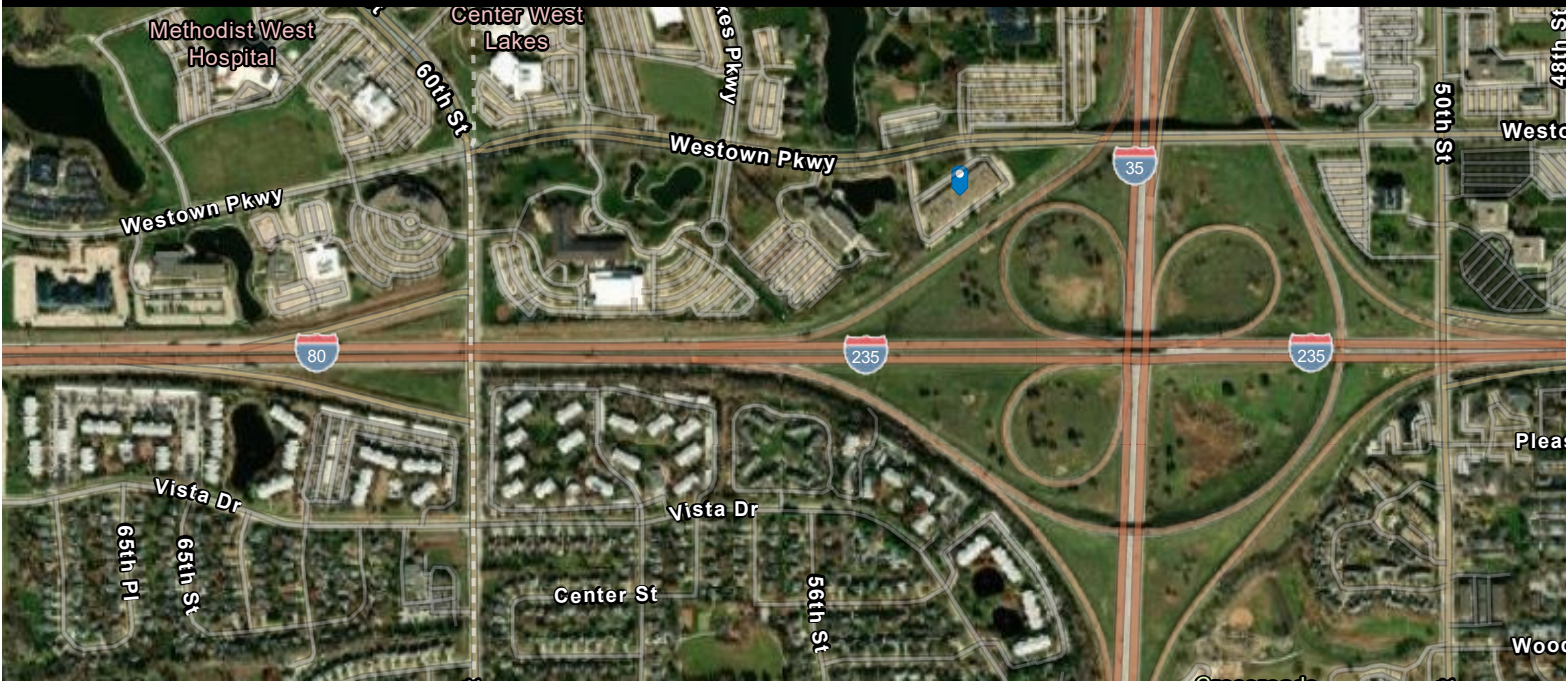
\$1,517

Lunch



\$2,323

Dinner



Demographics

5 mile radius

5500 Westown Pkwy, West Des Moines, Iowa,
50266

INCOME



\$83,362

Median Household Income



\$208,212

Median Net Worth



\$261,210

Median Home Value



\$67,061

Median Disposable Income

EDUCATION



54%

Bachelor's/Grad/Prof Degree

BUSINESS



7,563

Total Businesses



119,613

Total Employees

KEY FACTS



171,671

Population



187,983

Total Daytime Population



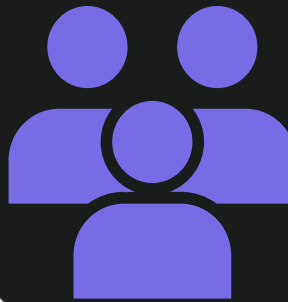
37.2

Median Age



70,283

Households



TRAFFIC



6,090

Westown Pkwy



11,739

I-80

EMPLOYMENT



3.5%

Unemployment Rate



THE SCIENCE OF WHERE™

This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2015-2019, 2021, 2026.

© 2022 Esri





KNAPP
PROPERTIES



FOR LEASE **5500 WESTOWN PKWY**

West Des Moines, Iowa 50266



ANGIE TESSAU, CCIM, SIOR

515.707.6889
angiet@knappc.com



KOREY BIRKENHOLTZ

515.480.6596
korey@knappc.com

All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.