

FOR SUBLEASE



KNAPP
PROPERTIES

ONE CORPORATE PLACE 1501 42ND STREET West Des Moines, Iowa 50266

Office Space Available
825 RSF +/-

KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com
Licensed in IA

ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com
Licensed in IA

ONE CORPORATE PLACE FOR SUBLEASE



BUILDING HIGHLIGHTS

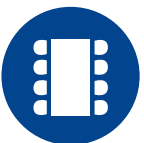
- Lobby and Common areas updated with substantial improvements in 2022
- Excellent West Des Moines location with convenient access to Westown Parkway and I-235
- Abundant free surface parking (4.5 per 1,000 RSF parking ratio)
- Break area available for tenants use at no additional cost
- Generous window line with fantastic views
- Space offered in "as-is" condition
- Numerous retail amenities in the immediate area
- Contact broker for estimated Building Operating Expenses
- UPS/FedEx drop off location



CLASS B



BREAKROOM



SHARED CONFERENCE SPACE



INTERSTATE ACCESS



RENOVATED



EXCELLENT LOCATION



OFFICE SPACE



PARKING LOT



RESTAURANTS NEARBY



RETAIL SHOPPING NEARBY



UPDATED LOBBY



ONE CORPORATE PLACE AVAILABILITY

Fourth Floor

42ND ST



OFFICE SPACE

SUITE 470

825 RSF ±

Available Now for
SUBLEASE

Lease Rate thru
8/31/26:
\$6.24/RSF/yr Net

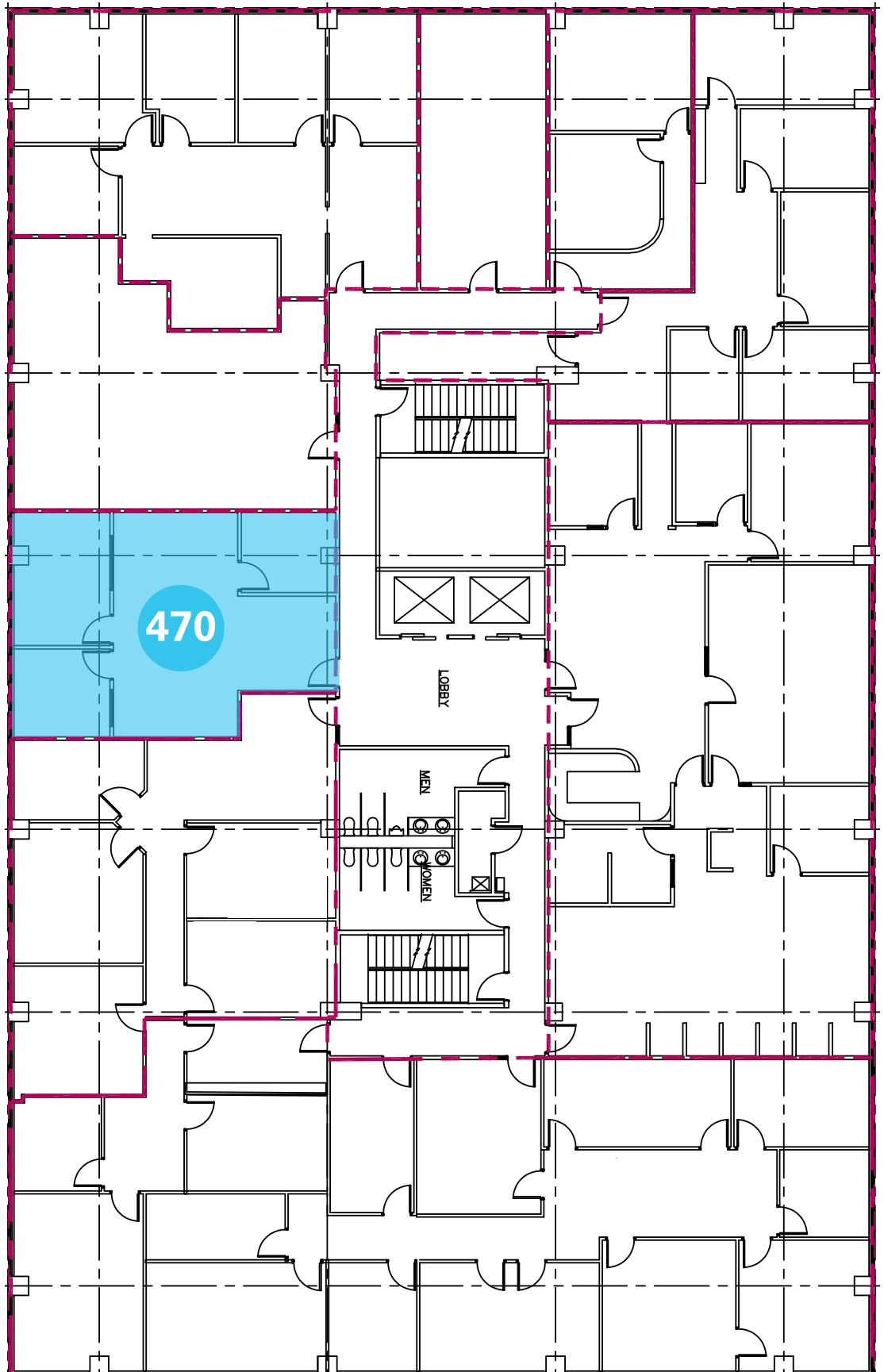
Lease Expiration:
11/30/2028

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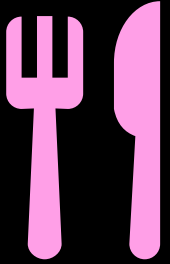
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I-235

nearby ATTRACTIONS



449

Restaurants



35

Bars and
Pubs



41

Coffee
Shops



39

Grocers



65

C-Stores



168

Retail
Shopping



62

Hotels



48

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$466

Breakfast



\$1,455

Lunch



\$2,232

Dinner

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P R O P E R T I E S



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