

FOR LEASE



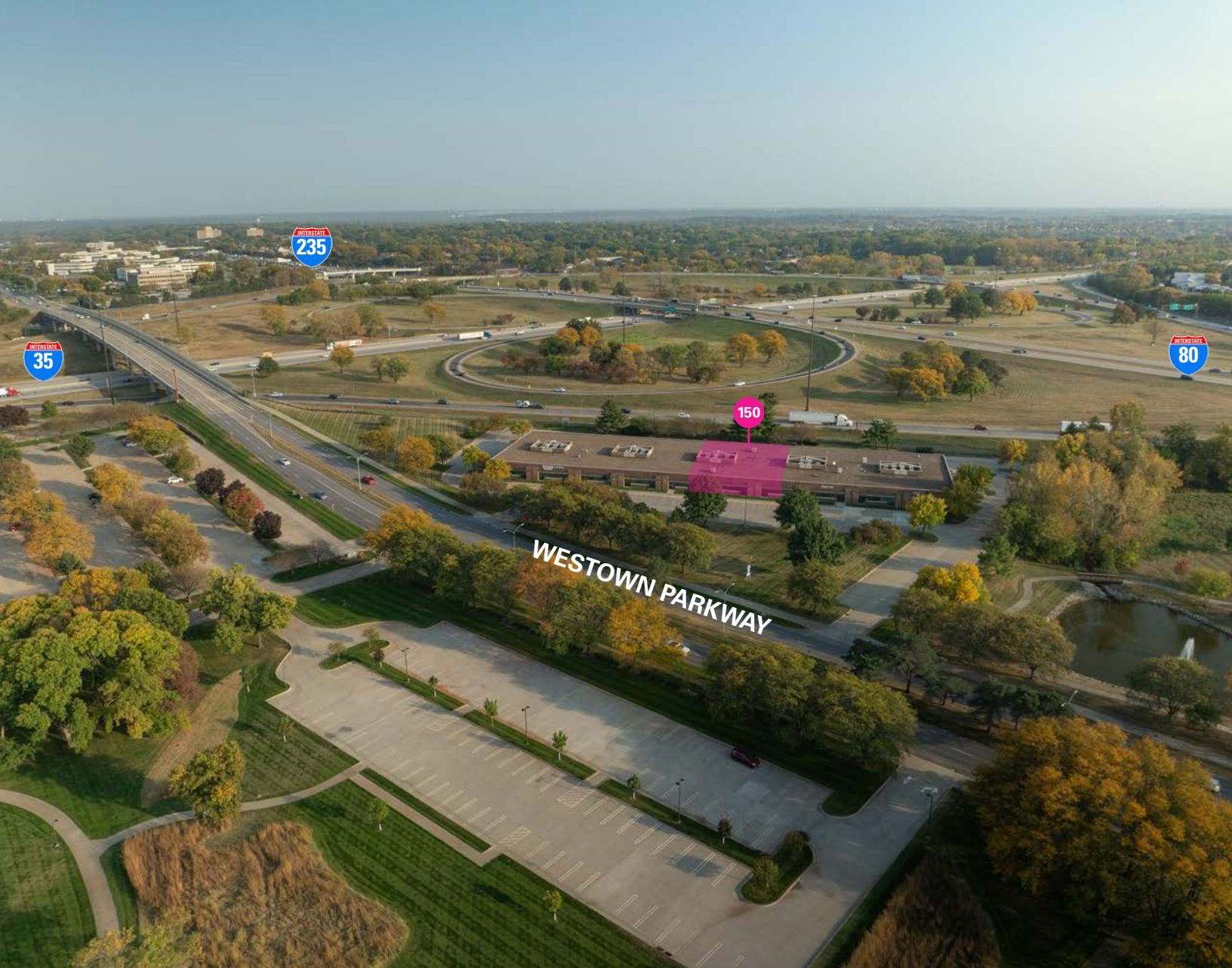
5500 WESTOWN PKWY

West Des Moines, Iowa 50266

Office Space Available
from 3,500 - 10,473 RSF ±

ANGIE TESSAU, CCIM, SIOR
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Licensed in IA

KOREY BIRKENHOLTZ
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BUILDING HIGHLIGHTS

- Direct access to I-80 and I-235
- Minutes from an excellent selection of retail and dining
- Potential for both monument and building signage
- Local ownership
- Professional and responsive property management
- Ample, free surface parking
- High visibility from I-80 and Westtown Parkway



CLASS B



OFFICE SPACE



MANAGED BY KNAPP PROPERTIES

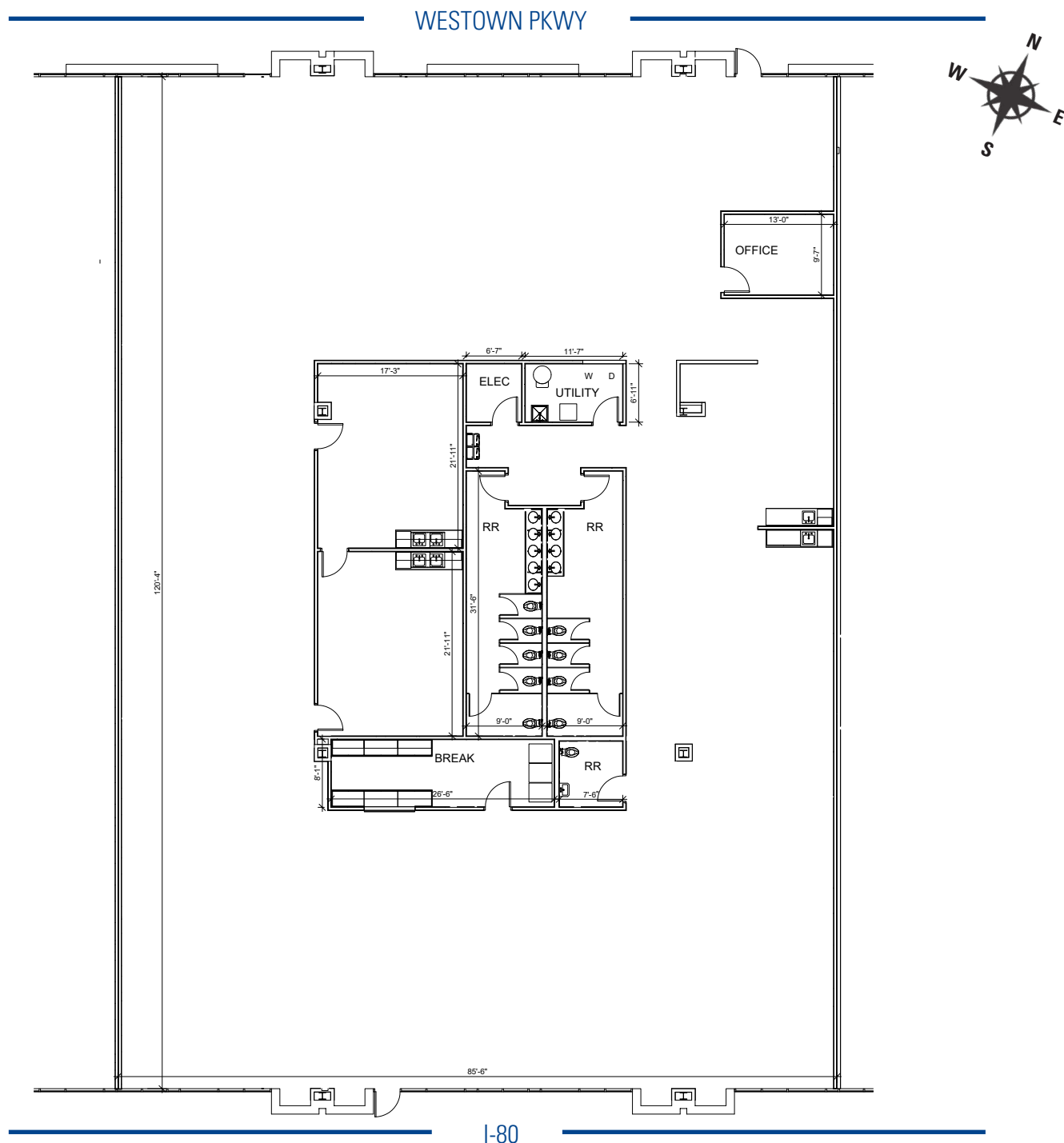


EXCELLENT LOCATION



PARKING LOT





OFFICE SPACE 10,473 RSF ±

Available: Immediately
Lease Rate: \$11.00 PSF NNN

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DEMOGRAPHICS

5500 WESTOWN PARKWAY

5 mile radius

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

Westtown Pkwy



11,739

I-80

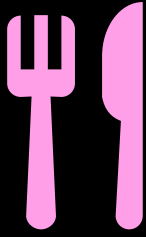
EMPLOYMENT



3.5%

Unemployment Rate

nearby ATTRACTIONS



413

Restaurants



31

Bars and
Pubs



41

Coffee
Shops



35

Grocers



66

C-Stores



155

Retail
Shopping



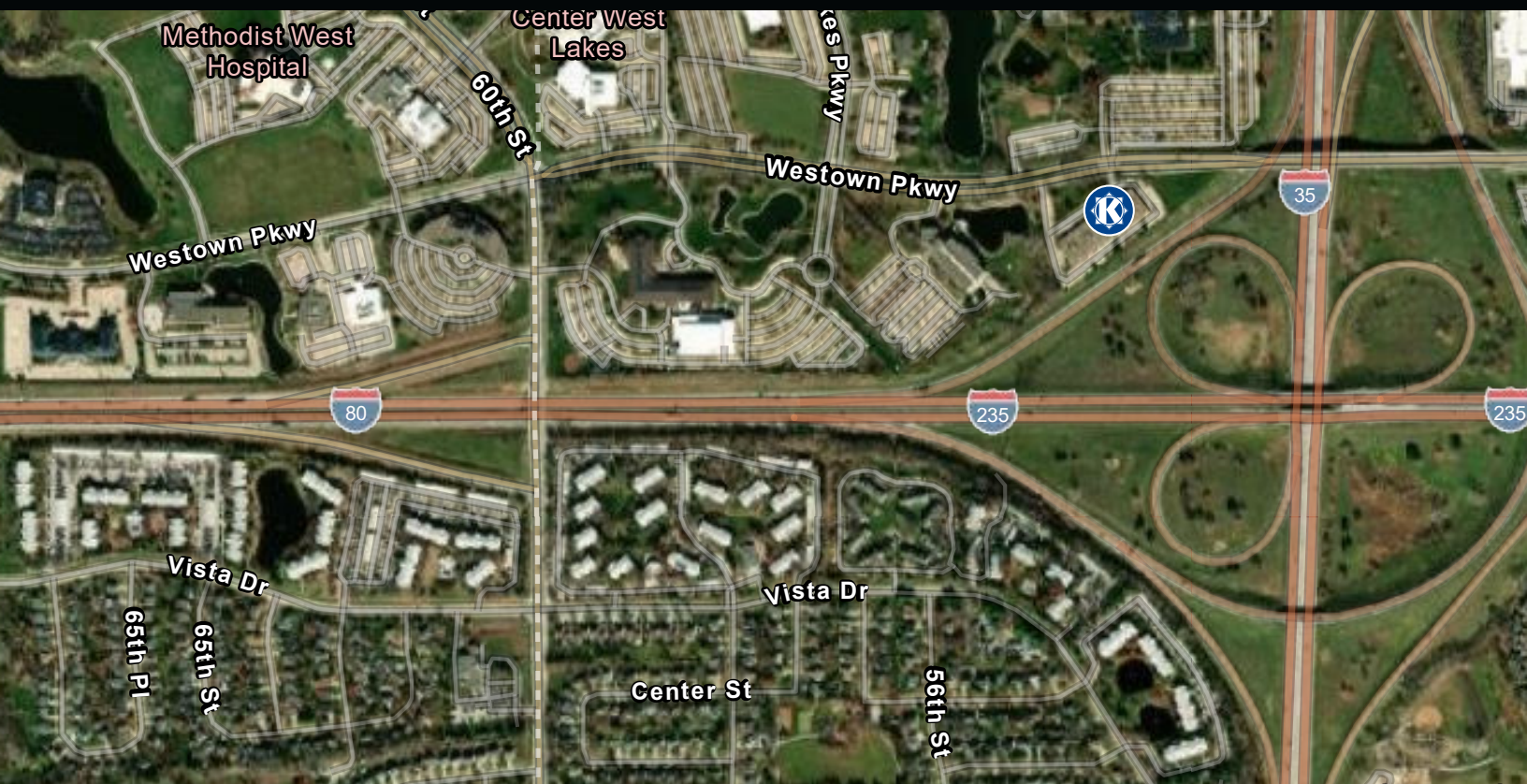
53

Hotels



45

Attractions/
Entertainment



FOR LEASE 5500 WESTOWN PKWY

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KNAPP
PROPERTIES



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