



OFFICE FOR LEASE

1031 & 1011 OFFICE PARK ROAD | WEST DES MOINES, IA 50265

MULTIPLE SUITE SIZES | \$15.50/SF MODIFIED GROSS

TOTAL SPACE AVAILABLE: 1,413 SF - 6,913 SF

CONTACT

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 **CUSHMAN & WAKEFIELD**
Iowa Commercial Advisors

PROPERTY HIGHLIGHTS

TOTAL SPACE AVAILABLE: 1,413 SF - 6,913 SF
MAXIMUM CONTIGUOUS SPACE: 3,670 SF
LEASE RATE: \$15.50/SF MODIFIED GROSS

- **Ample Parking:** Well-maintained, secure parking close to the building ensures easy access for patients and staff.
- **Flexible Space Layout:** Adaptable interior that can be tailored to suit various office configurations or medical practice needs.
- **Multiple Spaces Available:** Options include large, contiguous spaces to suit diverse tenant needs.
- **Prime Location:** Situated just off Interstate 235 for high visibility and easy access, enhancing convenience for both staff and patients.
- **Near Public Transit:** Located near DART transportation services, providing excellent connectivity and accessibility.
- **Tenant Responsibilities:** Tenants manage and pay for utilities, including gas and electric, ensuring control over utility use and expenses.

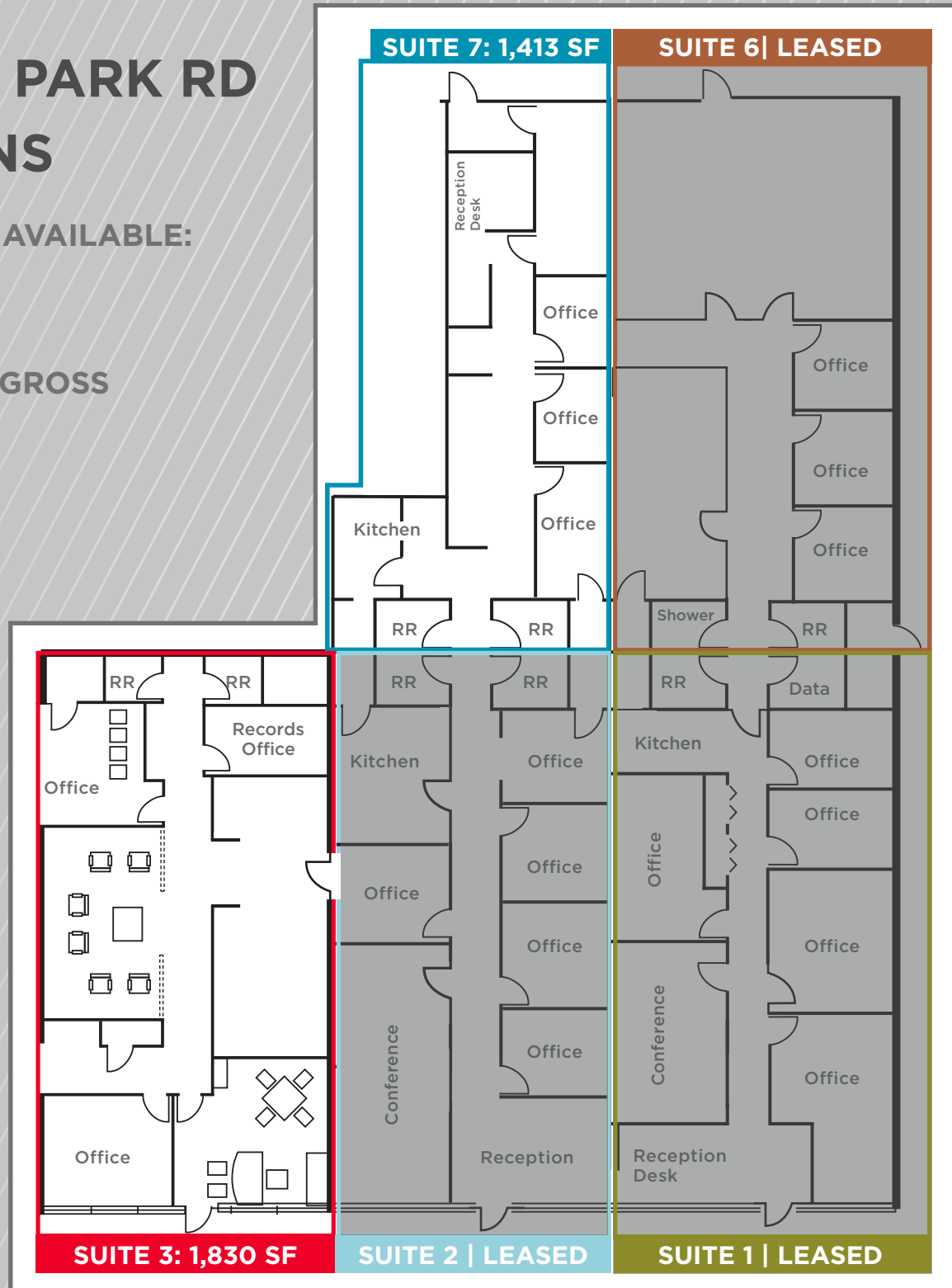


Demographics	1 Mile	3 Mile	5 Mile
Population	9,636	88,551	197,280
AVG. HH Income	\$91,999	\$101,515	\$104,336
Total Households	4,305	37,837	78,044
Daytime Population	8,773	58,230	203,126

1031 OFFICE PARK RD FLOOR PLANS

CONTIGUOUS SPACE AVAILABLE:
1,413 SF - 3,670 SF

LEASE RATE:
\$15.50/SF MODIFIED GROSS

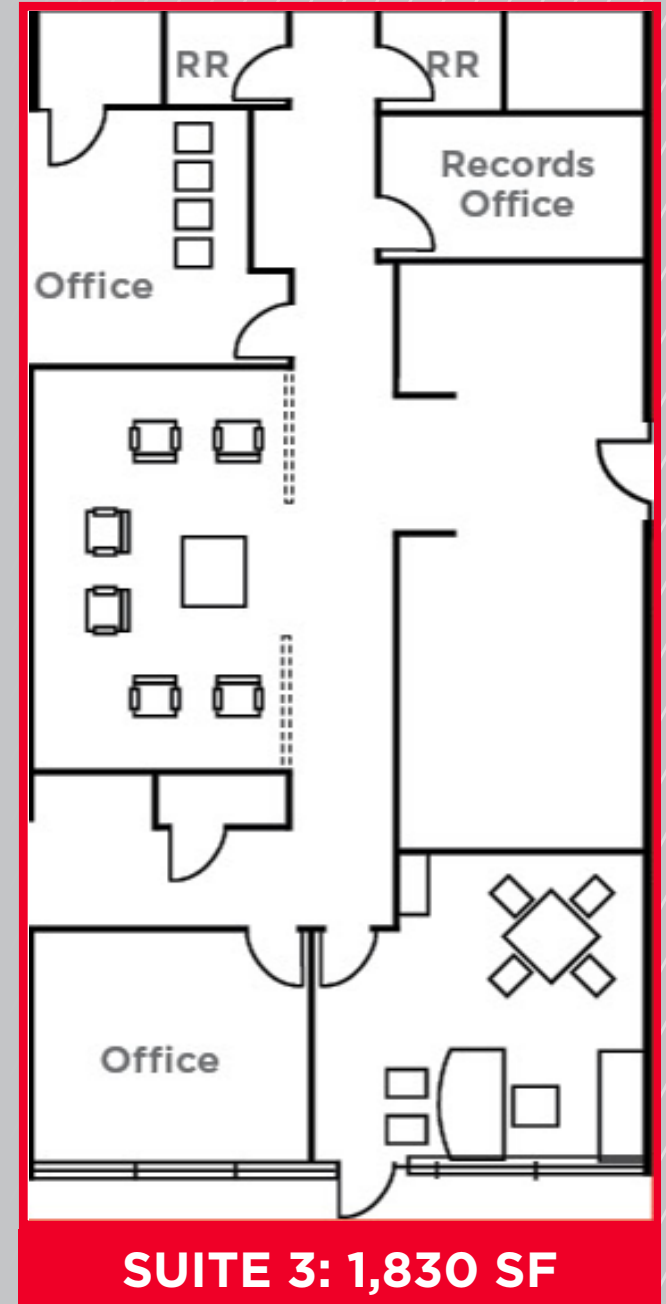


1031 OFFICE PARK RD SUITE 3 | 1,830 SF

LEASE RATE: \$15.50/SF MODIFIED GROSS

This office suite features:

- 2 private offices
- 1 large conference room
- 1 bullpen
- 2 restrooms



SUITE 3: 1,830 SF

*Note: Floor plans are not to exact scale. Some modifications to the building layout may vary from actual conditions.



1031 OFFICE PARK RD SUITE 7 | 1,413 SF

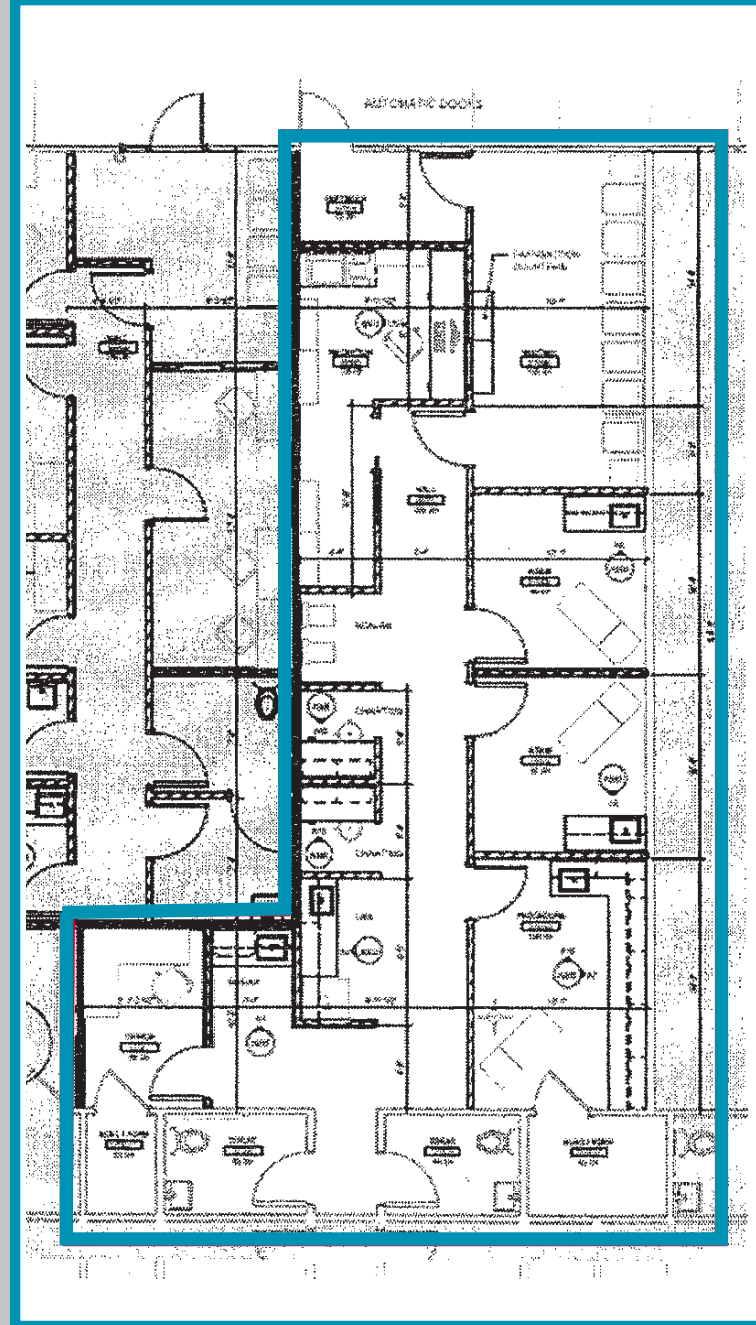
LEASE RATE: \$15.50/SF MODIFIED GROSS

This office suite features:

- Fully Built-Out Clinic: Ready-to-use medical suite featuring examination rooms, reception, waiting area, and private offices—ideal for healthcare providers.



SUITE 7: 1,413 SF



*Note: Floor plans are not to exact scale. Some modifications to the building layout may vary from actual conditions.



1011 OFFICE PARK RD SUITE 2 | 3,670 SF

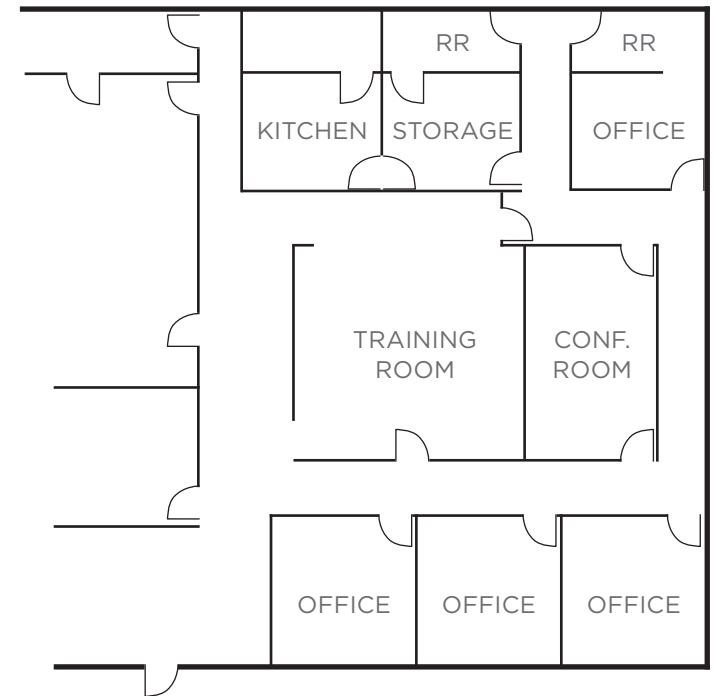
LEASE RATE: \$15.50/SF MODIFIED GROSS

This office suite features:

- 6 large offices, 2 large conference rooms and training room
 - 3 of the offices have floor to ceiling windows
- Kitchenette
- His and hers restrooms



SUITE 2: 3,670 SF



Space is demisable and can be configured as two suites

*Note: Floor plans are not to exact scale. Some modifications to the building layout may vary from actual conditions.

RETAIL MAP





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