

FOR LEASE



KNAPP
PROPERTIES



1776 WEST LAKES PARKWAY

West Des Moines, Iowa 50266

Office Space Available from
5,000 up to 107,077 +/- GSF
for full building user

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

KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com
Licensed in IA

1776 WEST LAKES PKWY AVAILABILITY



BUILDING HIGHLIGHTS

- Abundant parking
- Branding opportunities – highly visible building and monument signage
- Excellent location/access
- Outdoor patio
- Skywalk connection between buildings
- Parking Ratio 4.15 per 1,000 RSF
- New amenities to come!



OFFICE SPACE



MANAGED BY KNAPP PROPERTIES



LOADING DOCK ACCESS



PARKING LOT



BREAKROOM



PATIO



INTERSTATE ACCESS



EXCELLENT LOCATION



RETAIL SHOPPING NEARBY



HOSPITAL NEARBY



RESTAURANTS NEARBY



COFFEE SHOP NEARBY



GOLF COURSE NEARBY

NEW RENOVATIONS

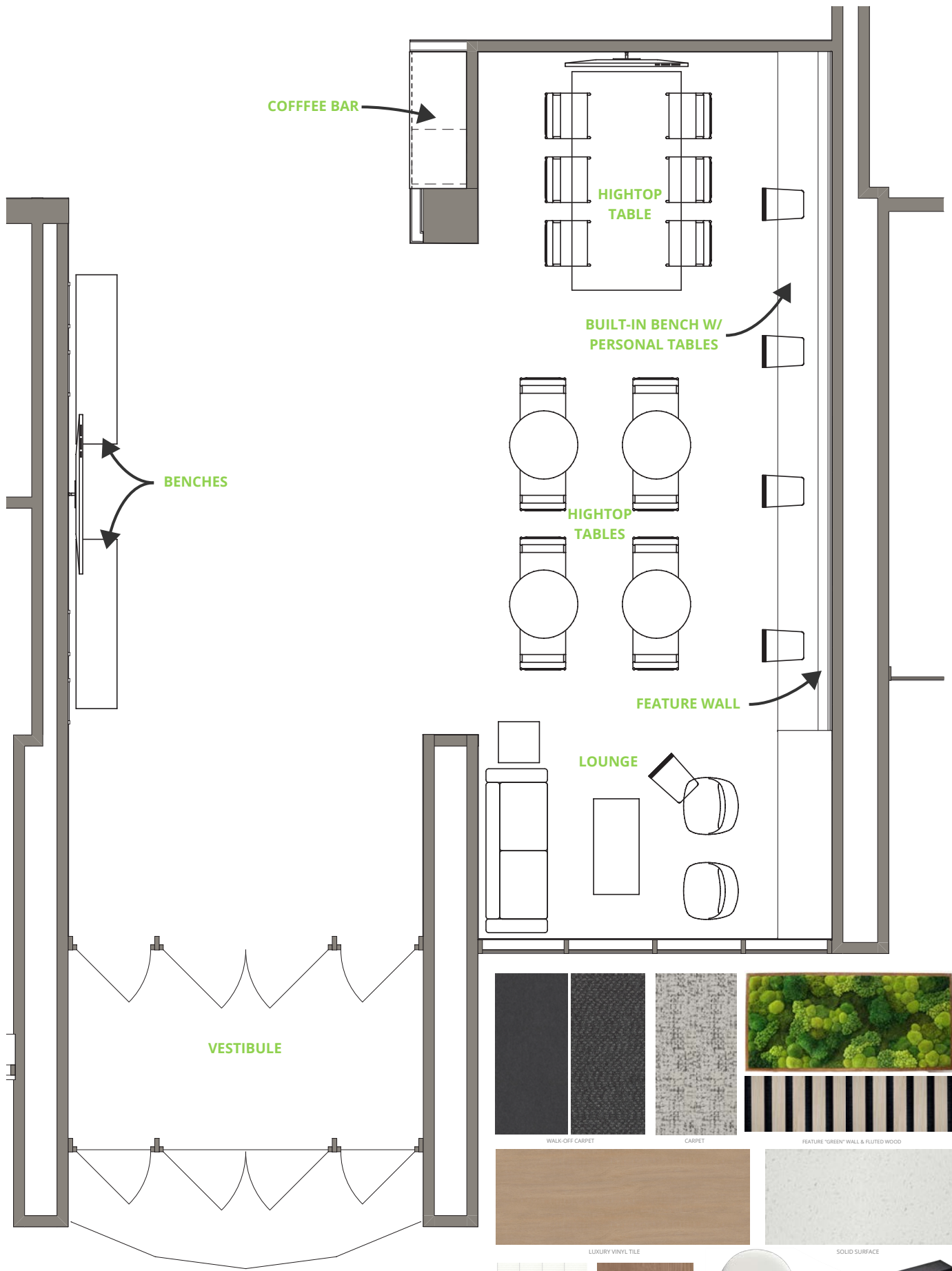
coming soon

ENI7SHOT
ARCHITECTURE



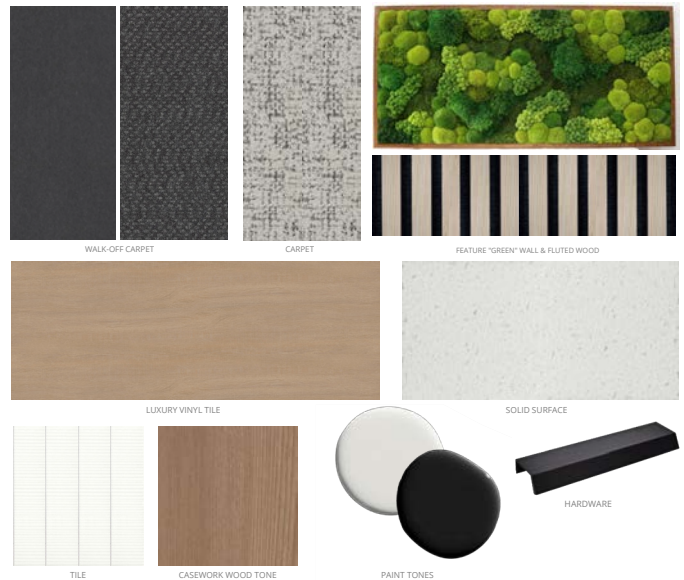
ENI7SHOT
ARCHITECTURE



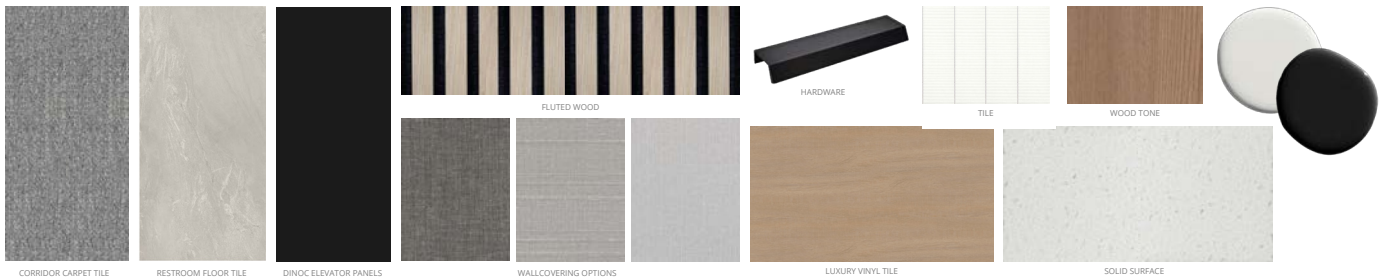
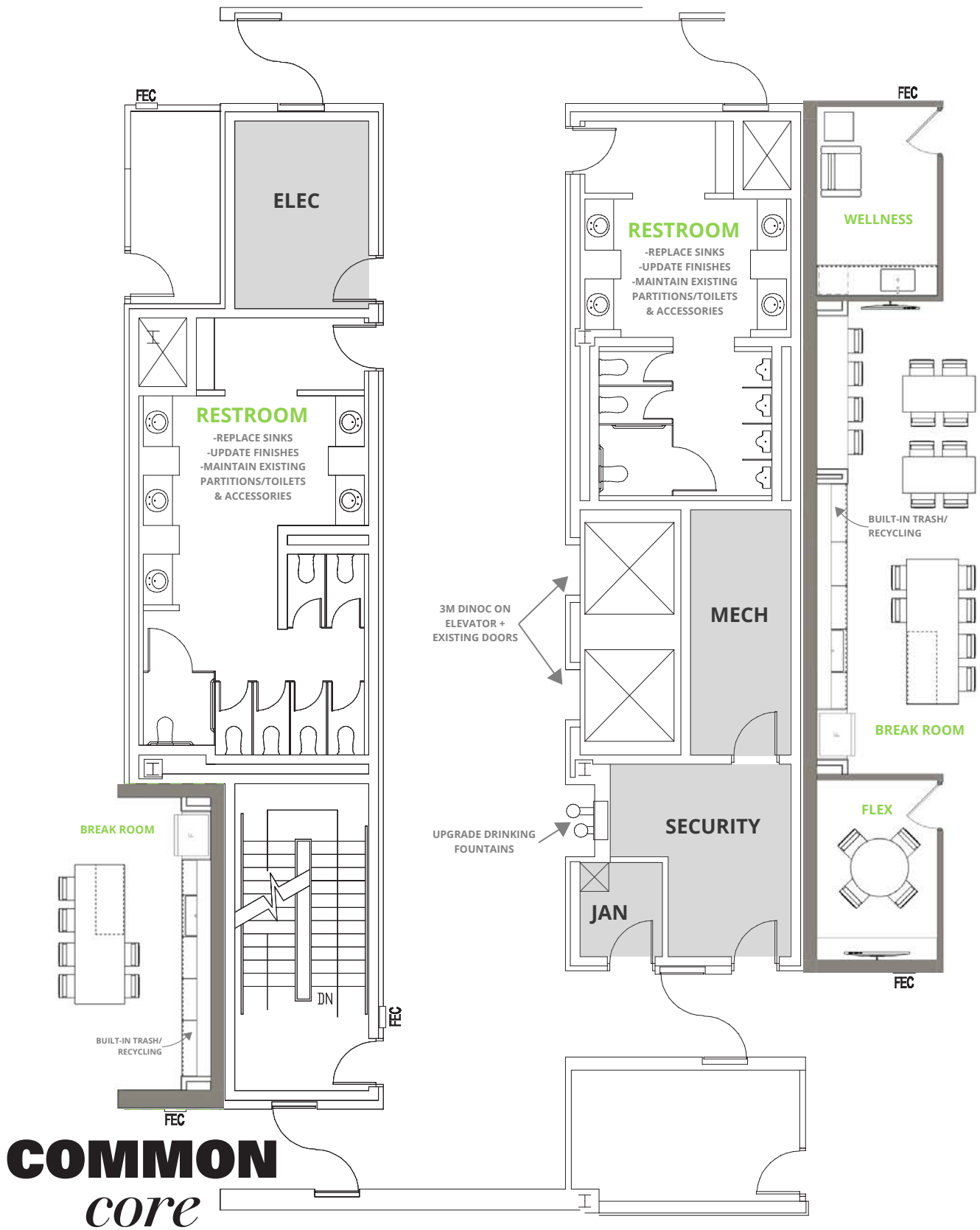


FIRST FLOOR

lobby

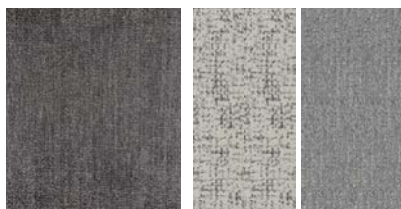






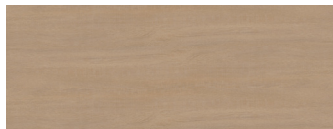


FITNESS + lockers



FITNESS ROOM FLOORING

CARPET



LUXURY VINYL TILE



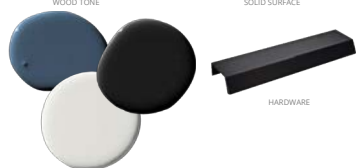
RESTROOM FLOOR TILE

TILE

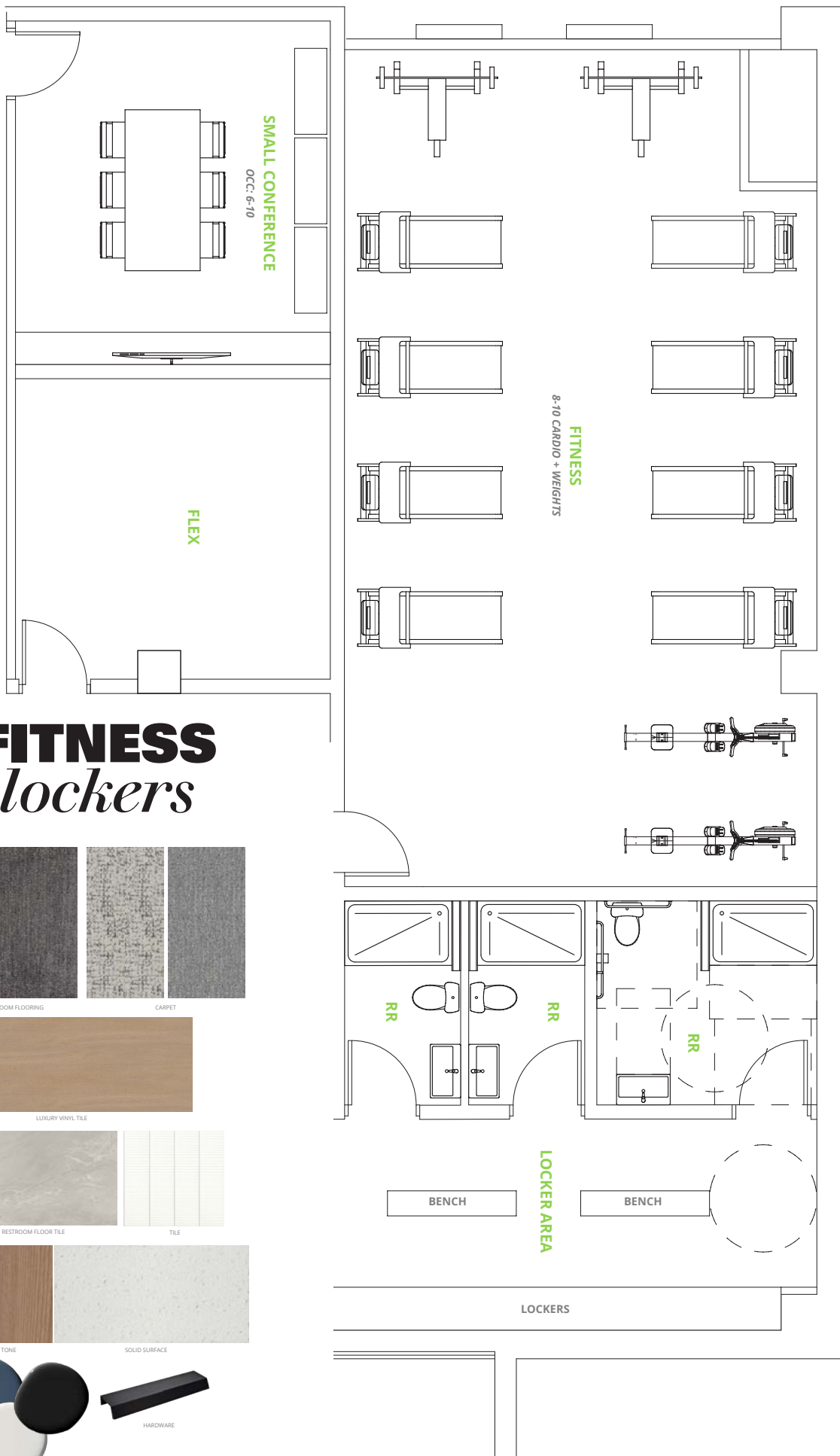


WOOD TONE

SOLID SURFACE



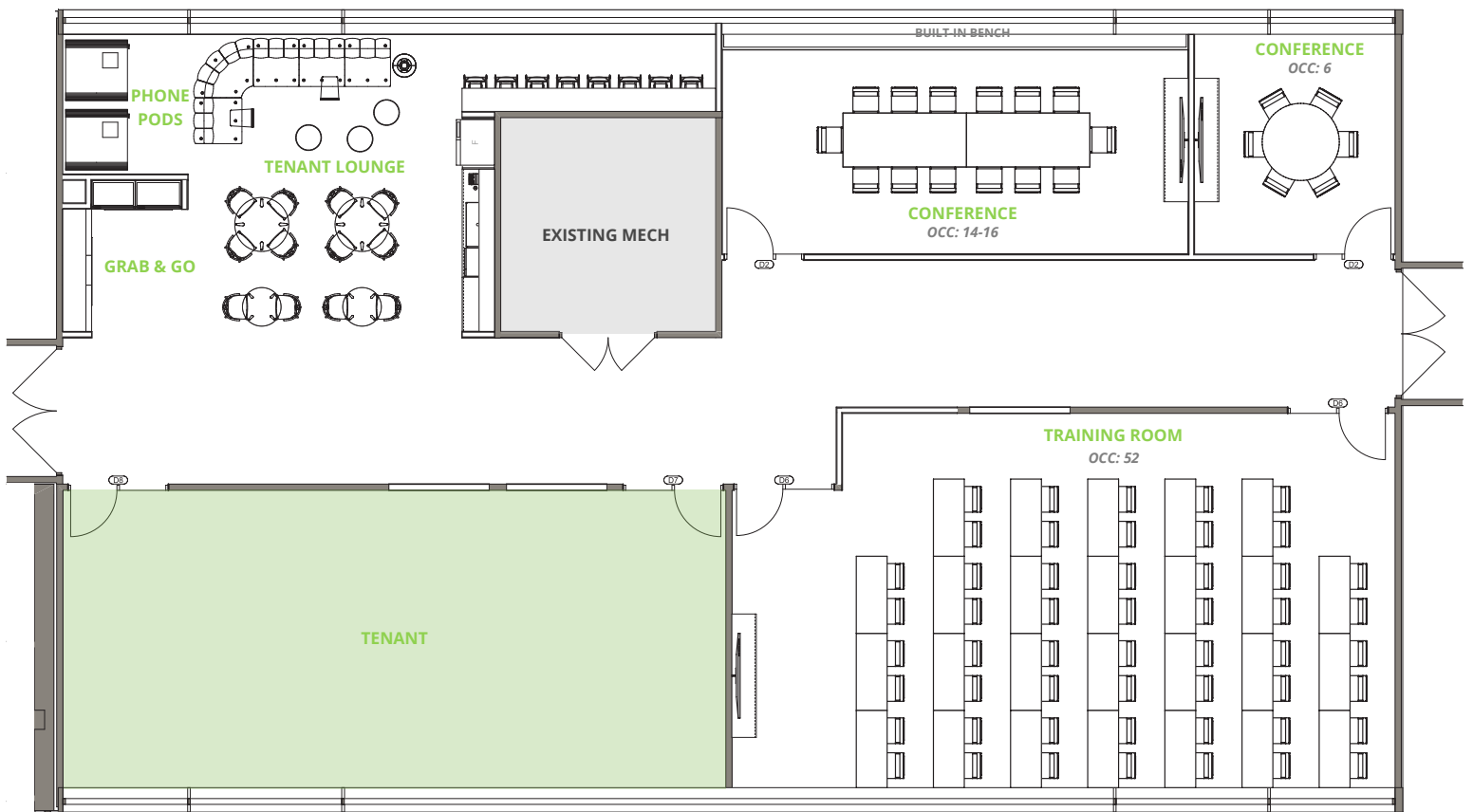
HARDWARE

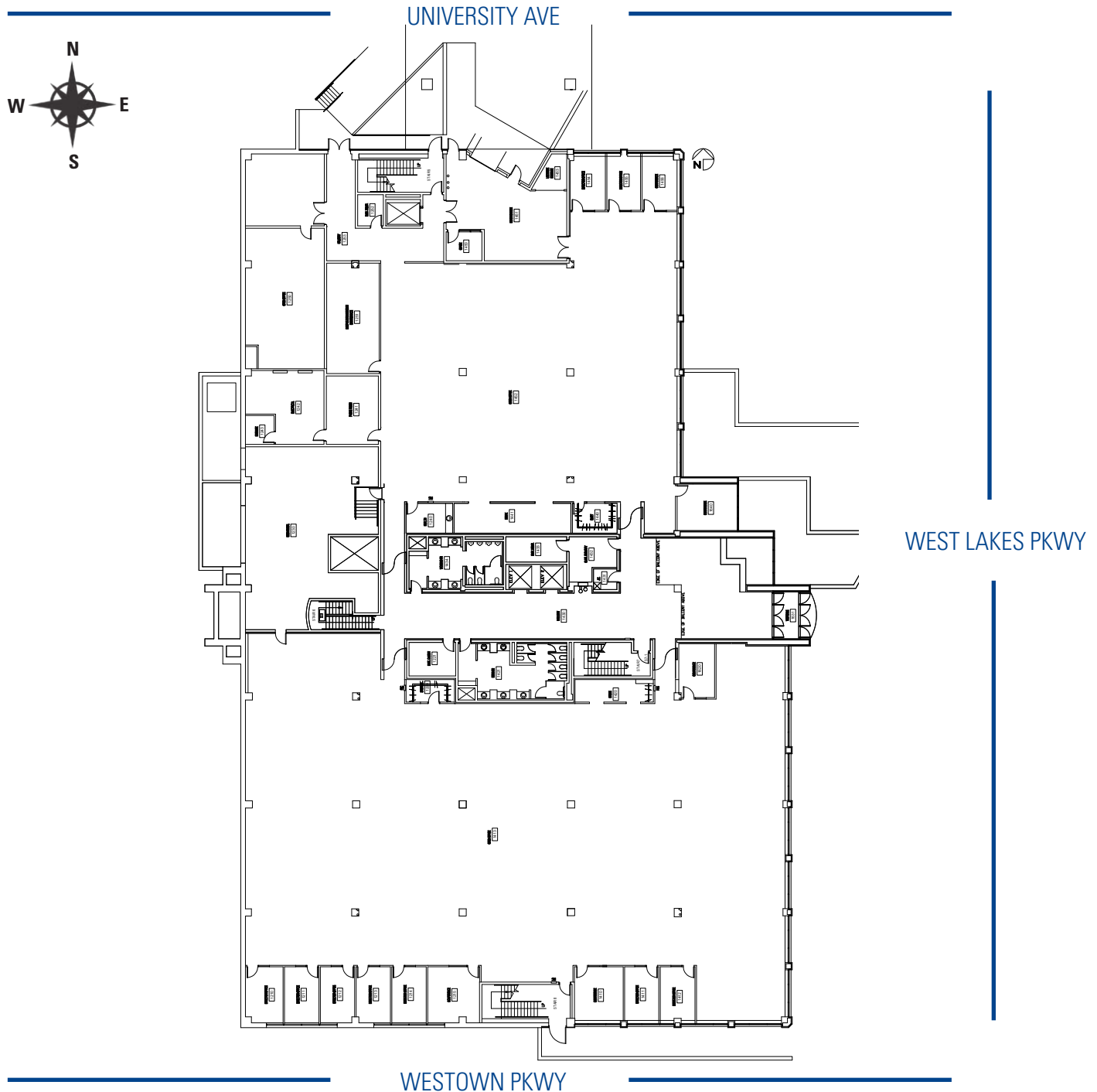






TENANT LOUNGE + *conference rooms*





OFFICE SPACE

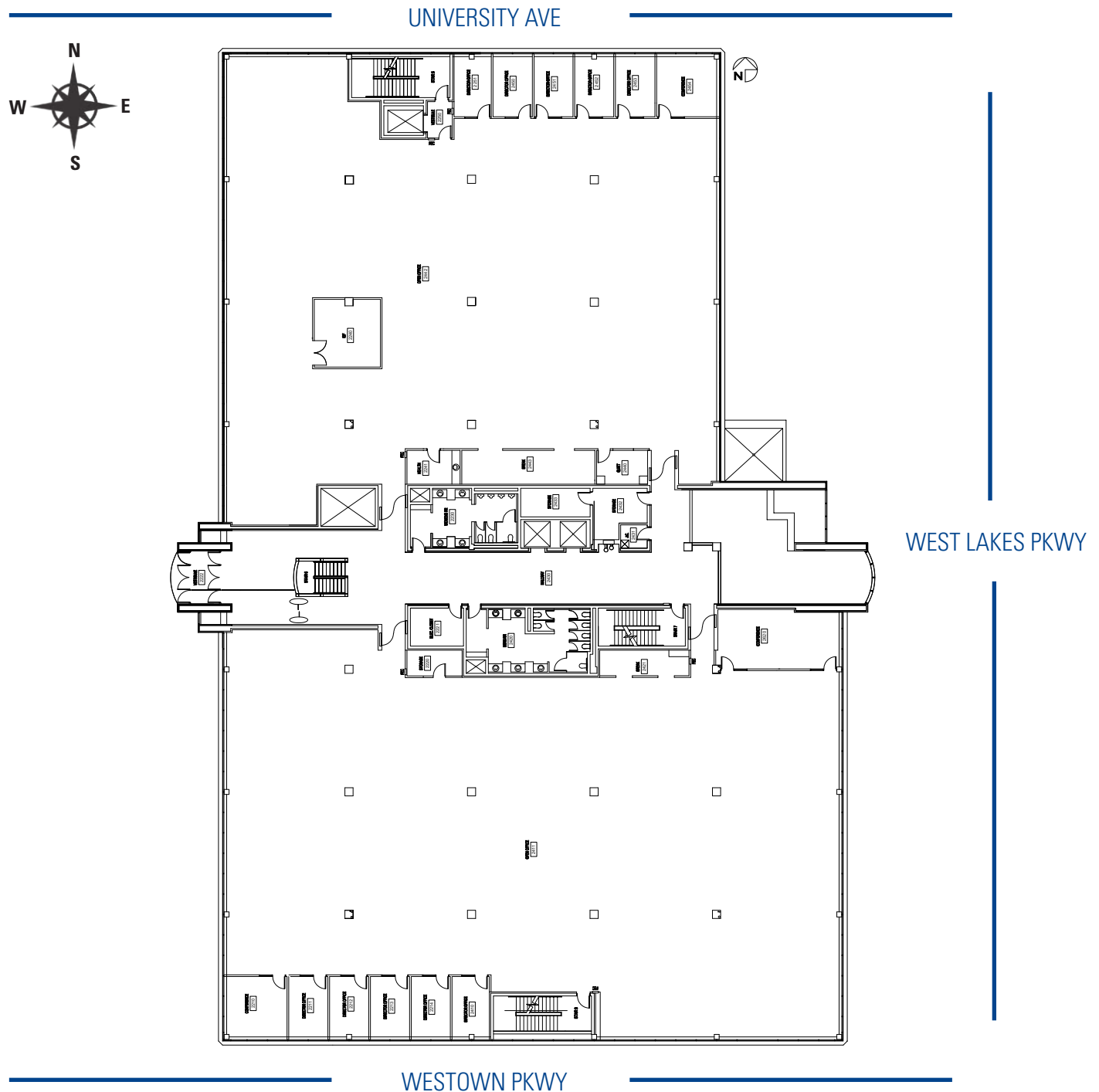
27,253 RSF (approx.)

Lease Rate: \$14.95 PSF NNN

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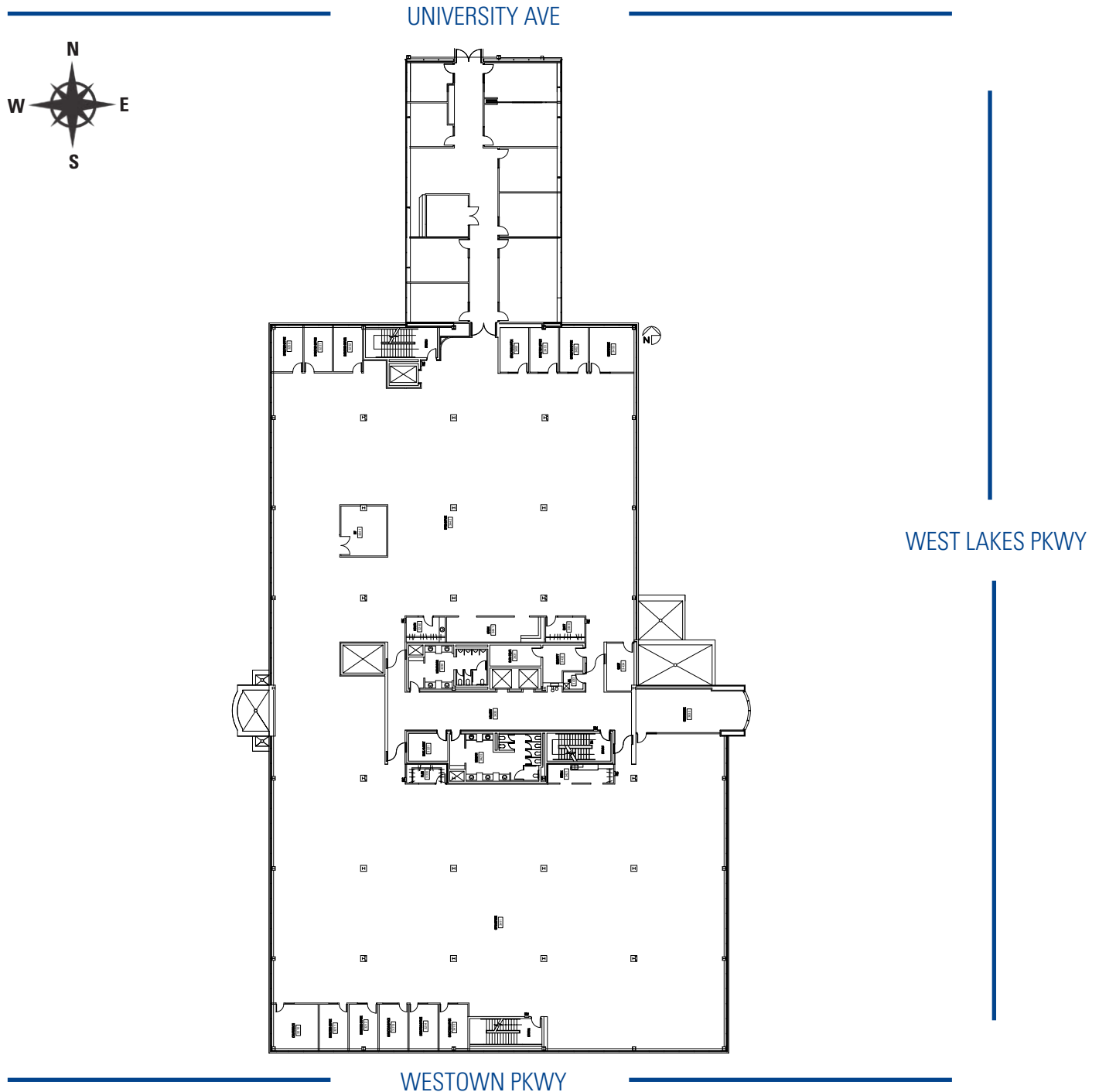
OFFICE SPACE

31,157 RSF (approx.)

Lease Rate: \$14.95 PSF NNN

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OFFICE SPACE

37,695 RSF (approx.) - Includes Skywalk

Lease Rate: \$14.95 PSF NNN

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DEMOGRAPHICS

1776 WEST LAKES PARKWAY

5 mile radius

INCOME



\$86,404

Median Household Income



\$202,612

Median Net Worth



\$282,923

Median Home Value



\$69,370

Median Disposable Income

EDUCATION



55%

Bachelor's/Grad/Prof Degree

BUSINESS



7,922

Total Businesses



124,296

Total Employees

KEY FACTS



177,478

Total Population



197,988

Total Daytime Population



37.4

Median Age



72,972

Households

TRAFFIC



57,800

University Ave



13,400

Westown Pkwy



8,514

West Lakes Pkwy

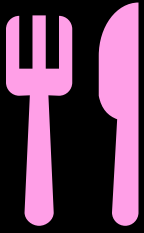
EMPLOYMENT



1.5%

Unemployment Rate

nearby ATTRACTIONS



389

Restaurants



30

Bars and
Pubs



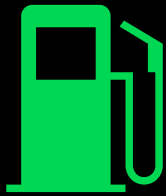
42

Coffee
Shops



39

Grocers



72

C-Stores



152

Retail
Shopping



56

Hotels



45

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$412

Breakfast



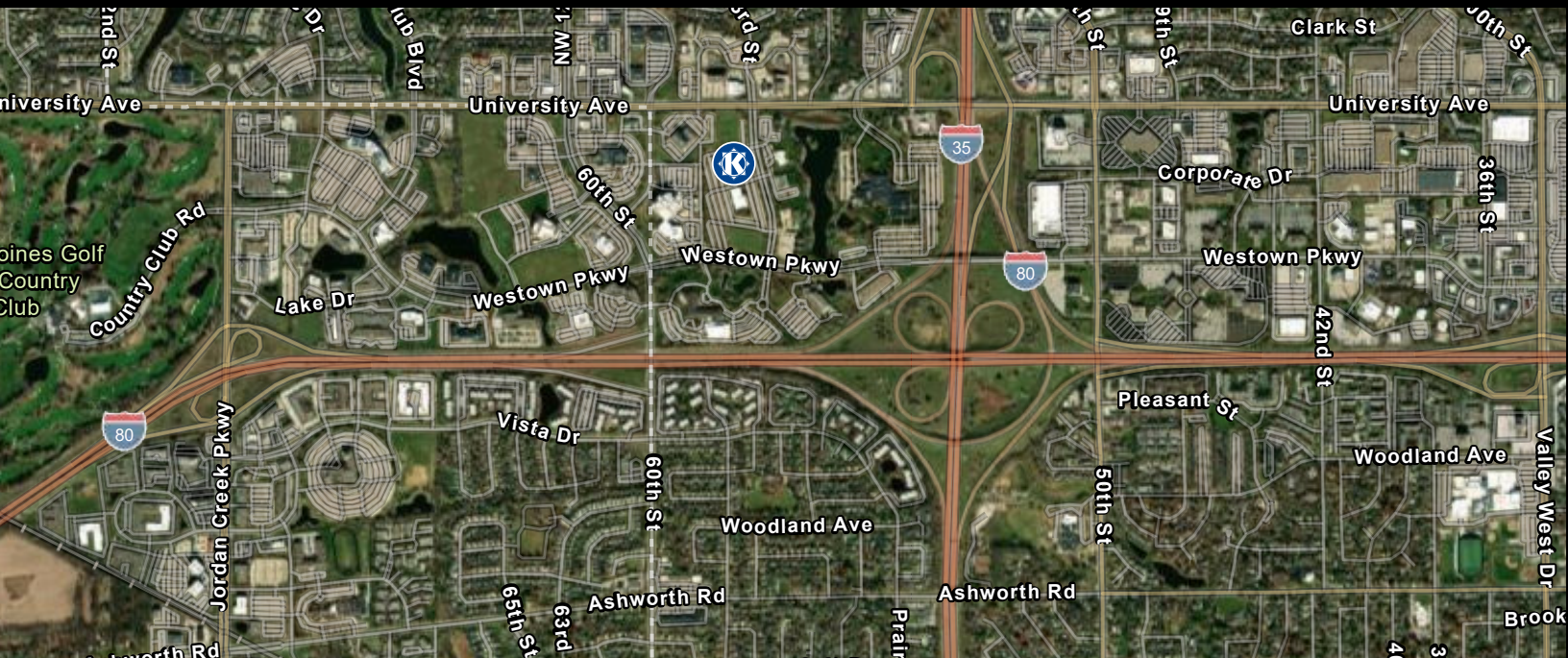
\$1,253

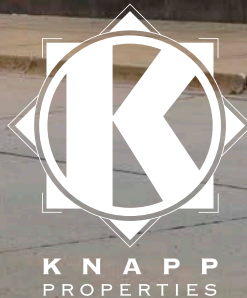
Lunch



\$2,108

Dinner





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