

FOR LEASE



KNAPP
PROPERTIES



4949 WESTOWN PARKWAY

West Des Moines, Iowa 50266

Office Space Available
2,038 - 5,070 RSF ±

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4949 WESTOWN PKWY FOR LEASE



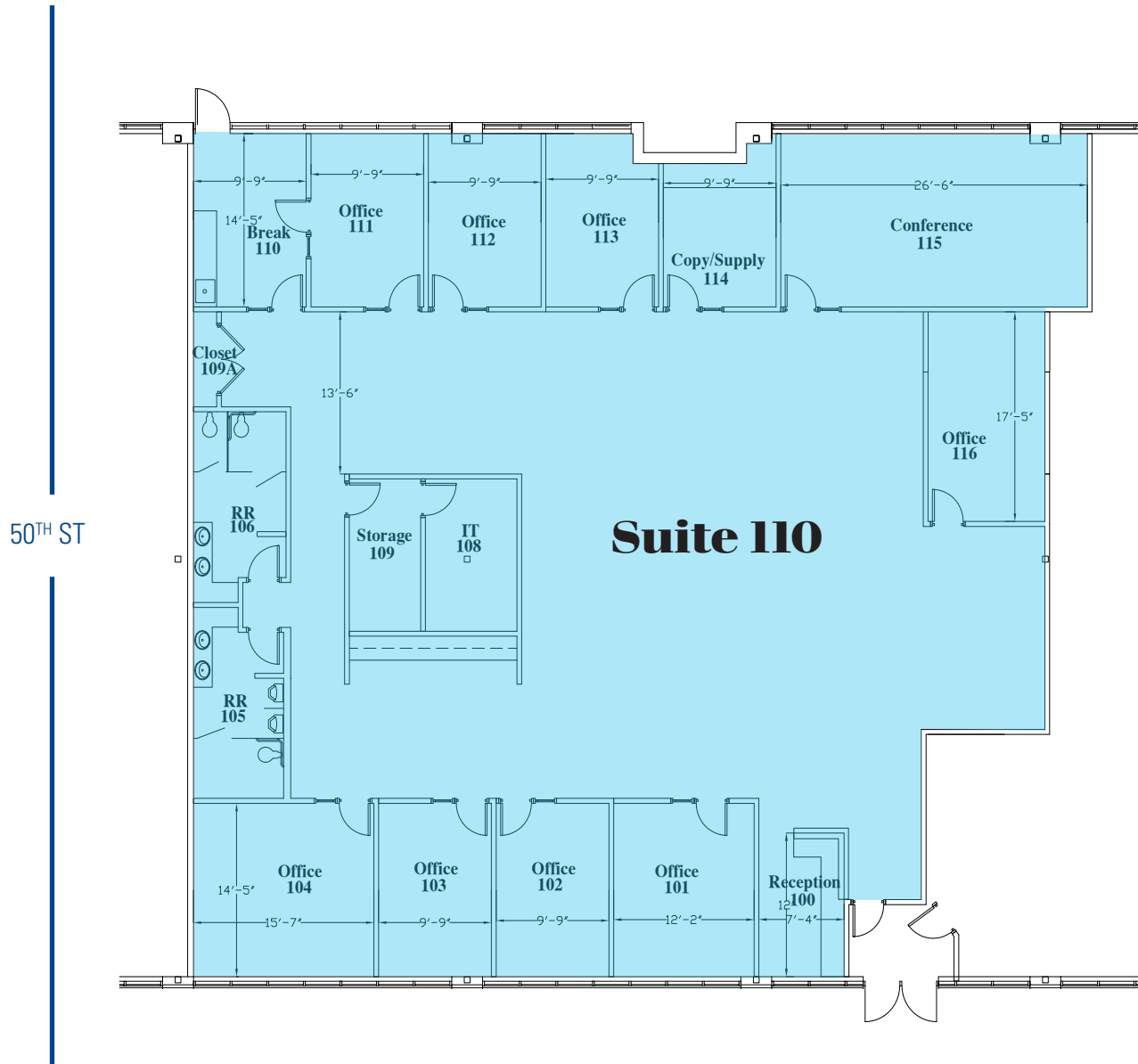
BUILDING HIGHLIGHTS

- Common area refresh in 2023
- Ample parking
- Direct access to I-80 and I-235
- Minutes from an excellent selection of retail and dining
- Local ownership and responsive property management
- Join an excellent tenant mix in a central location

4949 Westtown Parkway is a top quality Class B office space with a desirable location at the corner of 50th Street & Westtown Parkway.



4949 WESTOWN PKWY AVAILABILITY



WESTOWN PKWY

OFFICE SPACE

5,070 RSF ±

Available Now

Lease Rate: \$12.00 PSF NNN

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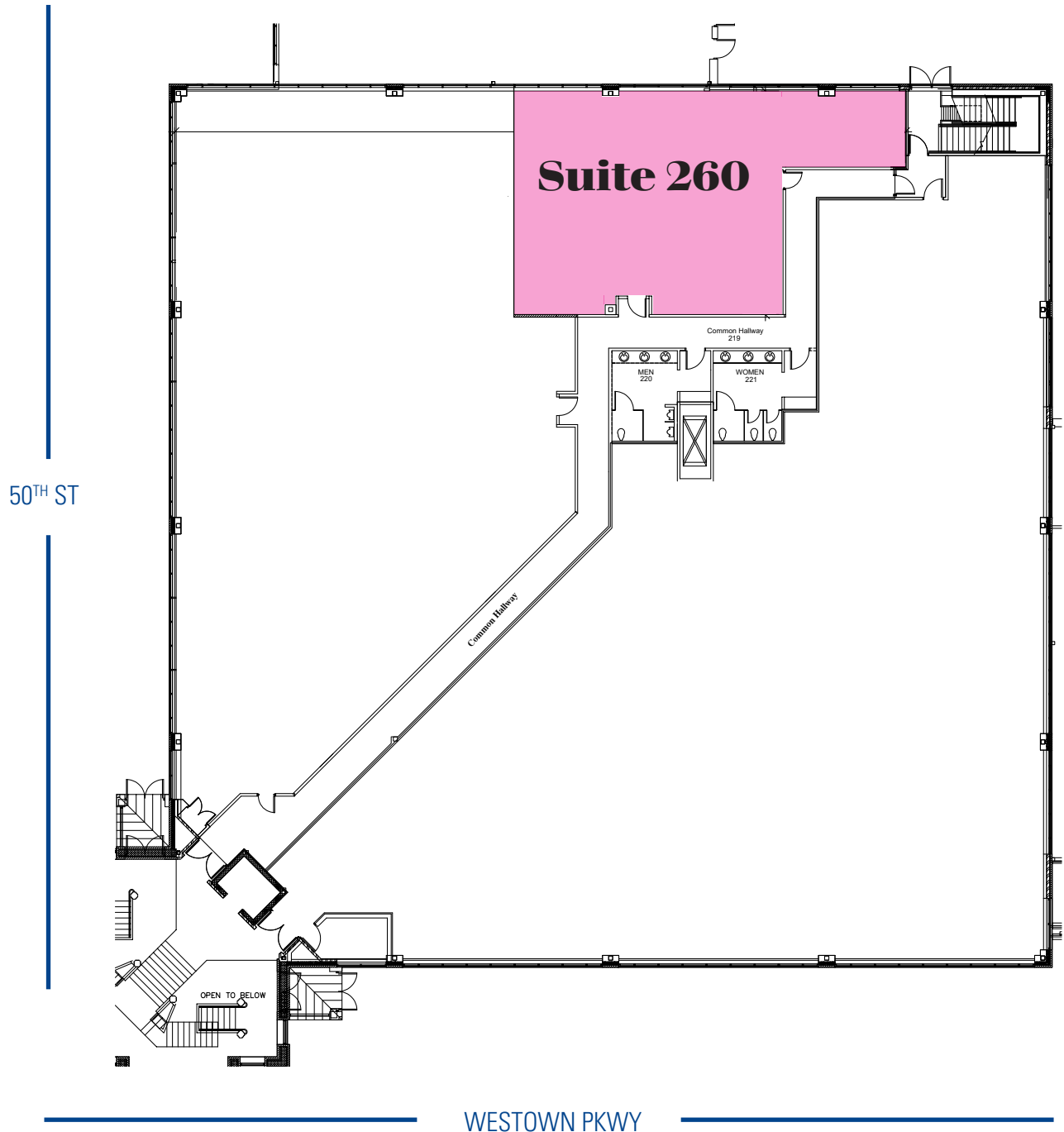
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4949 WESTOWN PKWY AVAILABILITY



OFFICE SPACE

2,038 RSF ±

Available Now

Lease Rate: \$11.00 PSF NNN

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DEMOGRAPHICS

4949 WESTOWN PARKWAY

5 mile radius

INCOME



\$81,811

Median Household Income



\$208,651

Median Net Worth



\$252,561

Median Home Value



\$65,776

Median Disposable Income

EDUCATION



54%

Bachelor's/Grad/Prof
Degree

BUSINESS



7,864

Total Businesses



122,653

Total Employees

KEY FACTS



177,538

Population



193,077

Total Daytime Population



37.7

Median Age



73,323

Households

TRAFFIC



20,700

50th St



10,600

Westtown Pkwy

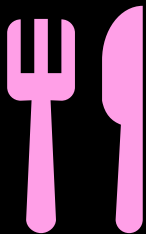
EMPLOYMENT



3.7%

Unemployment Rate

nearby **ATTRACTIONS**



413

Restaurants



32

Bars and
Pubs



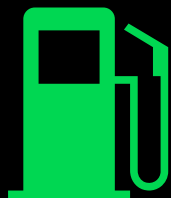
46

Coffee
Shops



40

Grocers



75

C-Stores



166

Retail
Shopping



58

Hotels



49

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$409

Breakfast



\$1,240

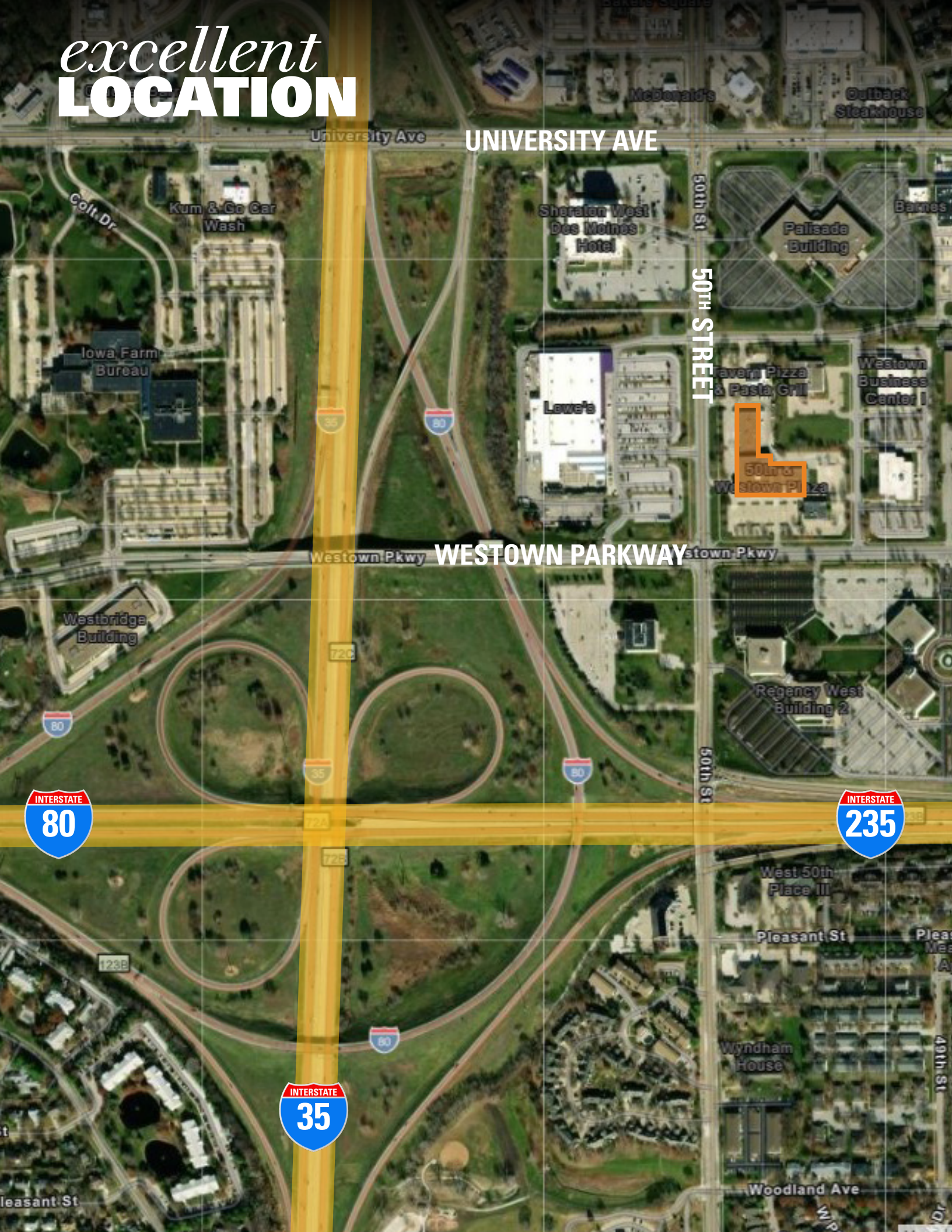
Lunch



\$2,093

Dinner

excellent **LOCATION**



University Ave

UNIVERSITY AVE

Colt Dr

Kum & Go Car Wash

Iowa Farm Bureau

Sheraton West Des Moines Hotel

Palisade Building

50TH STREET

Lowe's

Avanti Pizza & Pasta Grill

Westtown Business Center I

50th & Westtown Plaza

Westtown Pkwy

WESTOWN PARKWAY

Westtown Pkwy

Westbridge Building

Regency West Building 2



West 50th Place III

Pleasant St

Wyndham House

Woodland Ave

Pleasant St



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