

# Edgewater

4200 University Avenue | West Des Moines, IA 50266

## Three Fountains Office Park

1,234 - 4,279 SF Available For Lease  
Call **515.223.4500** to set up a showing



### Building Features

- Building signage opportunities
- Plentiful, free parking
- Beautiful green space with pond, picnic areas & trails
- Private fiber network
- Beautiful pond and fountain views
- Card access security available
- Highly visible from University Avenue & 42nd Street
- Outdoor collaboration space

### Park Amenities

- On-site professional property management
- Training Center & executive conference center
- Wellness center with shower & locker rooms
- Convenient access to I-235, University Avenue & Westtown Parkway
- Nearby Valley West Mall, restaurants & banking
- Flexibility to accommodate expansion needs
- Space planning/design, technology, construction & move coordination services available
- Local, long-term owner

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