

FOR LEASE



KNAPP
PROPERTIES



6800 LAKE DRIVE

West Des Moines, Iowa 50266

Office Space Available - 13,570 RSF

ANGIE TESSAU, CCIM, SIOR

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Licensed in IA

KOREY BIRKENHOLTZ

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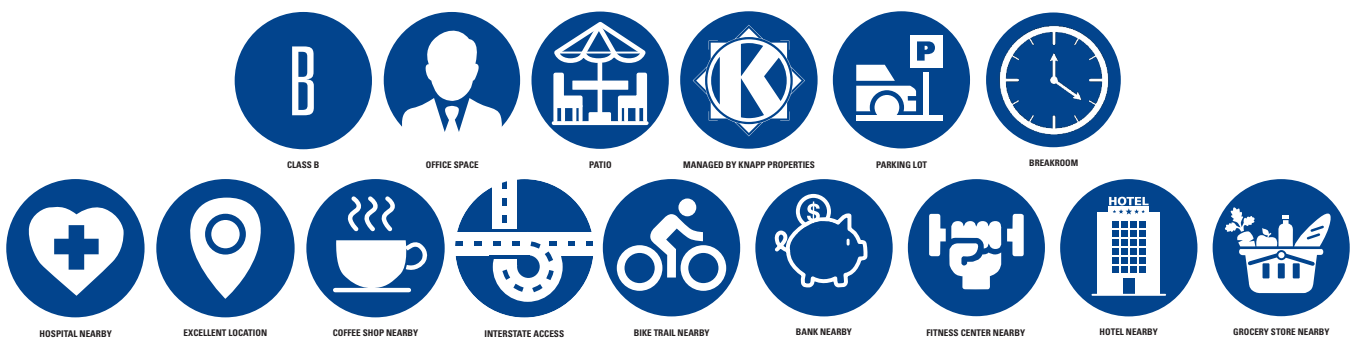
6800 LAKE DRIVE FOR LEASE



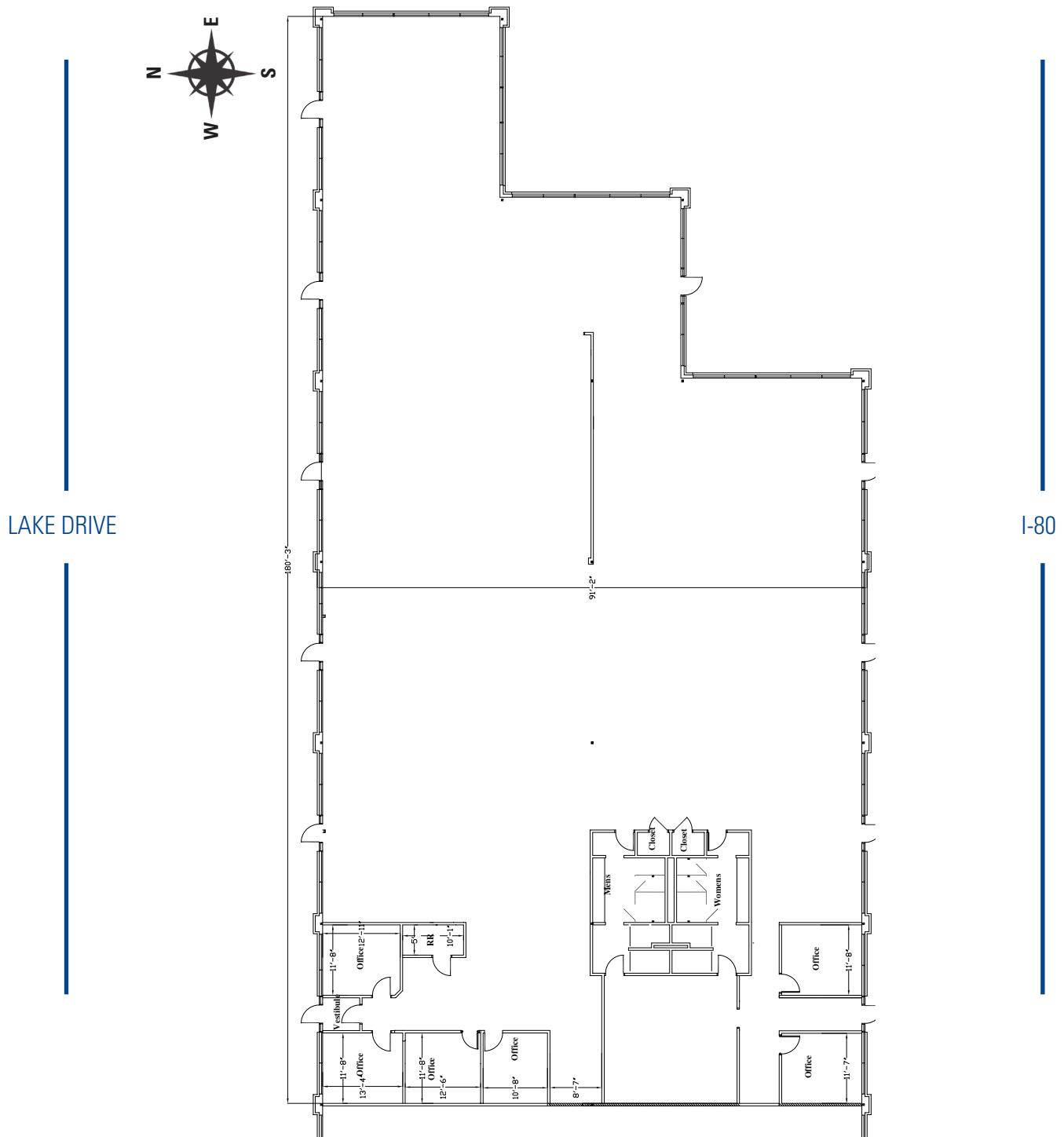
BUILDING HIGHLIGHTS

- Two building complex with interstate visibility
- Monument sign potential
- Ample parking
- Professionally managed & maintained
- Outdoor courtyard
- Classic brick exterior with 10 foot ceilings
- Space can be demised to fit your needs

6800 Lake Drive is a fantastic Class B office space. It's minutes away from popular West Des Moines and Waukee restaurants and shopping, as well as quick interstate access. Suite 125 has recently been demoed to open the space up, allowing for more creative office configurations.







OFFICE SPACE 13,570 RSF

Available Now

Lease Rate: \$11.00 PSF NNN

Freshly demoed space

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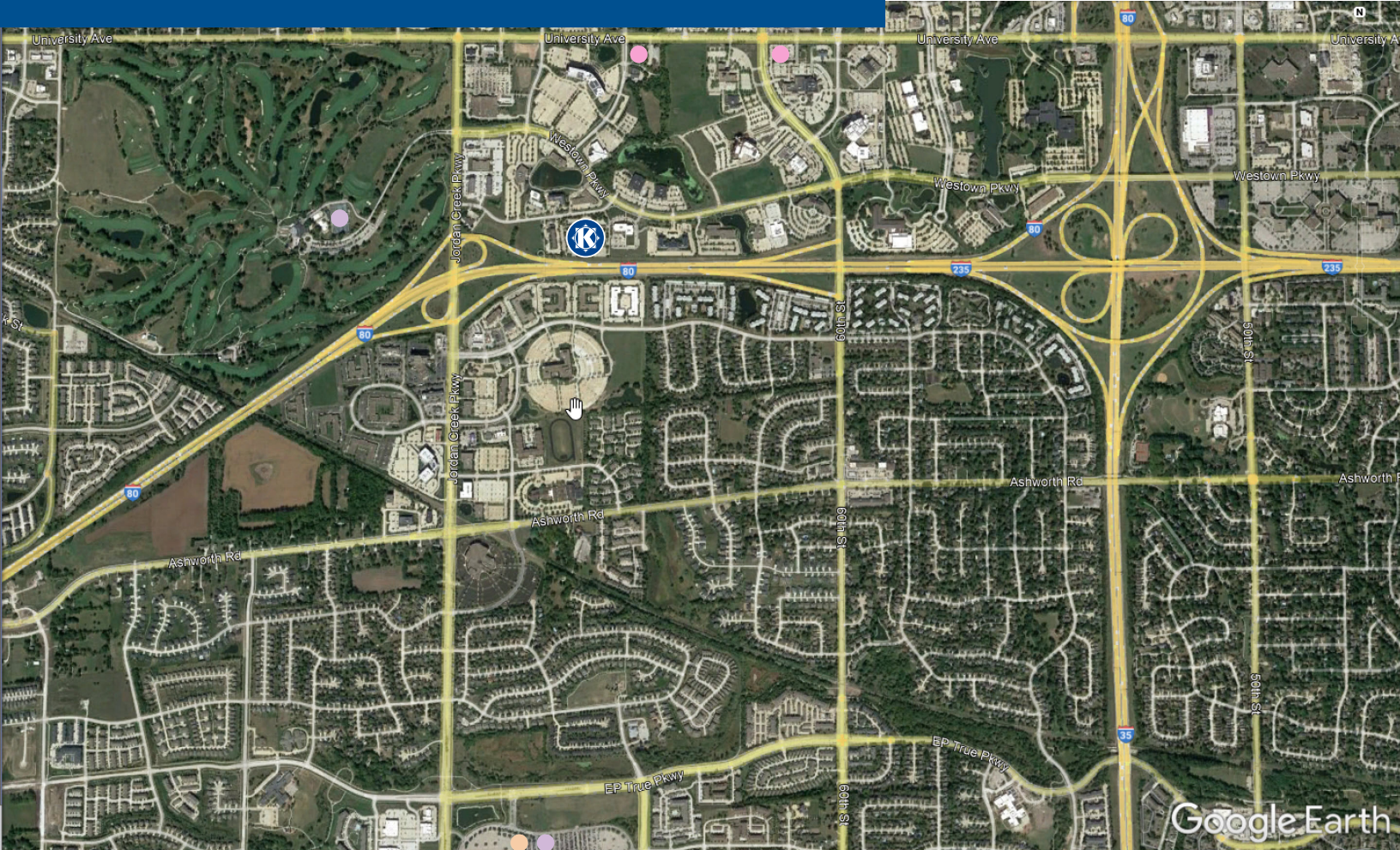
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6800 LAKE DRIVE LOCATION



RESTAURANTS

- Panera Bread
- Dunkin' Donuts
- El Guapo's Tequila + Tacos
- Central Standard
- Barn Town Brewing
- 7 Stone Pizzeria
- Aura
- Jersey Mike's
- Wasabi Waukee
- Jethro's BBQ n' Jambalaya
- Early Bird Brunch
- 5 Borough Bagels
- Club Car Restaurant
- Capriotti's
- St. Kilda
- Franka Pizzeria
- Z' Mariks Noodle Cafe
- Biaggi's
- The Other Place



RESTAURANTS

- Pickerman's
- Jimmy John's
- Tropical Smoothie Cafe
- Giordano's
- Hana Ramen Sushi
- Taste of New York Pizza
- Pancho's
- Smokey Row
- Buffalo Wild Wings
- Bar Louie
- Fleming's
- On the Border
- Joe's Crab Shack
- Bravo!
- P.F. Chang's
- Cheesecake Factory
- Firebirds
- Chick-Fil-A
- Five Guys



RETAIL

- H&M
- Apple
- HomeGoods
- Nordstrom Rack
- The Container Store
- Anthropologie
- Target
- Dillard's
- Lululemon
- Sephora
- Scheels
- REI
- Pottery Barn



ATTRACTIONS

- Des Moines Golf
- Spare Time
- Jordan Creek Mall
- Palms Theatre & IMAX
- Century 20 Jordan Creek
- Smash Park
- West Glen Town Center
- Valley View Aquatic Center

IN GOOD COMPANY:

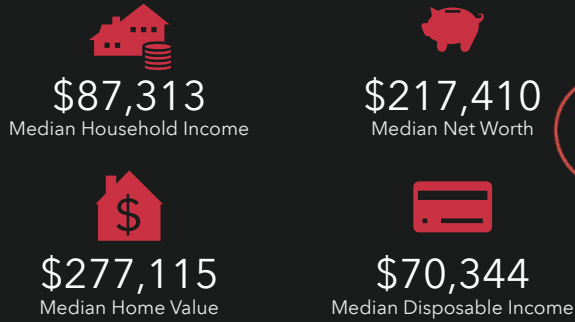


Demographics

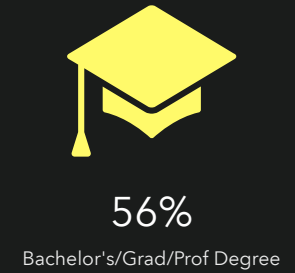
6800 Lake Dr, West Des Moines, Iowa, 50266
5 mile radius



INCOME



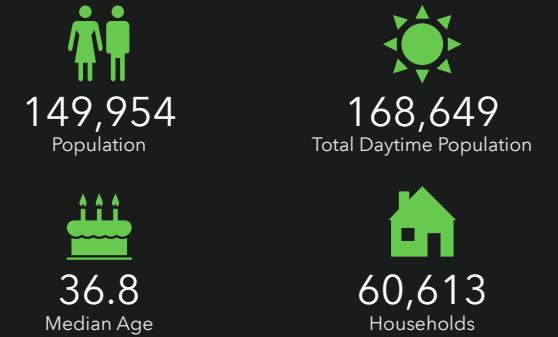
EDUCATION



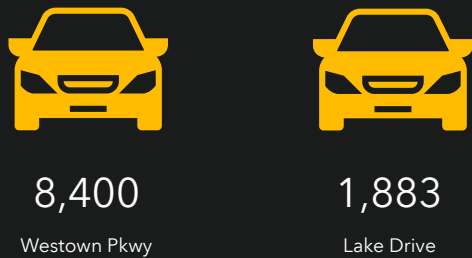
BUSINESS



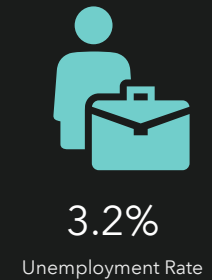
KEY FACTS



TRAFFIC



EMPLOYMENT



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2015-2019, 2021, 2026.

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