

Under New Ownership!



BROKER INCENTIVE OF 4% TO TENANT REP BROKERS WITH SIGNED LEASE BY AUGUST 2026

FOR LEASE

2501 Westown Pkwy, Suites 1101/1102 & 1104 | West Des Moines, IA

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

PROPERTY HIGHLIGHTS

Suites 1101 & 1102

MEDICAL OFFICE Space for Lease

4,190 SF

Lease Rate: \$14.00 / SF NNN

2026 OPEX: \$8.42 / SF

- Private entrance
- Join other medical and professional office users
- This property is strategically located on Westtown Parkway with easy access to I-235 from 22nd Street or Valley West Drive
- Situated in a professional area with a mix of medical and office tenants, providing a conducive environment for businesses
- Premium office spaces
- Abundant natural light





FLOOR PLAN

2501 Westown Pkwy, Suites 1101/1102 | West Des Moines, IA

4 Offices | 5 Exam Rooms | 3 Restrooms



PROPERTY HIGHLIGHTS

Suite 1104

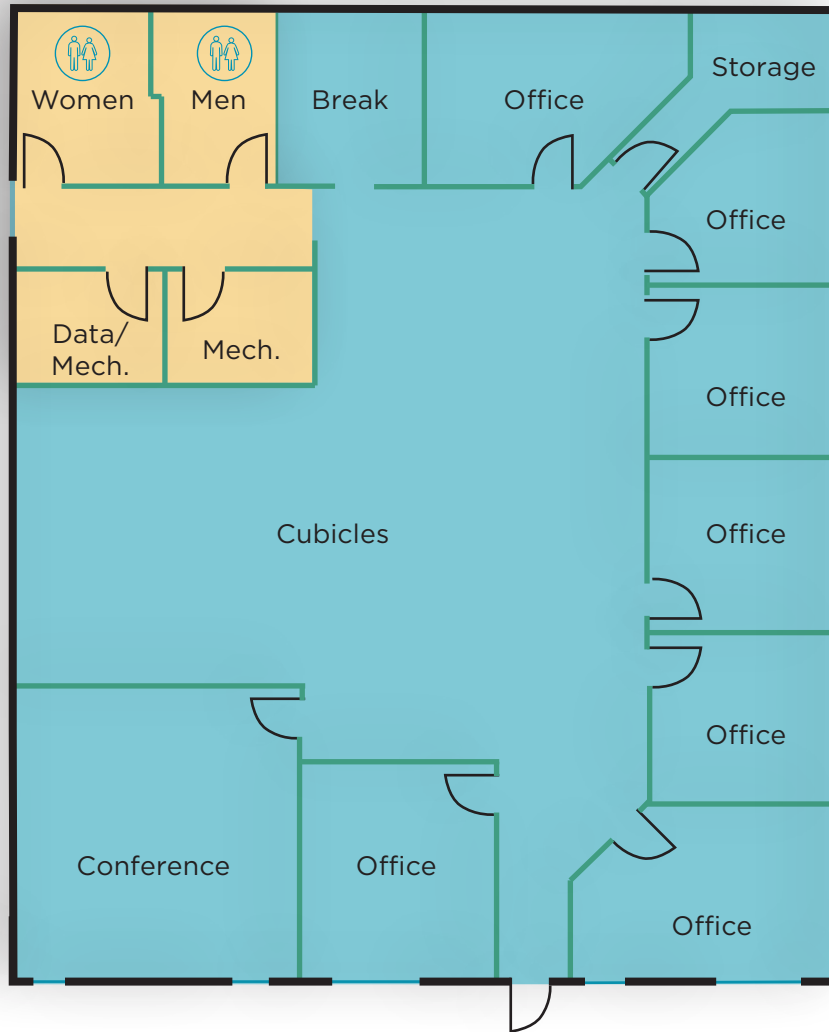
Office/Retail Space for Lease

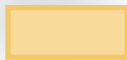

3,459 SF

Lease Rate: \$11.50 / SF NNN

2026 OPEX: \$8.42 / SF

- Private entrance
- Join other medical and professional office users
- This property is strategically located on Westtown Parkway with easy access to I-235 from 22nd Street or Valley West Drive
- Situated in a professional area with a mix of medical and office tenants, providing a conducive environment for businesses
- Premium office spaces
- Abundant natural light
- Large conference room, 4 offices and open work space



-  - Common Space
-  - Available Space

FLOOR PLAN

2501 Westown Pkwy, Suite 1104 | West Des Moines, IA

7 Offices | 1 Conference Room | 2 Restrooms



AERIAL MAP

2501 Westown Pkwy, Ste #1104 | West Des Moines, IA



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Population	8,285	83,333	199,080
AVG. HH Income	\$112,729	\$113,423	\$122,651
Total Households	3,472	36,173	48,101
Daytime Population	16,191	106,868	228,700





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