

CLASS A HEADQUARTERS OPPORTUNITY



6400 WESTOWN PARKWAY
WEST DES MOINES, IA

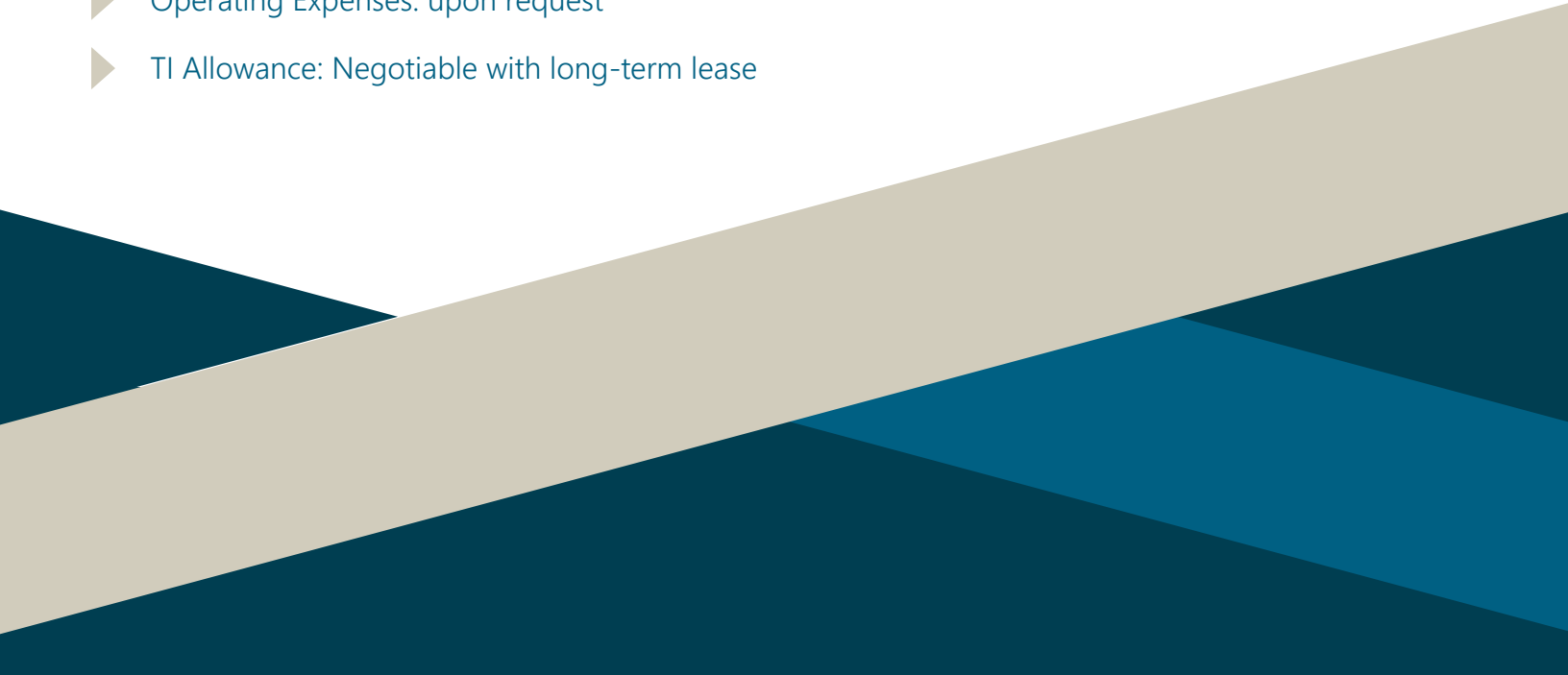
AVAILABILITY

- ▶ Approximately 80,800 SF total
- ▶ 1st Floor: approx. 40,098 SF
- ▶ 2nd Floor: approx. 40,702 SF
- ▶ Immediate availability
- ▶ Spaces available from 5,000 SF

PROPERTY

- ▶ Class A headquarters caliber building
- ▶ Mix of executive offices & open areas
- ▶ Significant IT infrastructure in place
- ▶ Interstate monument signage
- ▶ Beautiful lake views

TERMS

- ▶ Lease Rate: \$18.00/SF NNN
 - ▶ Operating Expenses: upon request
 - ▶ TI Allowance: Negotiable with long-term lease
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AMENITIES



Shared conference room



Easy freeway access



Fitness room featuring locker room and showers



Shared outdoor patio



Natural light throughout



Access to transit



Impressive multi-story, glass atrium common area



Great views



Ample free parking



Restaurants and shopping nearby



LOCATION

Immediate access to retailers and restaurants

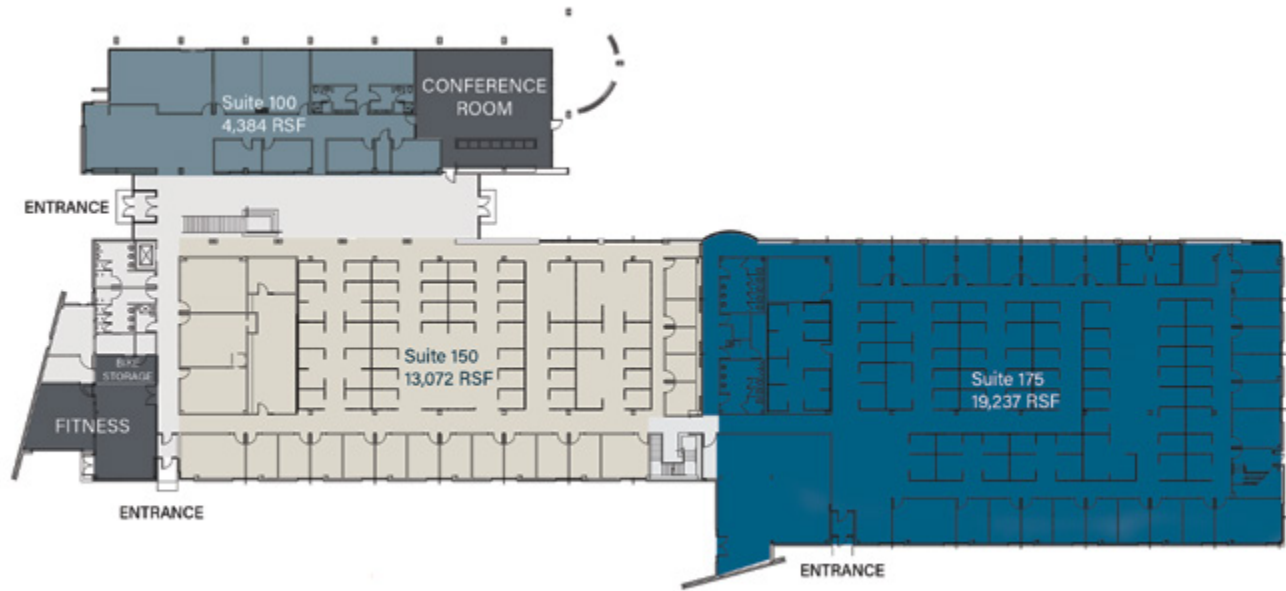
Excellent interstate visibility



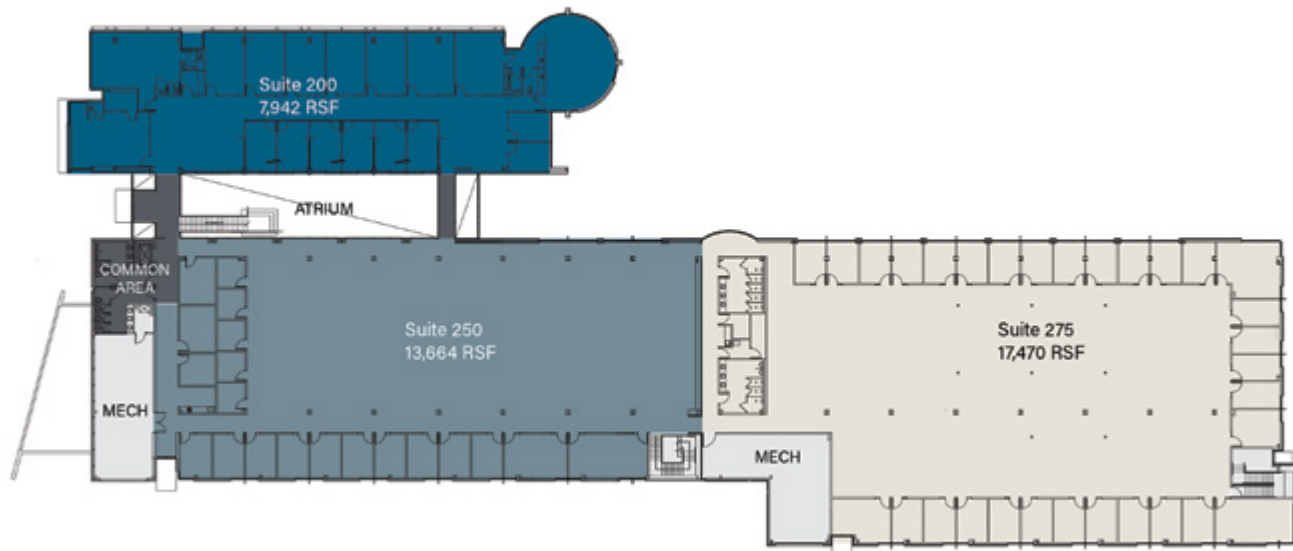
6400
Westtown
Parkway

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR







For leasing information, contact:

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