



7001 WESTOWN PARKWAY

West Des Moines, Iowa 50266

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states
WB Realty is a licensed real estate broker in Iowa.





**UP TO 390,000 SF
OF OFFICE SPACE
IN IDEAL
WEST DES MOINES
LOCATION**

7001 Westown is back and positioned to welcome new tenants into an inspirational, Class A office building. This unique, single or multi-tenant, opportunity is perfect for tenants looking to establish roots in the heart of West Des Moines.





DELIVERING ACCESS

Ideally located between University Avenue and Westtown Parkway, this distinctive office building offers unparalleled access, visibility and exceptional amenities.

DELIVERING OPPORTUNITY

Unparalleled Visibility

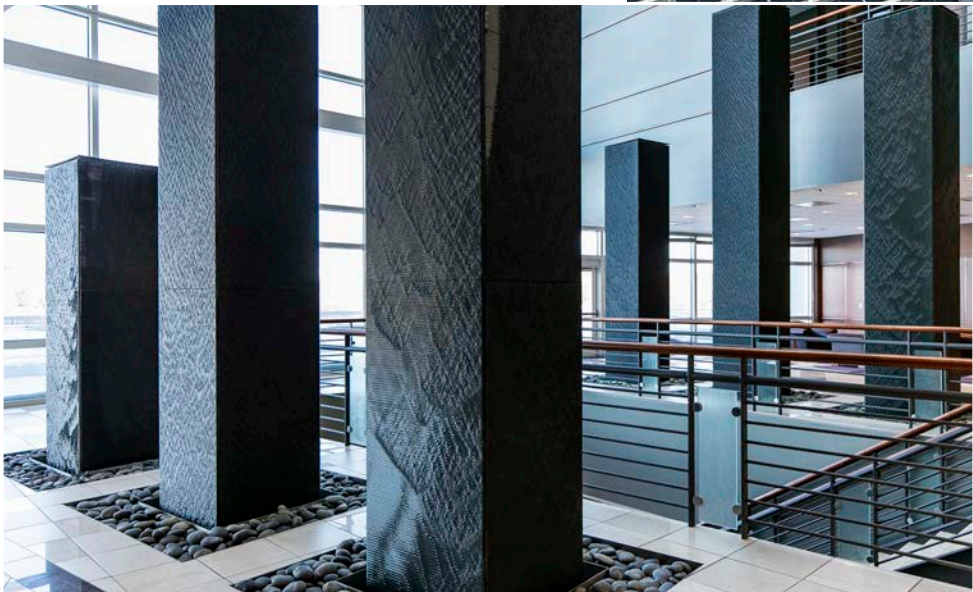
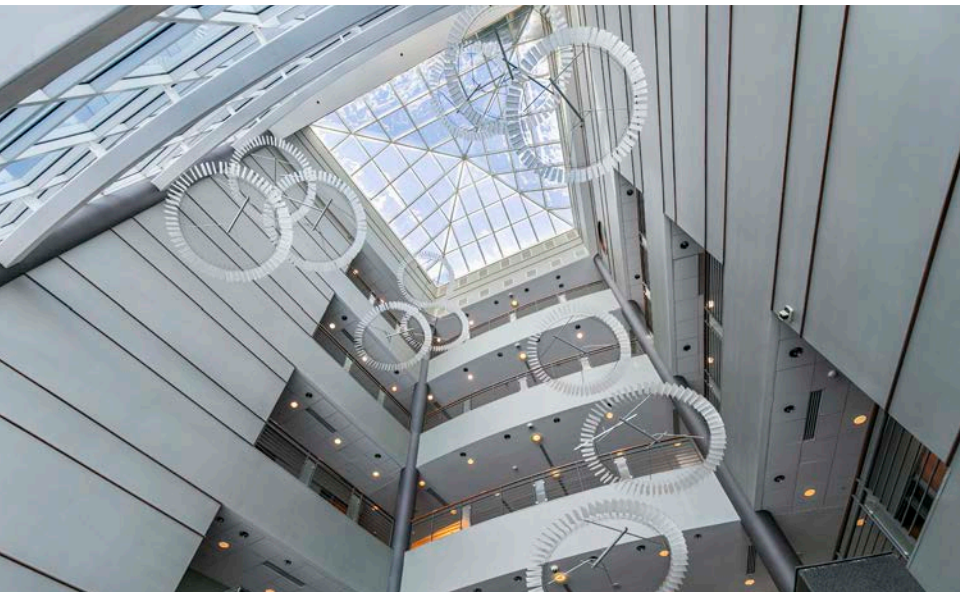
Unrivaled visibility from Westtown Parkway and University Avenue, two of the city's most heavily traveled thoroughfares with 47,000+ vehicles per day.

Branding Possibilities

The building offers potential for highly visible building signage as well as monument signage at both north and south entrance points.

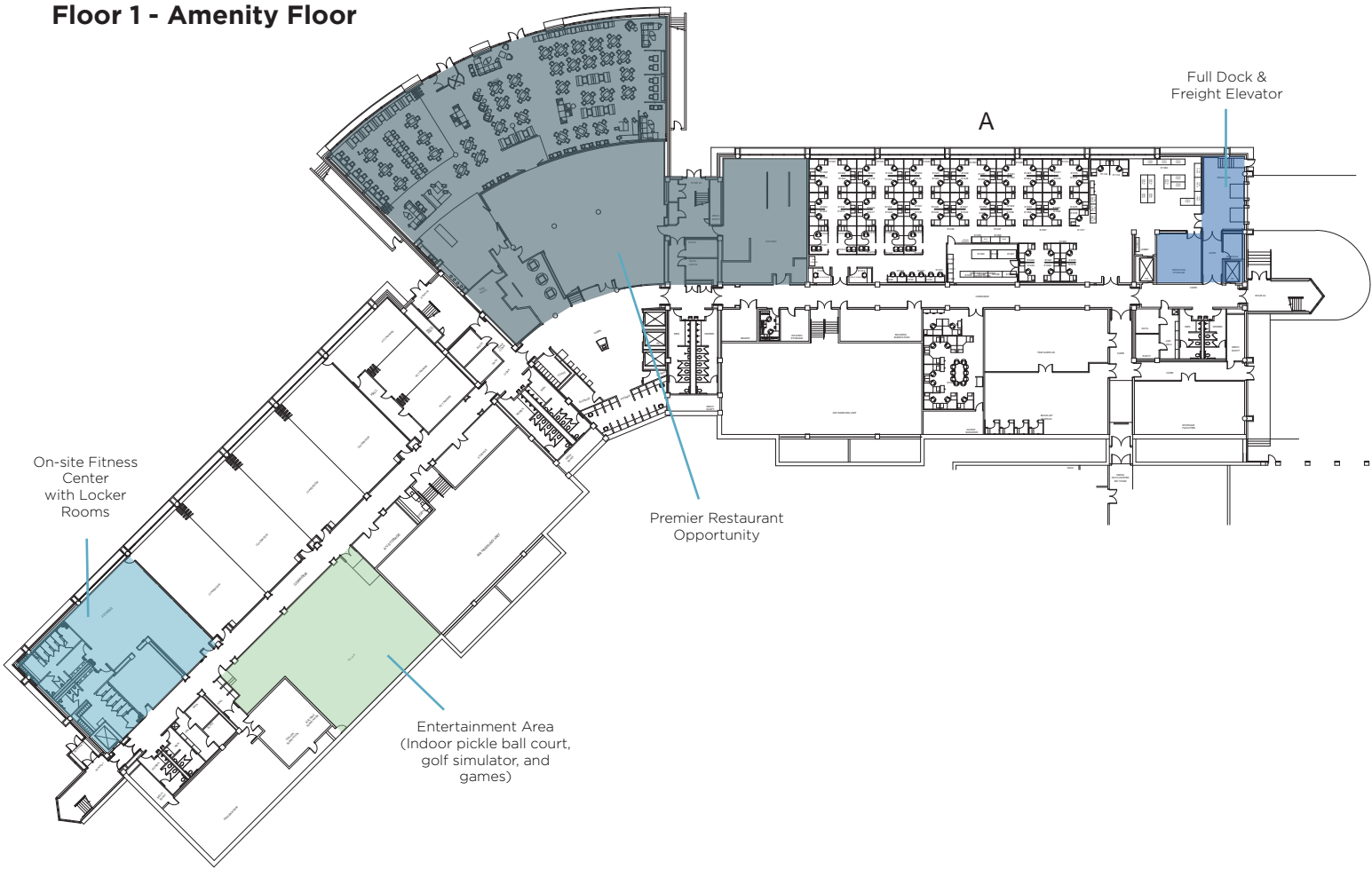
Onsite Amenities

The building boasts a 24/7 fitness center with shower and locker rooms, an entertainment room to include a pickle ball court, golf simulator, and games, 20 person auditorium style meeting space, and 10,000 SF rooftop patio.

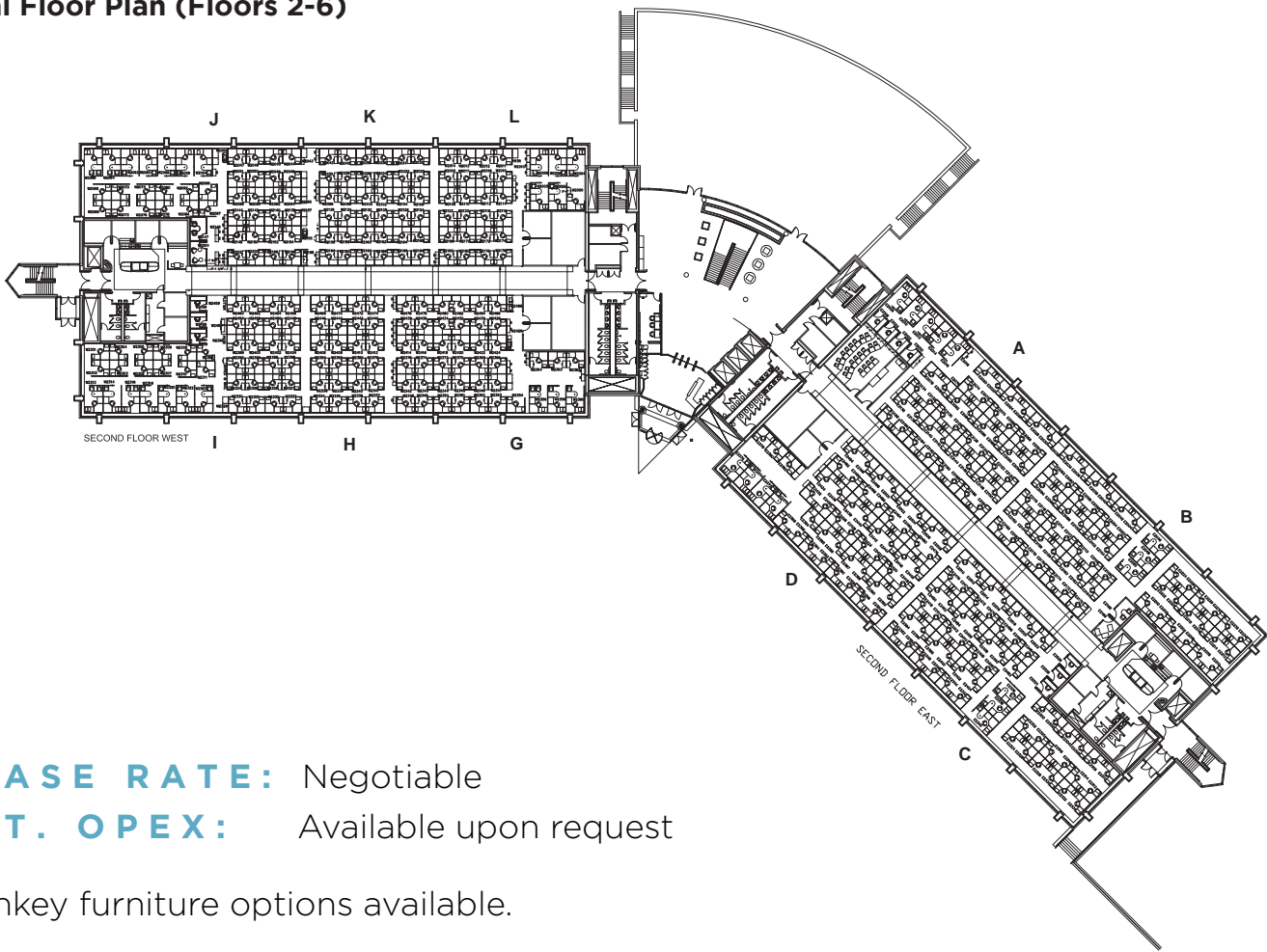


FLOOR PLANS

Floor 1 - Amenity Floor










Typical Floor Plan (Floors 2-6)



LEASE RATE: Negotiable
EST. OPEX: Available upon request

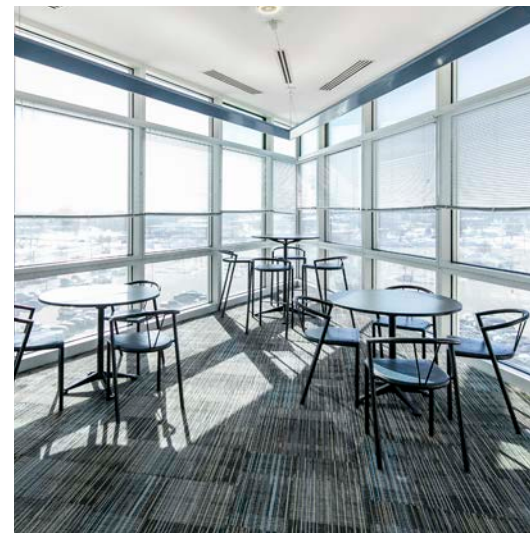
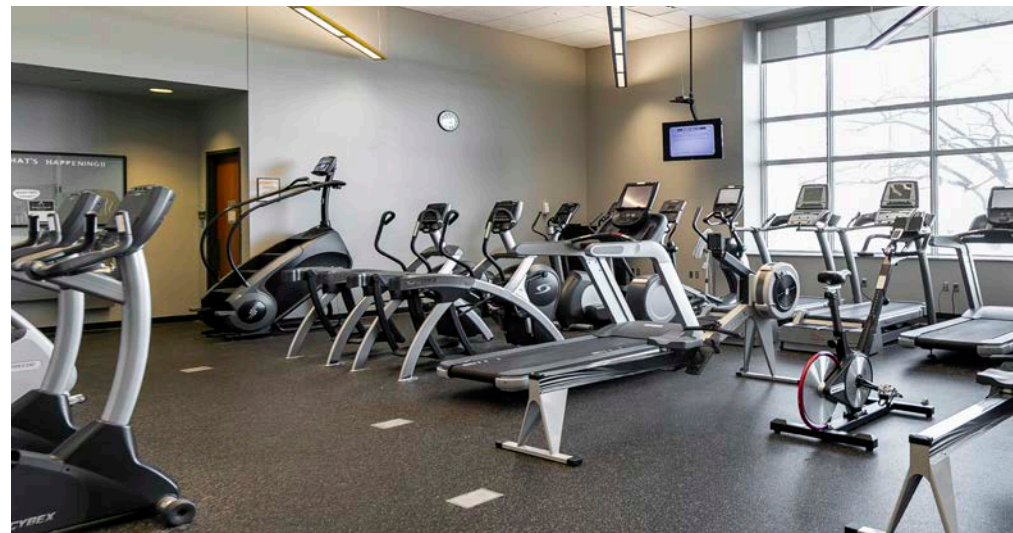
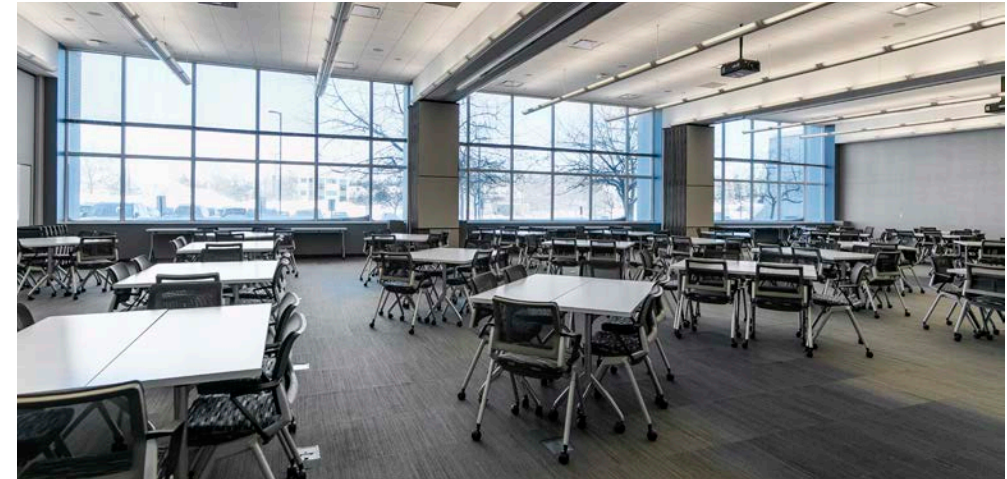
Turnkey furniture options available.

BUILDING FEATURES

-  425,636 SF of office space on 6 floors
-  Newly installed solar panels
-  10,000 SF Rooftop patio
-  Remarkable building atrium with a dramatic skylight seeping light into the space
-  Located on the extremely popular University Ave and Westtown Parkway office corridor, home to countless businesses
-  Abundant on-site parking with 1,870 spaces
-  Three Onan 1500KW generators that service the full building

RECENT BUILDING UPDATES

- Florescent conversion to LED light
- Smoke control upgrade - 2018
- Light control - 2018-2019
- Building automation upgrade - 2018-2022
- Revolving doors (1) new 2019, (4) new 2022
- Chillers rebuilt/updated - 2021
- Fire system panel upgrade - 2022
- Solar panel installation - 2022
- Roof replacement - 2022



CORPORATE NEIGHBORS

- 1

Methodist West Hospital
- 2

DMOS
- 3

MercyOne West Medical Center
- 4

Merchants Bonding
- 5

Strategic America
- 6

Truckers Insurance
- 7

Wolfe Eye Clinic
- 8

Eagle Life Insurance Co.
- 9

Homesteaders
- 10

Hy-Vee Corporate
- 11

Farm Bureau Financial
- 12

Northwest Bank
- 13

Farmers Mutual Hail Insurance
- 14

Heartland Co-Op
- 15

Lakeview Medical Park

RESTAURANTS

- 1

5 Bourough Bagels
- 2

Panera Bread
- 3

Pickerman's
- 4

Biaggi's
- 5

Cracker Barrel
- 6

Caribou Coffee
- 7

Z'Mariks
- 8

Cooper's Hawk
- 9

St. Kilda Café & Bakery
- 10

Franka Pizzeria
- 11

Capriottis
- 12

Jimmy John's
- 13

Jersey Mike's
- 14

Club Car

HOTEL

- 1

Hampton Inn
- 2

Staybridge Suites
- 3

Comfort Inn & Suites
- 4

WoodSpring Suites

RETAIL

- 1

Starbucks
- 2

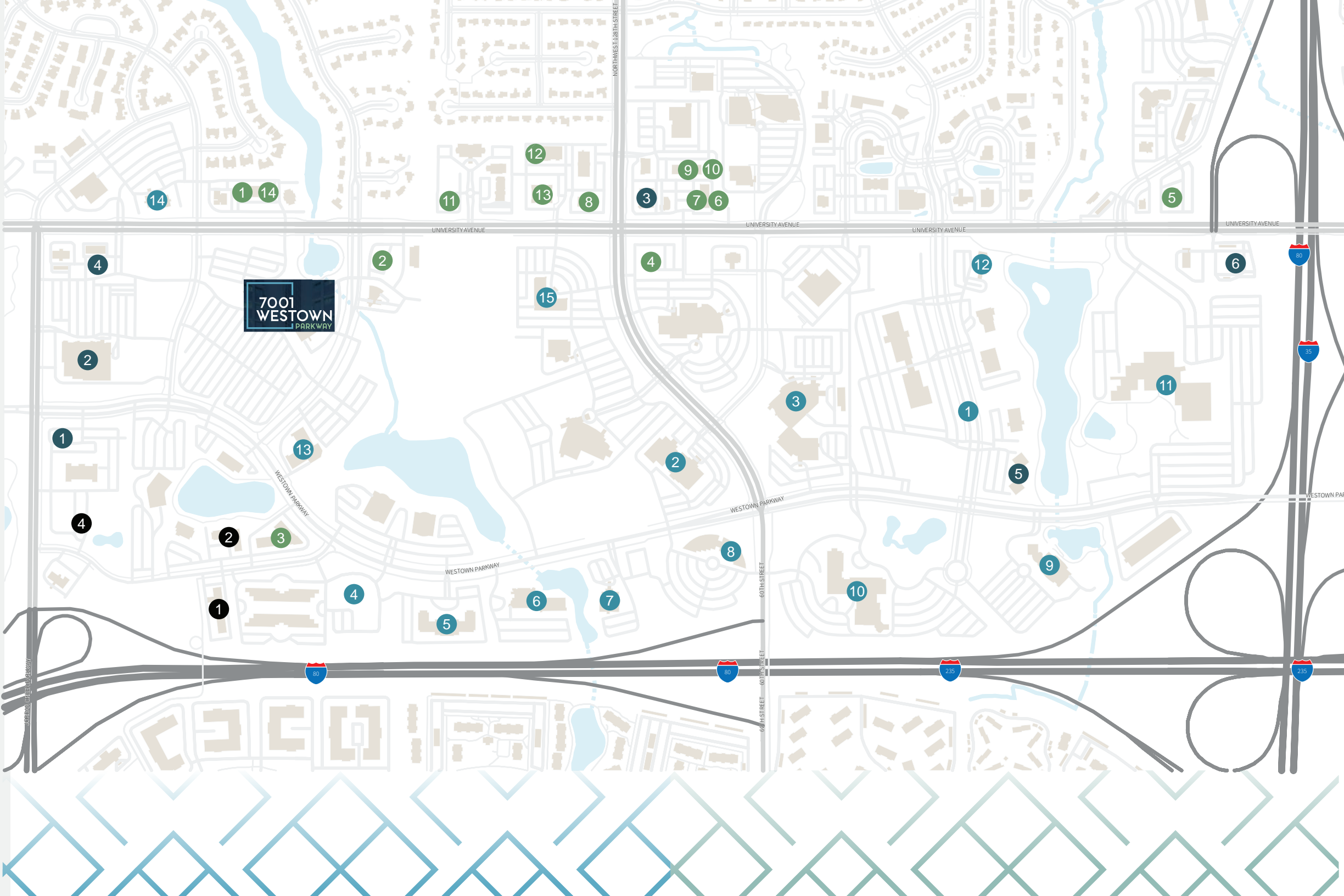
Hy-Vee Grocery Store
- 3

Walgreens
- 4

Hy-Vee Fast and Fresh
- 5

West Lakes Office Building
- 6

Kum & Go





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