



THE DEPOT

1045 76th St | West Des Moines, IA 50266

Class A Office Space Available For Lease

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Lease Rate: \$17.00/SF NNN

Suite 2050: 3,615 RSF

Suite 3030: 2,276 RSF

Operating expenses are available upon request

Parking ratio: 4/1,000

Monument signage opportunity and potential building signage available

Class A office building located in one of West Des Moines most sought-after corridor

Close-proximity to retail services

Convenient access to I-80 via Jordan Creek Pkwy

Full height windows for generous natural light

Owned by:



Managed by:

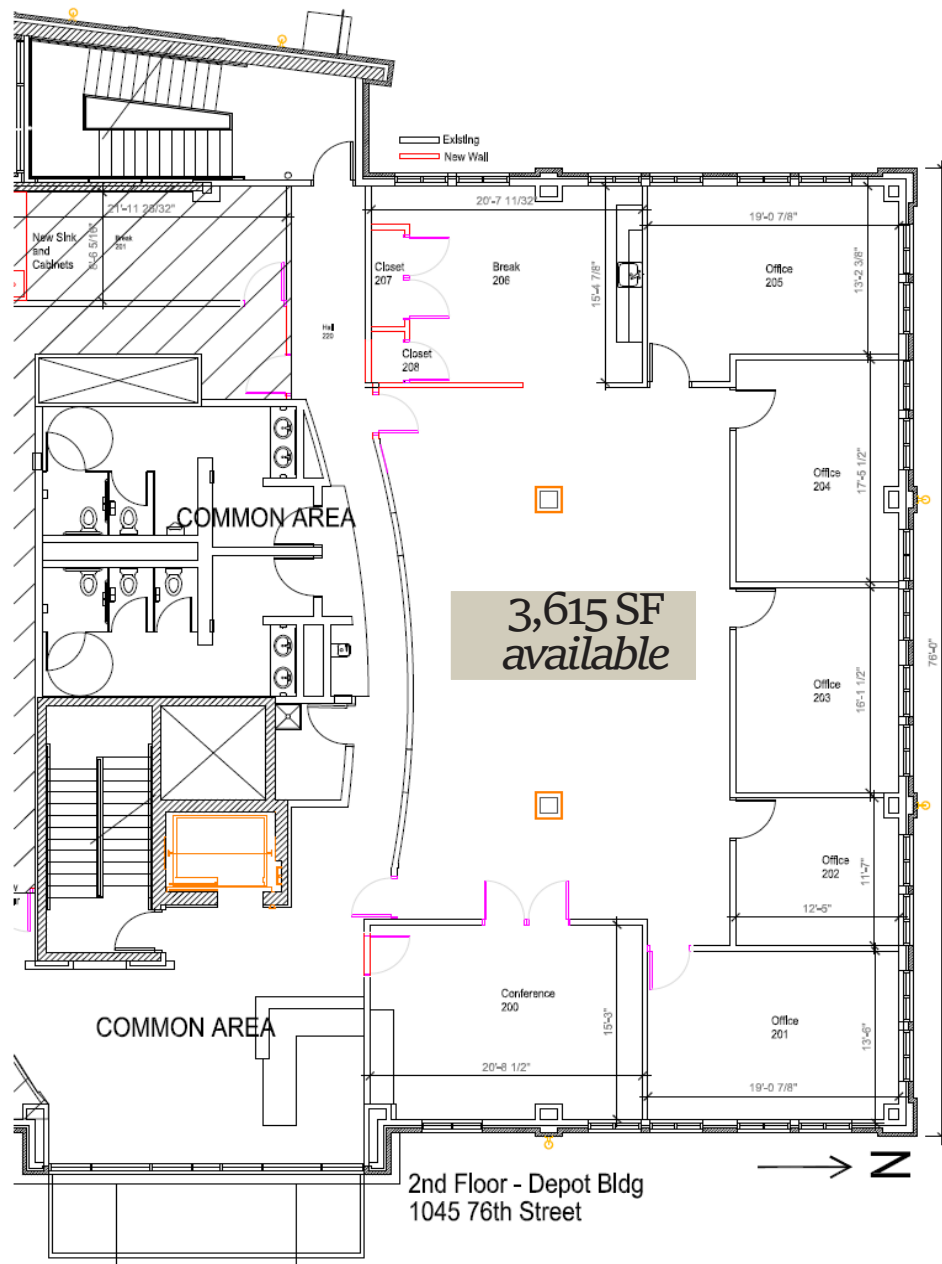


KNAPP PROPERTIES

SECOND FLOOR

Suite 2050: 3,615 RSF

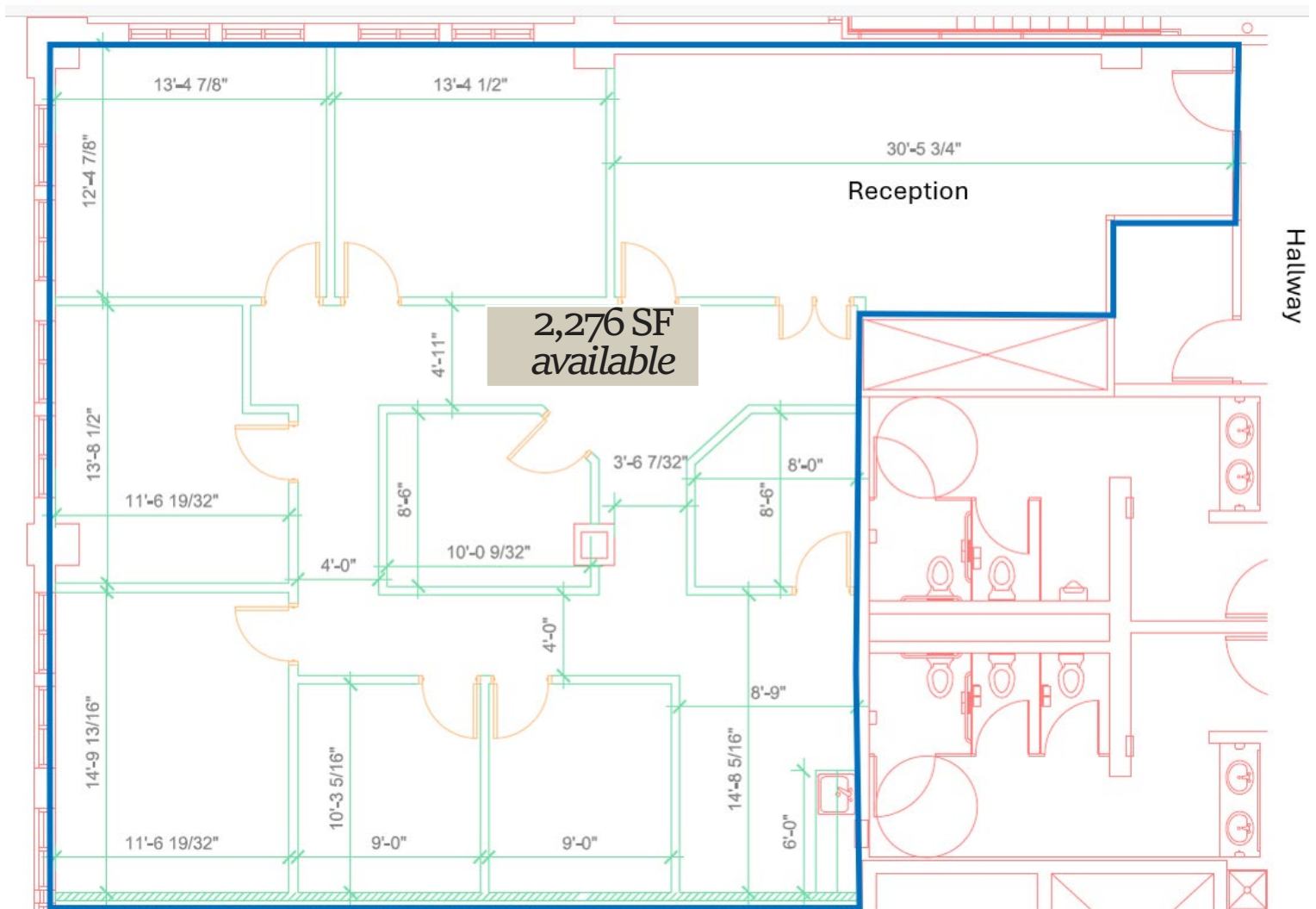
Build out includes five offices, conference room,
kitchenette and open office area



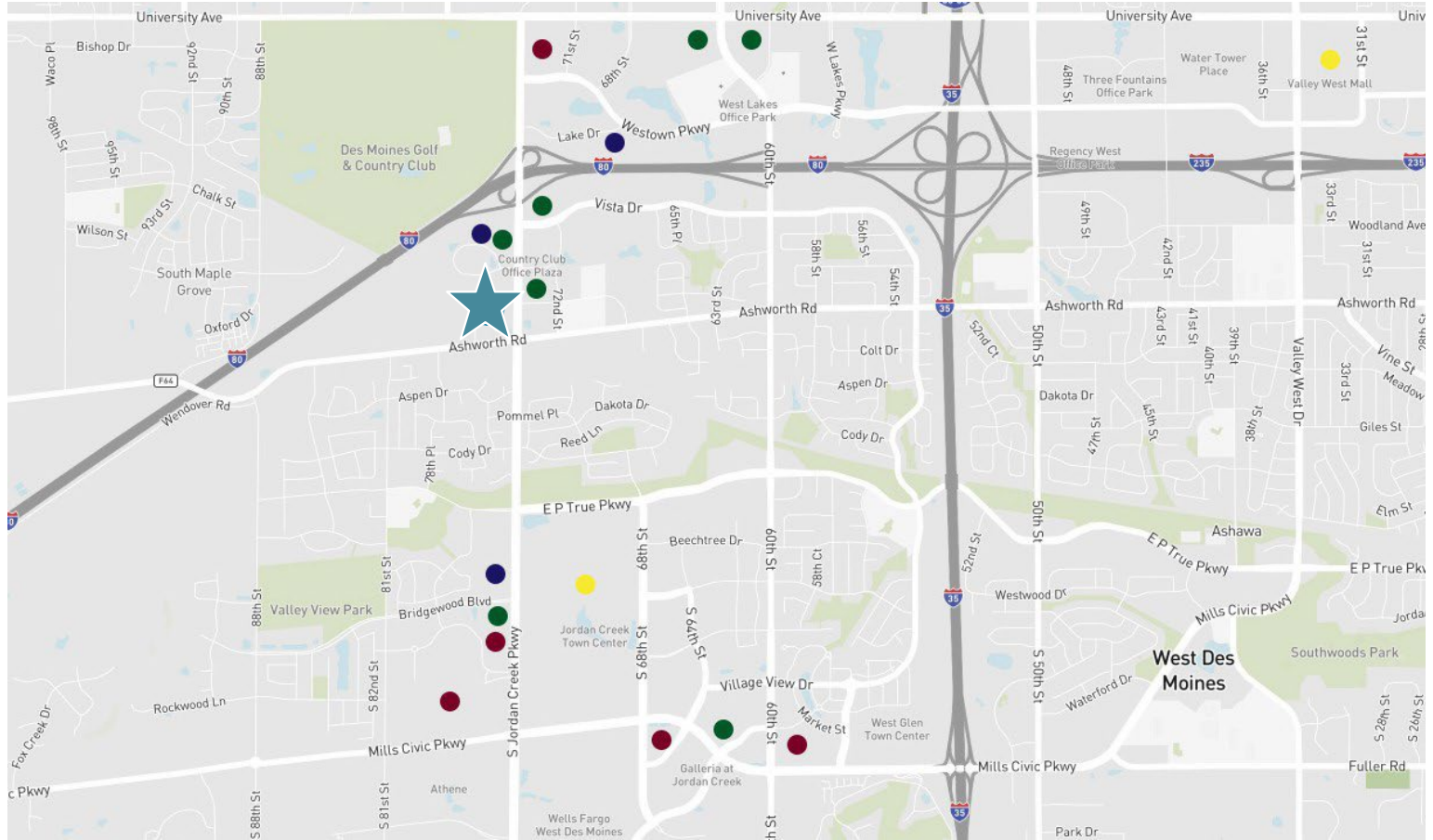
THIRD FLOOR

Suite 3030: 2,276 RSF

Build out includes offices, conference room,
kitchenette and reception area



LOCATION & NEARBY AMENITIES



Restaurants/Fast Food

Granite City Food &
Brewery Table 128 Bistro
and Bar
Mandarin Grill & Sushi
Biaggi's Ristorante
Italiano Panera
Arby's
Taco
John's
Burger
King
McDonalds
Culver's
Perkin's Restaurant &
Bakery Pancheros
Scratch
Cupcakery
Starbuck's
Firebirds Wood Fired Grill



Hotels

West Des Moines Marriott
Candlewood Suites
SpringHill Suites by
Marriott Fairfield Inn &
Suites Hampton Inn
Staybridge Suites
Holiday Inn Express &
Suites



Grocery/Convenience

Hy-Vee Health Market
Hy-Vee Grocery
Kum & Go
Casey's General
Store Trader Joe's



Shopping Mall

Jordan Creek Town Center
Scheel's
Dillard's
Century 20 Theater
Lowe's
Best Buy
Costco
Nordstrom Rack
Valley West Mall
Target
JC Penny
Von Maur