

6600 Westown Parkway  
West Des Moines, IA 50266



**Class A office space for lease in a premier  
office/medical park in West Des Moines**



**Lucas Hedstrom**

Vice President

+1 515 564 9269

[lucas.hedstrom@jll.com](mailto:lucas.hedstrom@jll.com)

**Thomas Edwards**

Associate

+1 515 802 4684

[thomas.edwards@jll.com](mailto:thomas.edwards@jll.com)

**Marcus R. Pitts, CCIM, SIOR**

Senior Managing Director

+1 515 556 4727

[jmarcus.lpitts@jll.com](mailto:jmarcus.lpitts@jll.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. JLL is a licensed broker in the State of Iowa.



# Property information

## Availability

- Suite 250: 3,634 RSF

## Terms

- Lease Rate: \$17.00/RSF NNN
- Estimated OPEX: \$11.58/RSF
- Secured storage: \$50 per month

## Property Features

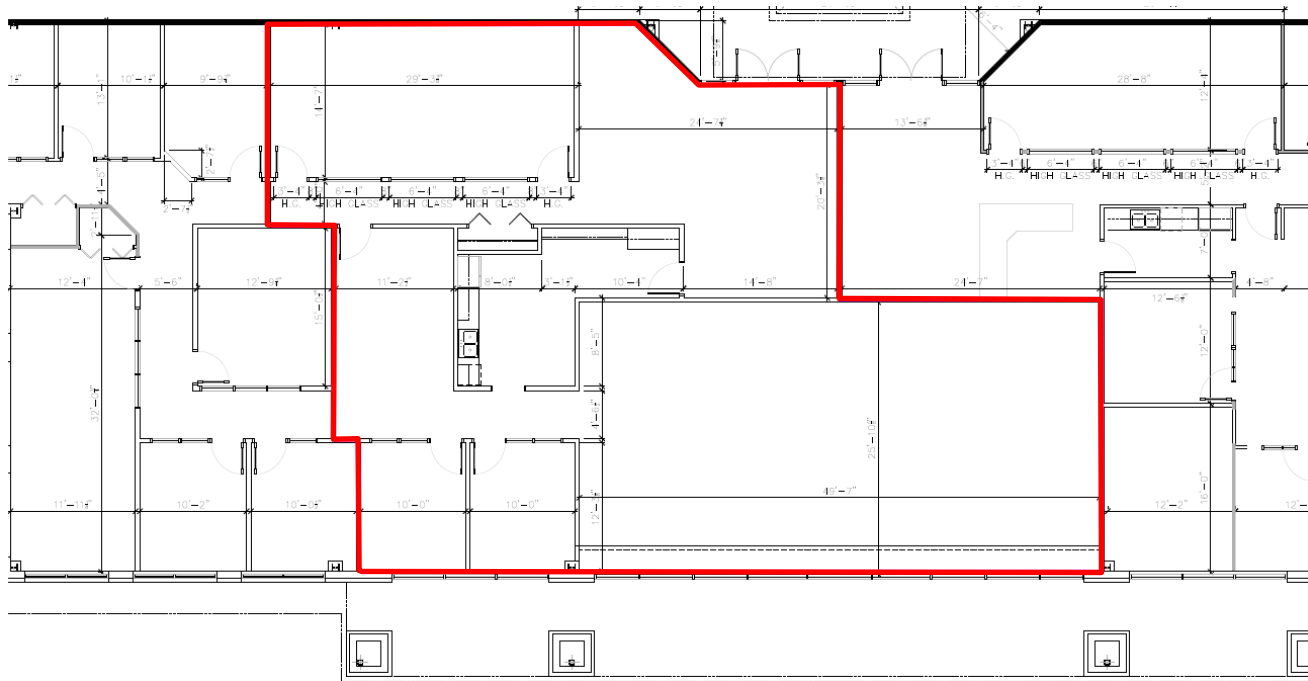
- 89,145 RSF
- Signature Class “A” office building
- Conference/fitness center available
- Ample on-site parking available
- R/U Factor: 1.15
- Google Fiber Internet Available

## Location Information

- High visibility from I-80 and Westtown Parkway
- Prime location in West Des Moines “Medical Mile”
- Building signage available
- Controlled security card entry and secured file storage available



Suite 250: 3,634 RSF

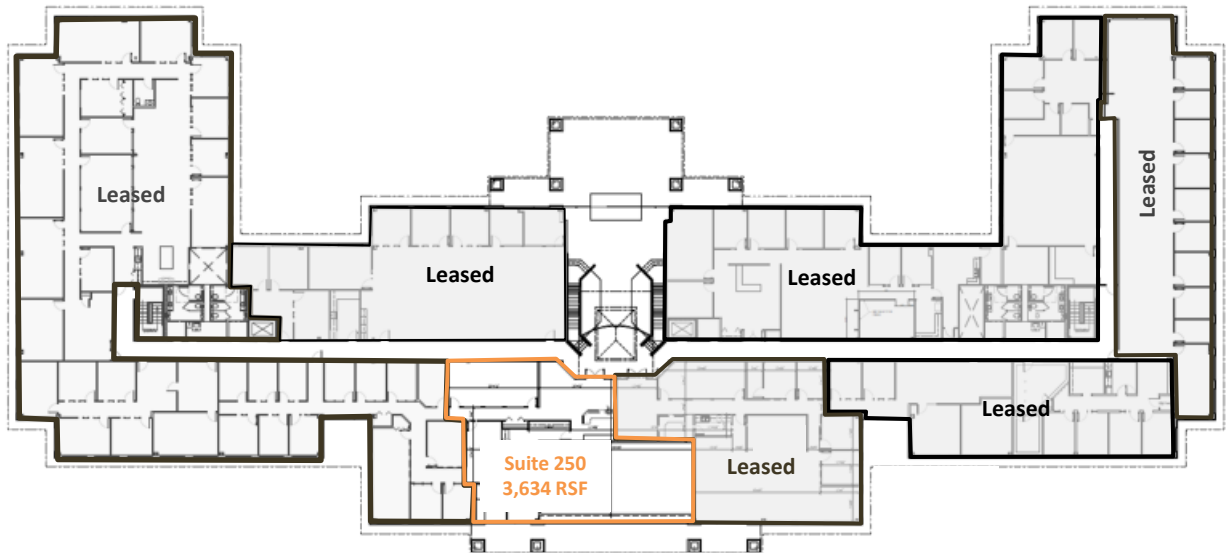


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. JLL is a licensed broker in the State of Iowa.

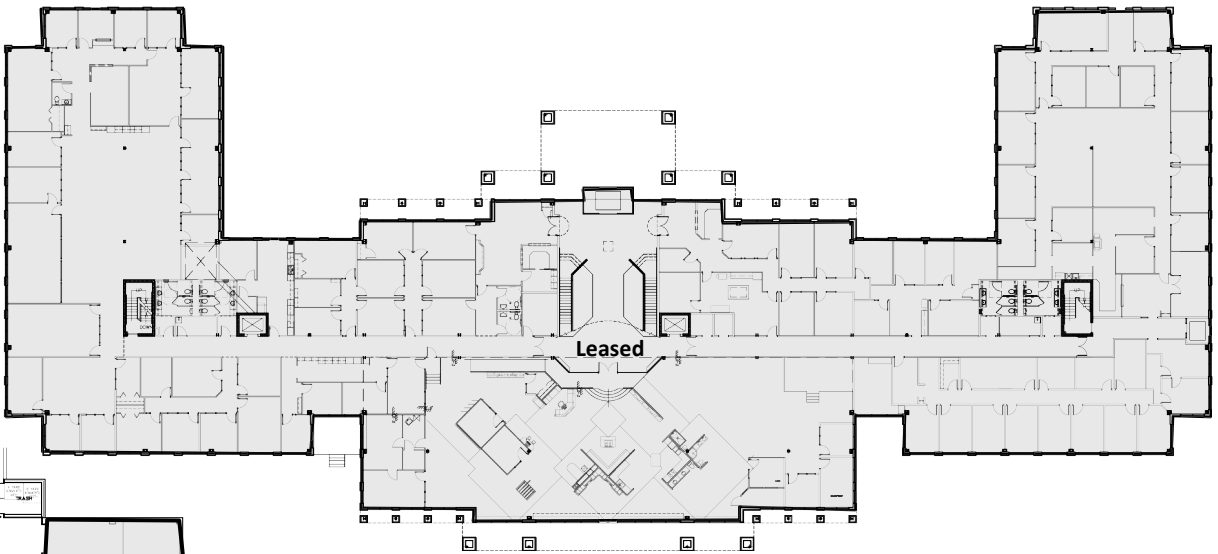
# Full building floor plans



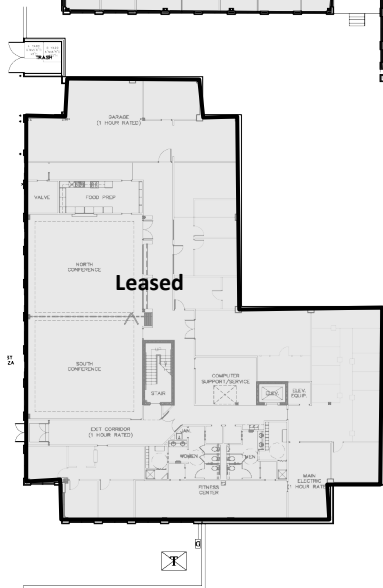
Second Floor



First Floor



Lower Level Walk-out



## Availability

- Suite 250: 3,634 RSF



# Photos



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. JLL is a licensed broker in the State of Iowa.



# Location



## JLL contacts

### Lucas Hedstrom

Vice President

+1 515 564 9269

[lucas.hedstrom@jll.com](mailto:lucas.hedstrom@jll.com)

### Thomas Edwards

Associate

+1 515 802 4684

[thomas.edwards@jll.com](mailto:thomas.edwards@jll.com)

### Marcus R. Pitts, CCIM, SIOR

Senior Managing Director

+1 515 556 4727

[marcus.pitts@jll.com](mailto:marcus.pitts@jll.com)