

the ATLAS BUILDING



ATLAS



7001 WESTOWN PARKWAY

The Atlas Building is a premier Class A mixed-use property in West Des Moines with 425,000 SF of versatile space across six floors with prime multi-tenant leasing opportunities. Located along the highly trafficked University Avenue and Westtown Parkway corridor, with over 47,000 vehicles passing daily, The Atlas Building offers unparalleled visibility for businesses. It also offers top-tier amenities, exceptional branding opportunities, and an environment designed to support growth and success in the heart of West Des Moines.



**10,000 SF
Rooftop Patio**



**Abundant
On-site Parking**



**On-site Property
Management**



**Newly Installed
Solar Panels**



Local Ownership



Redundant Power

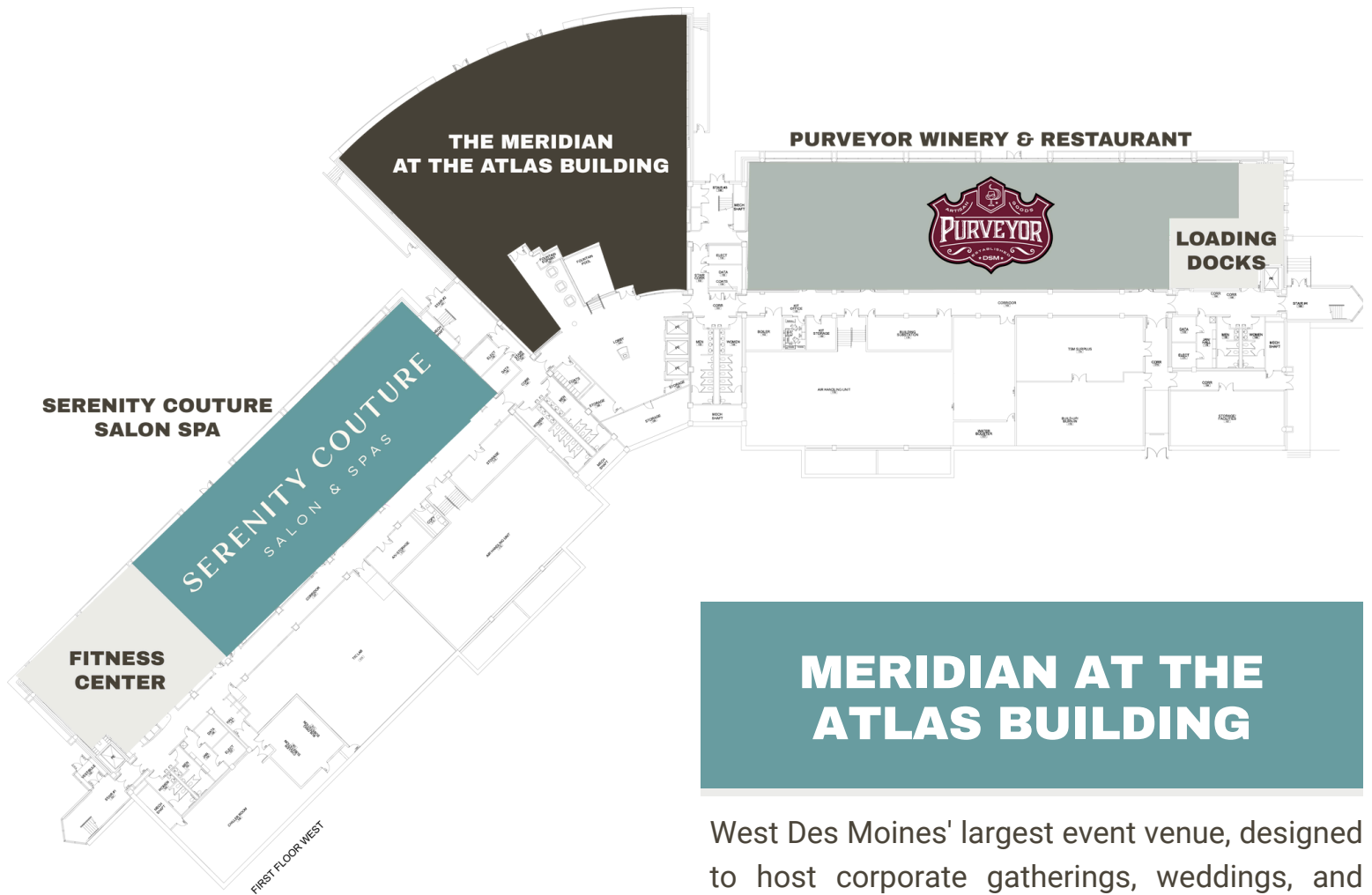
FLOOR 2



OFFICE FOR LEASE

- Class A Mixed-Use Building
- 2,054 - 237,000 sq. ft. available
- Lease Rate: \$14.95 - \$23 NNN PSF
- 2025 Operating Expense Estimate - \$7.75 per sq. ft.
- Tenant improvement allowance available
- Natural light throughout all six floors
- 10' ceiling height with 15' between floors
- Building signage opportunities for large tenants
- Free space planning services
- Flexible buildout options

FLOOR 1 - AMENITIES



MERIDIAN AT THE ATLAS BUILDING

West Des Moines' largest event venue, designed to host corporate gatherings, weddings, and large-scale events in a highly accessible location. Operated by LaValle Hospitality, it offers full-service catering, bar services, and access to a patio and pond.

SERENITY COUTURE SALON SPA

Serenity Couture Salon Spa, owned and operated by Doug and Jana Van Polen, brings a blend of experience and extensive services. This highly esteemed establishment provides an extensive array of beauty and wellness services, elevating the overall client experience.

PURVEYOR WINERY & RESTAURANT

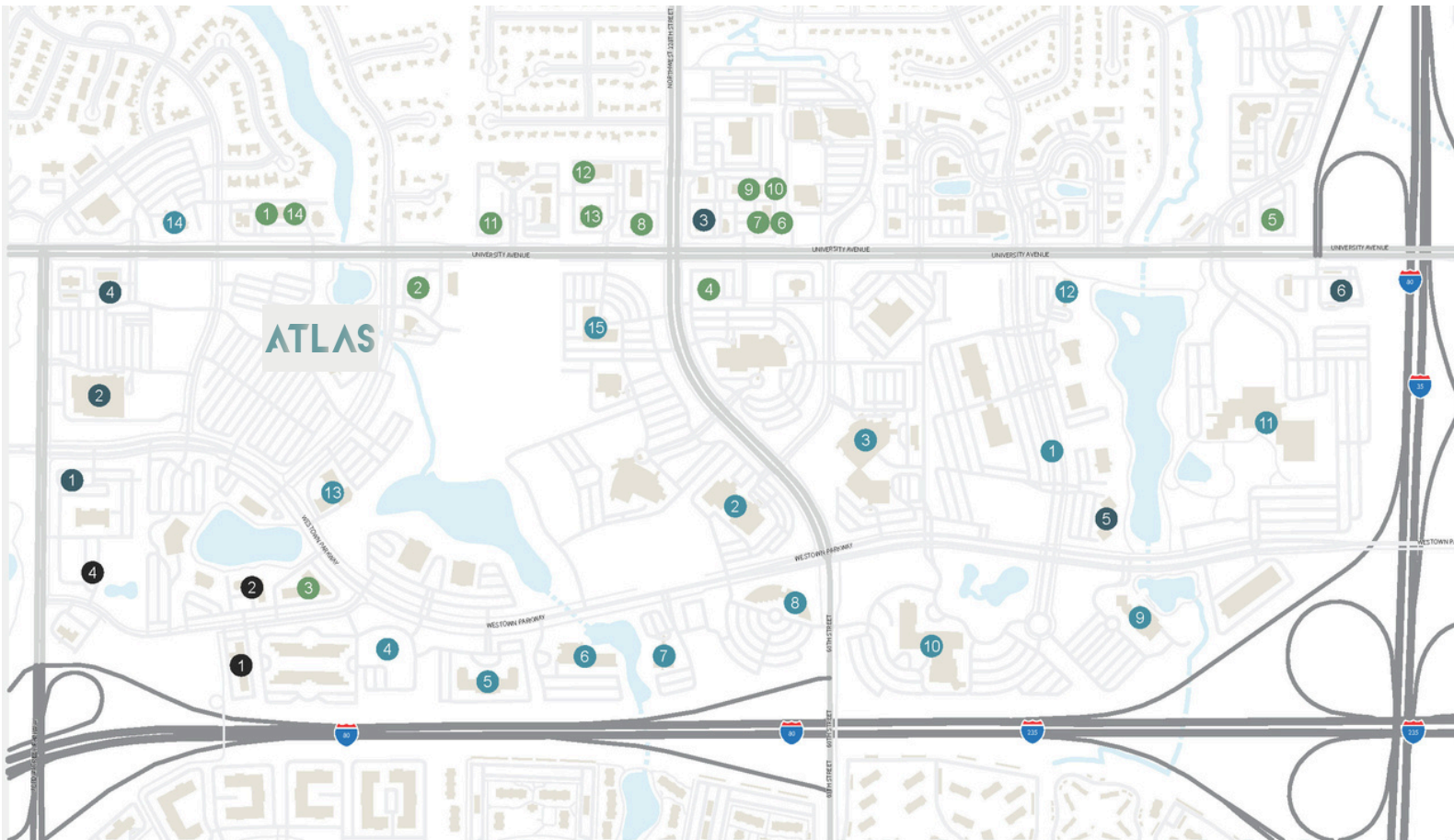
A Mediterranean-inspired concept featuring a wine bar, tasting area, and a unique dining experience. Operated by LaValle Hospitality, it will offer a distinctive culinary experience in West Des Moines.



BUILDING AMENITIES

- Atlas Café with full-service food and beverage options
- Fitness center 24/7 access with showers and locker rooms
- Reservable conference rooms
- Game lounge with golf simulator
- 24/7 secured access
- Indoor bike storage and outdoor bike racks
- 100 percent backup power for the entire building
- EV charging station





CORPORATE NEIGHBORS

- | | |
|--------------------------------|----------------------------------|
| 1 Methodist West Hospital | 9 Homesteaders |
| 2 DMOS | 10 Hy-Vee Corporate |
| 3 MercyOne West Medical Center | 11 Farm Bureau Financial |
| 4 Merchants Bonding | 12 Northwest Bank |
| 5 Strategic America | 13 Farmers Mutual Hail Insurance |
| 6 Truckers Insurance | 14 Heartland Co-Op |
| 7 Wolfe Eye Clinic | 15 Lakeview Medical Park |
| 8 Eagle Life Insurance Co. | |

RESTAURANTS

- | | |
|--------------------|--------------------------|
| 1 5 Borough Bagels | 8 Cooper's Hawk |
| 2 Panera Bread | 9 Midnight Coffee & Café |
| 3 Pickerman's | 10 Franka Pizzeria |
| 4 Biaggi's | 11 Capriotti's |
| 5 Crackers Barrel | 12 Jimmy John's |
| 6 Caribou Coffee | 13 Jersey Mike's |
| 7 Z'Mariks | 14 Club Car |

RETAIL

- | |
|------------------------------|
| 1 Starbucks |
| 2 Hy-Vee Grocery Store |
| 3 Walgreens |
| 4 Hy-Vee Fast and Fresh |
| 5 West Lakes Office Building |
| 6 Kum & Go |

HOTEL

- | |
|------------------------|
| 1 Hampton Inn |
| 2 Staybridge Suites |
| 3 Comfort Inn & Suites |
| 4 WoodSpring Suites |



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*WB Realty Co. is a licensed broker in the state of Iowa
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