



# 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

Max contiguous: 7,500 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:

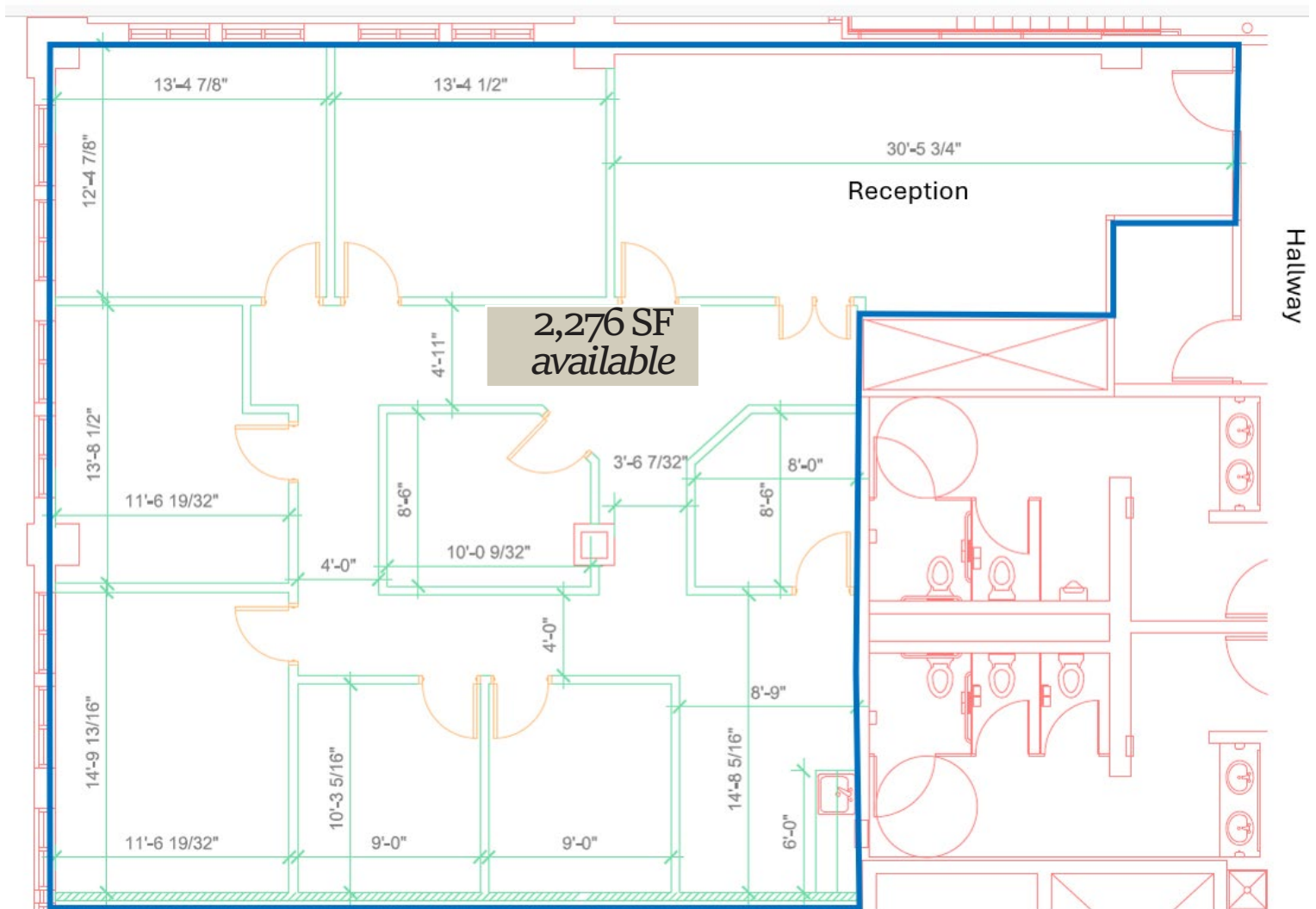




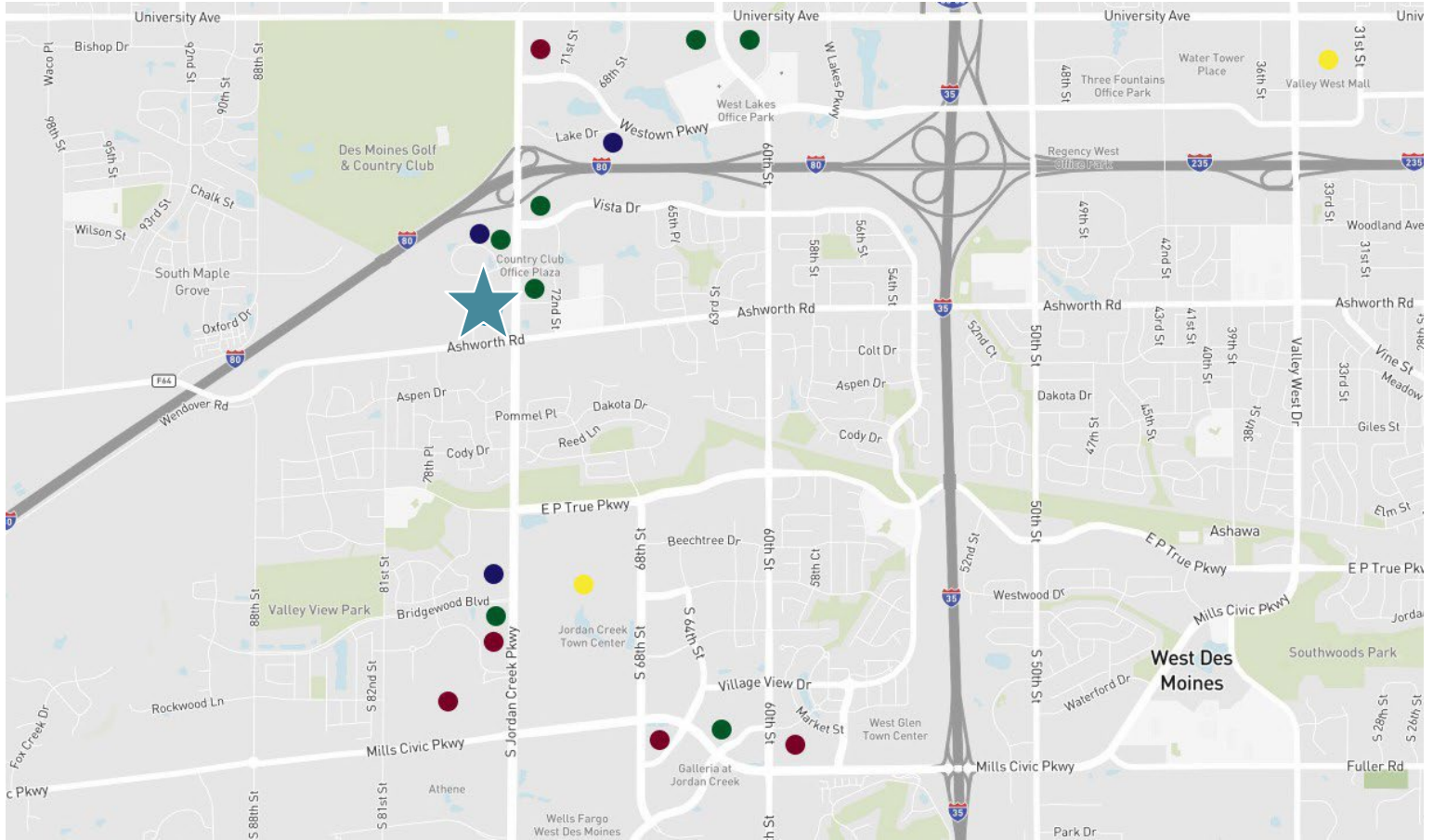
# THIRD FLOOR

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
- Paneros
- 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