the ATLAS BUILDING

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 Westown 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 - 165,949 sq. ft. available
- Lease Rate: $16.95 - $24 NNN PSF
- 2026 Operating Expense Estimate - $8 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.

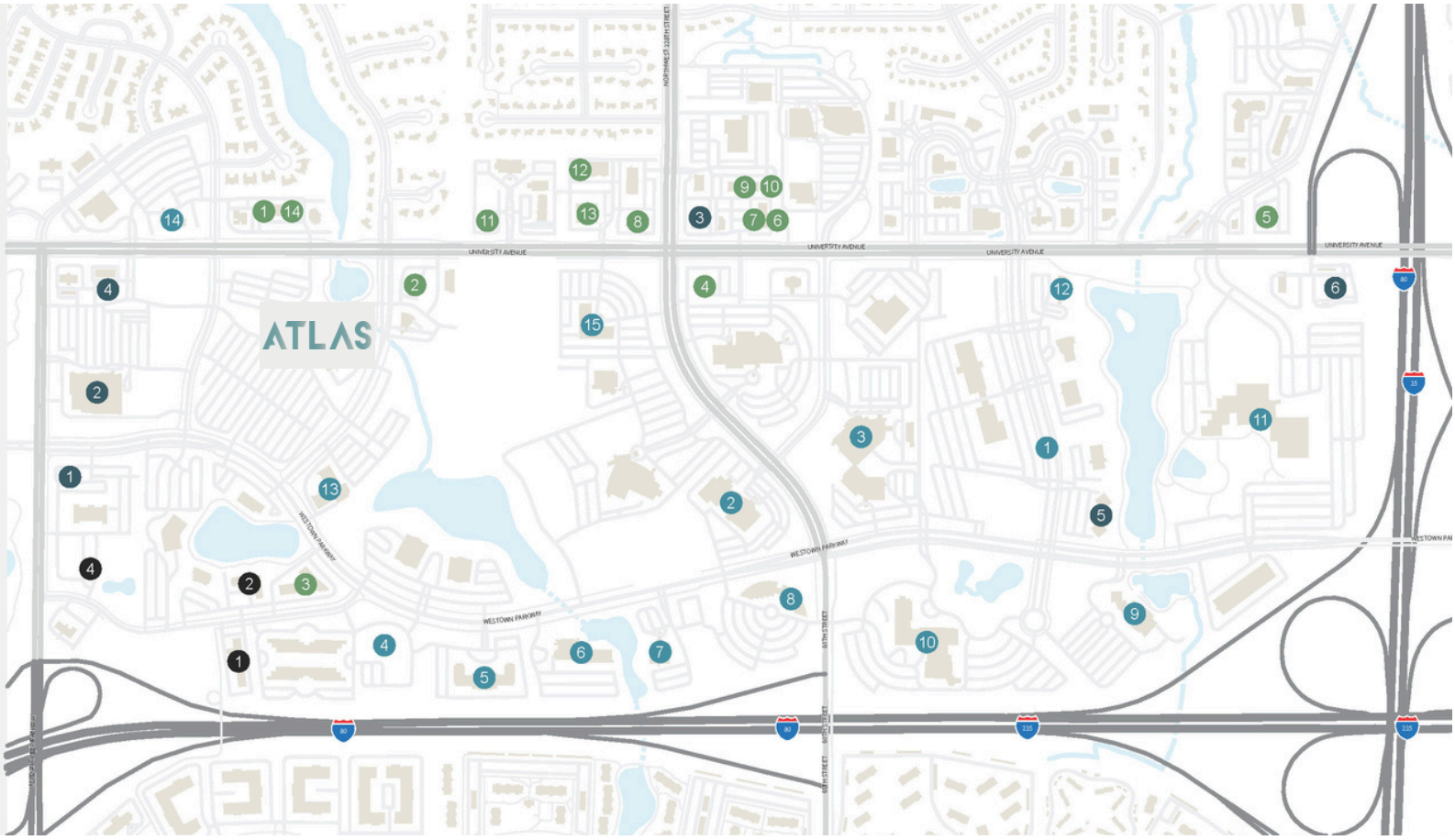
THE ATLAS ROOM

Tucked inside Serenity Couture Salon & Spa in West Des Moines, The Atlas Room is an intimate craft cocktail bar providing an upscale experience.

BUILDING AMENITIES

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

SUITES 210-240
SUITES 260-290



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

RETAIL

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

RESTAURANTS

1 5 Borough Bagels
2 Panera Bread
3 Pickerman's
4 Biaggi's
5 Crackers Barrel
6 Caribou Coffee
7 Z'Mariks
8 Cooper's Hawk
9 Midnight Coffee & Café
10 Franka Pizzeria
11 Capriotti's
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

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