FOR LEASE



Westridge Office Park
3001 Westown Pkwy
2929 Westown Pkwy
2829 Westown Pkwy

West Des Moines, IA 50266

JLL

NEW!
SOLAR SYSTEM
INSTALLED IN 2023



PROPERTY OVERVIEW

Prime West Des Moines location close to restaurants, services, transportation, and retail amenities

Outdoor seating

Renovated lobbies

Trademark visibility and signage

Efficient floor plans options

Fiber connectivity

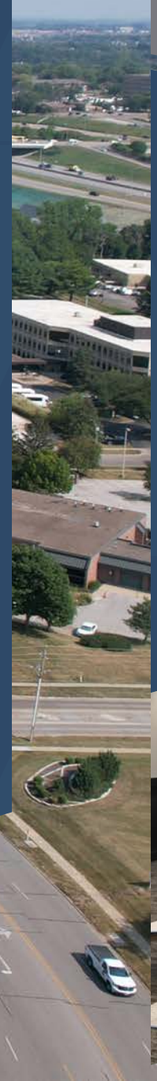
New panel solar system installed in

On-site fitness center

Access to park conference center

Access to major transportation arteries, such as University Ave and I-235

Generous green space featuring a public art display





WESTRIDGE BUILDING I

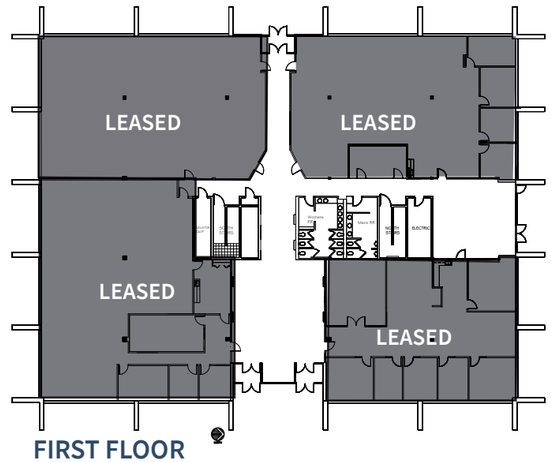
3001 Westown Pkwy

AVAILABILITIES

First Floor:
- LEASED

Second Floor:
- LEASED





FIRST FLOOR



SECOND FLOOR



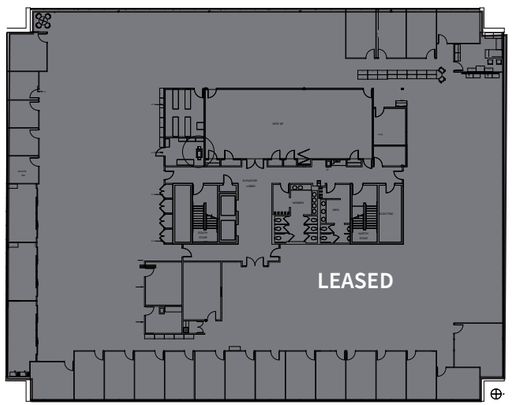
WESTRIDGE BUILDING I

3001 Westown Pkwy

AVAILABILITIES

Third Floor:

- LEASED



THIRD FLOOR



AVAILABILITIES

First Floor:

- 2,867 SF (sublease)

Second Floor:

- 3,270 SF

TERMS

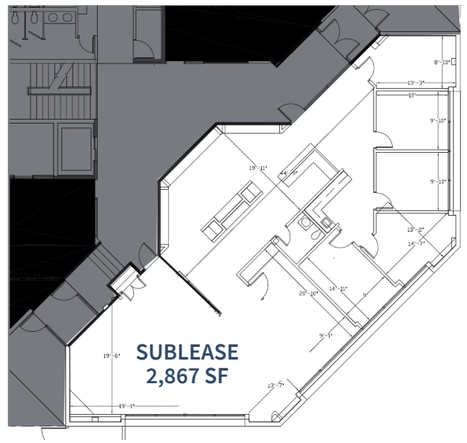
- $10.50 NNN



WESTRIDGE BUILDING II

2929 Westown Pkwy

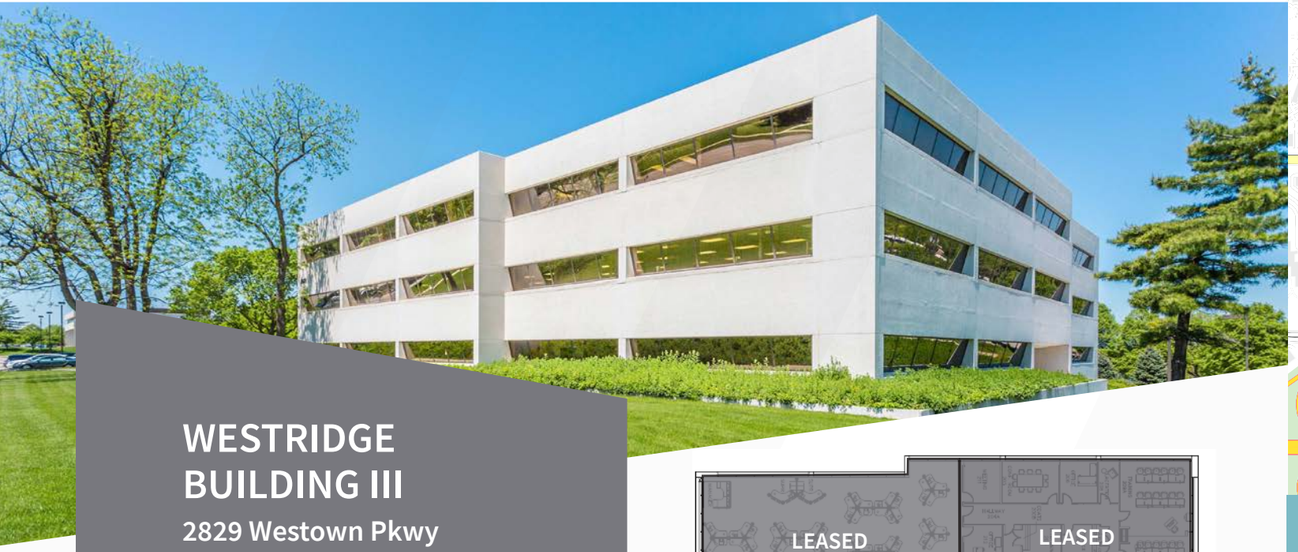
Suites available
6,137 RSF



FIRST FLOOR



SECOND FLOOR



WESTRIDGE BUILDING III

2829 Westown Pkwy

Suites available
+/-3,700 SF

AVAILABILITIES

- 3rd Floor: +/-3,700 SF

TERMS

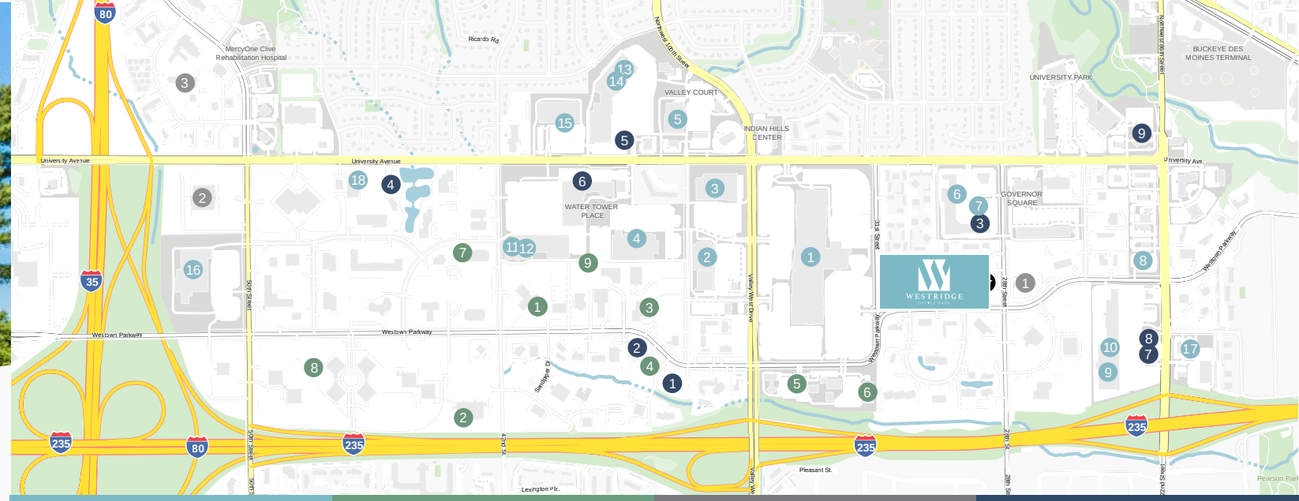
- $10.50 NNN



SECOND FLOOR



THIRD FLOOR



RETAIL

1 Valley West Mall
2 Hy-Vee Grocery Store
3 Target
4 The Home Depot
5 JOANN Fabric and Crafts
6 Fresh Thyme Market
7 ClockTower Square
8 Walgreens
9 Floor & Decor
10 Michaels
11 Whole Foods Market
12 Best Buy
13 Fareway Grocery
14 Kohl's
15 At Home
16 Lowe's Home Improvement
17 QuikTrip
18 Barnes & Noble

CORPORATE NEIGHBORS

1 Shive-Hattery, Inc.
2 QCI - Quality Consulting, Inc.
3 Mediacom Communications Corporation
4 U.S. Bank Branch
5 West Bank
6 ClaimDOC
7 Three Fountains Office Park
8 Regency West Office Park
9 Local 5 and Iowa CW

HOTELS

1 Extended Stay America
2 Sheraton West Des Moines Hotel
3 Wildwood Lodge Clive

RESTAURANTS

1 Olive Garden Italian Restaurant
2 Red Lobster
3 Waterfront Seafood Market
4 Chick-fil-A
5 Starbucks
6 HuHot Mongolian Grill
7 Jethro's BBQ 'n Bacon Bacon
8 McDonald's
9 Cool Basil





For leasing information, contact:

Justin Lossner, CCIM, SIOR
Senior Managing Director
Jones Lang LaSalle Brokerage, Inc.
+1 515 371 0846
justin.lossner@jll.com

Lucas Hedstrom
Vice President
Jones Lang LaSalle Brokerage, Inc.
+1 515 564 9269
lucas.hedstrom@jll.com

Owned by: MDM

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WESTRIDGE
OFFICE PARK

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