

WESTRIDGE OFFICE PARK

3001 Westown Pkwy
2929 Westown Pkwy
2829 Westown Pkwy
West Des Moines, IA



Justin Lossner, CCIM, SIOR

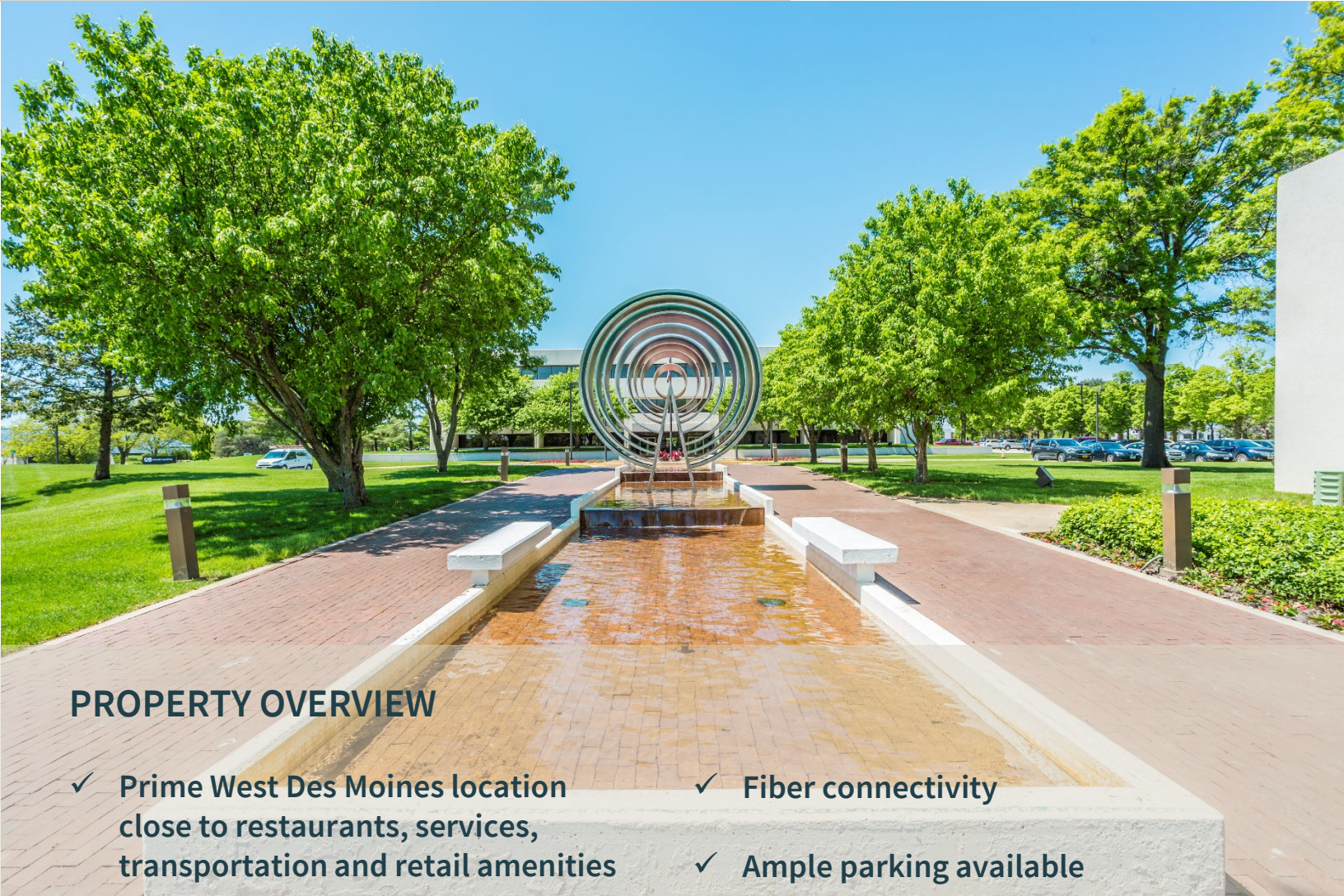
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WESTRIDGE OFFICE PARK



PROPERTY OVERVIEW

- ✓ Prime West Des Moines location close to restaurants, services, transportation and retail amenities
- ✓ Fiber connectivity
- ✓ Ample parking available
- ✓ Easy access to major transportation arteries, such as University Ave and I-235
- ✓ Generous green space featuring a public art display
- ✓ Completed lobby renovations
- ✓ Access to park conference center
- ✓ Trademark visibility and signage
- ✓ Access to onsite fitness center
- ✓ Efficient floor plans options
- ✓ Outdoor seating

WESTRIDGE BUILDING I

3001 Westown Pkwy



Suites available
3,624 – 24,000 RSF

SPACE HIGHLIGHTS

- 22,450 RSF floor plates
- Newly renovated lobby

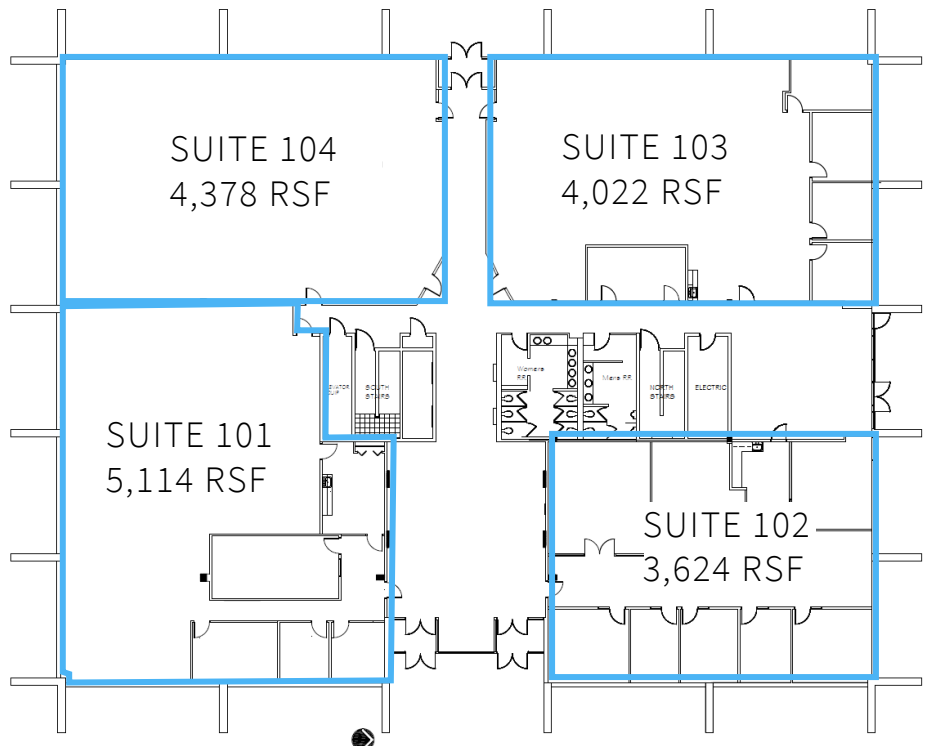
AVAILABILITY:

- First Floor:
 - Suite 101: 5,114 RSF
 - Suite 102: 3,624 SF
 - Suite 103: 4,022 SF
 - Suite 104: 4,378 SF
- Third Floor:
 - +/- 12,000-24,000 RSF (one contiguous space)

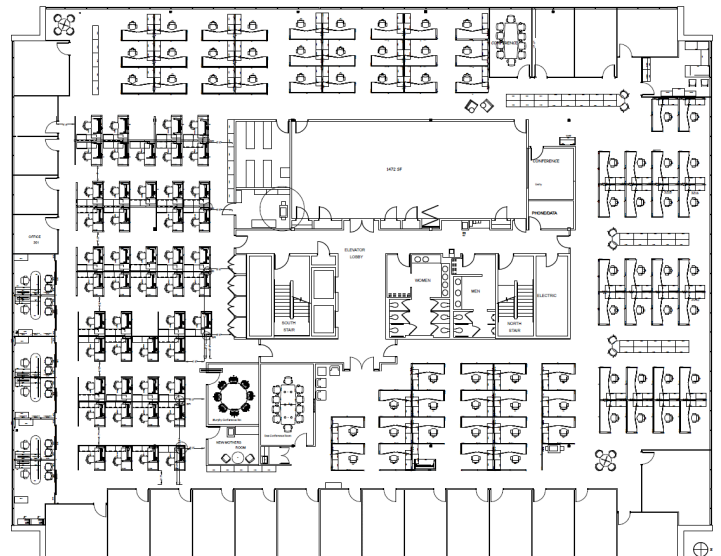
TERMS

- \$10.50 PSF NNN
- Operating expenses available upon request
- Tenant improvement allowance available with long term commitment

FIRST FLOOR



THIRD FLOOR



WESTRIDGE BUILDING II

2929 Westown Pkwy



One suite available
3,270 RSF

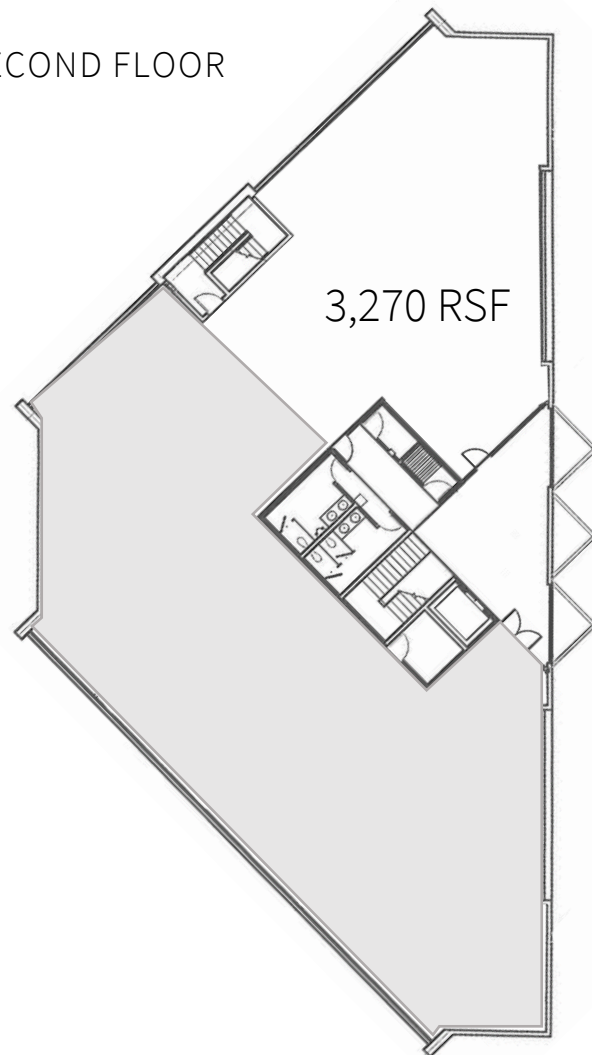
SPACE HIGHLIGHTS

- Up to 3,270 RSF available
- 2nd floor of a three-story building
- Shell space
- Access to conference room/training center located on garden level
- Excellent window line

TERMS

- \$10.00 PSF NNN
- Operating expenses available upon request
- Tenant improvement allowance available

SECOND FLOOR



WESTRIDGE BUILDING III

2829 Westown Pkwy



Divisible Floor Plans 12,026 +/- RSF

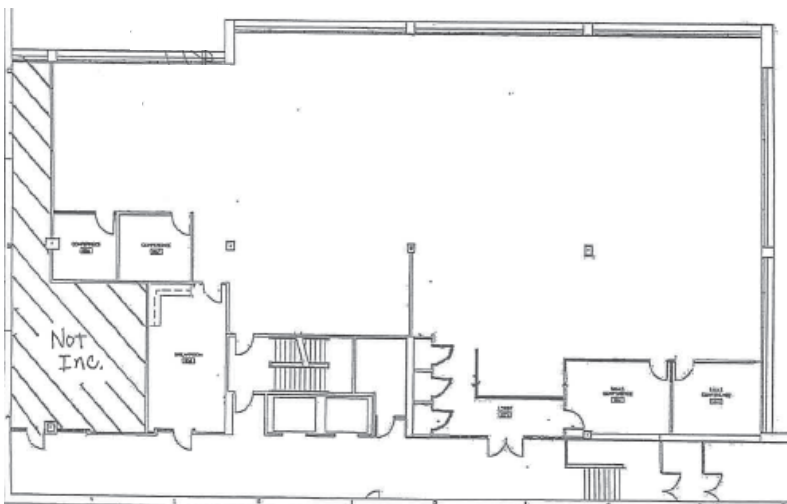
SPACE HIGHLIGHTS

- Suite 100 offers up to 12,026 RSF
- Suite 105 offers up to 7,645 RSF

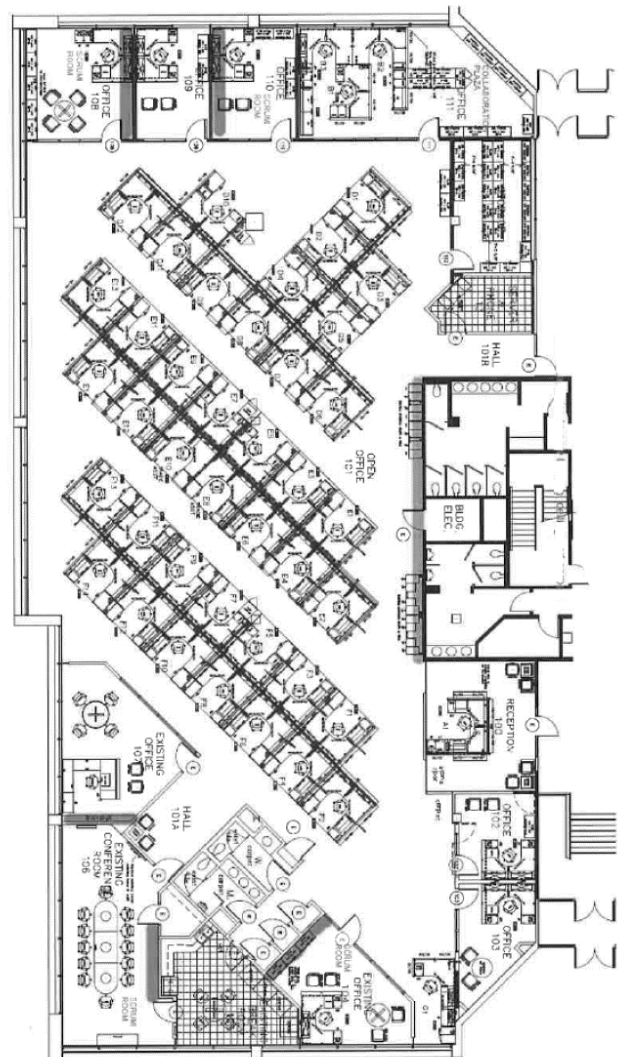
TERMS

- \$10.00 PSF NNN
- 5-year lease preferred
- Operating expenses available upon request
- Recently renovated
- Tenant improvement allowance available

FIRST FLOOR – Suite 105



FIRST FLOOR – Suite 100



WESTRIDGE BUILDING III

2829 Westown Pkwy



Divisible Floor Plans

5,218 +/- RSF

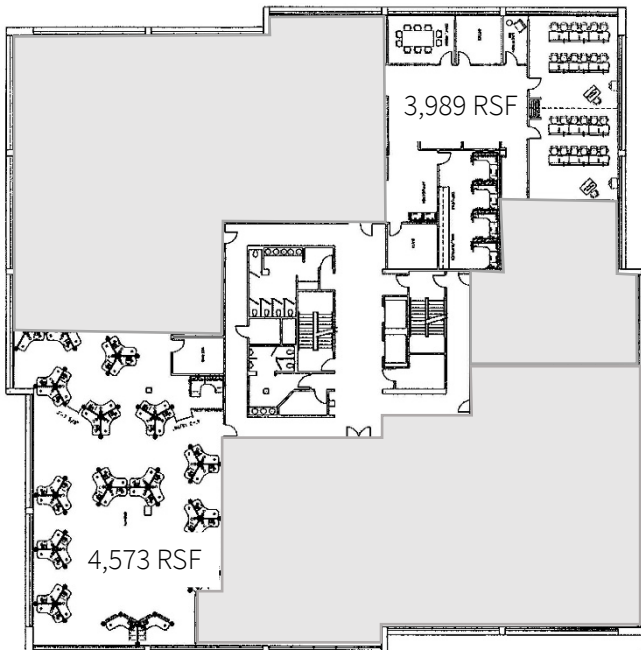
SPACE HIGHLIGHTS

- 2nd floor offers up to 3,989 - 4,573 RSF
 - Furniture available
- 3rd floor offers up to 5,218 RSF

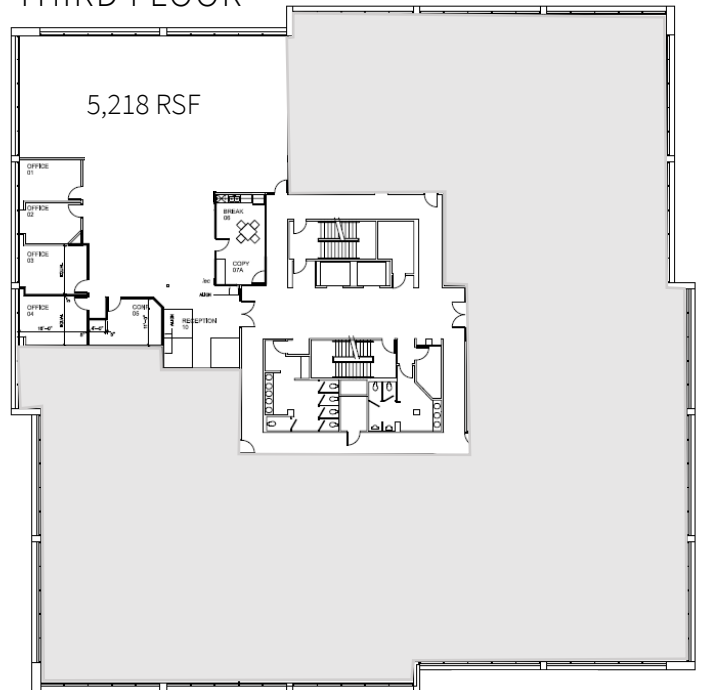
TERMS

- \$10.00 PSF NNN
- 5-year lease preferred
- Operating expenses available upon request
- Tenant improvement allowance available

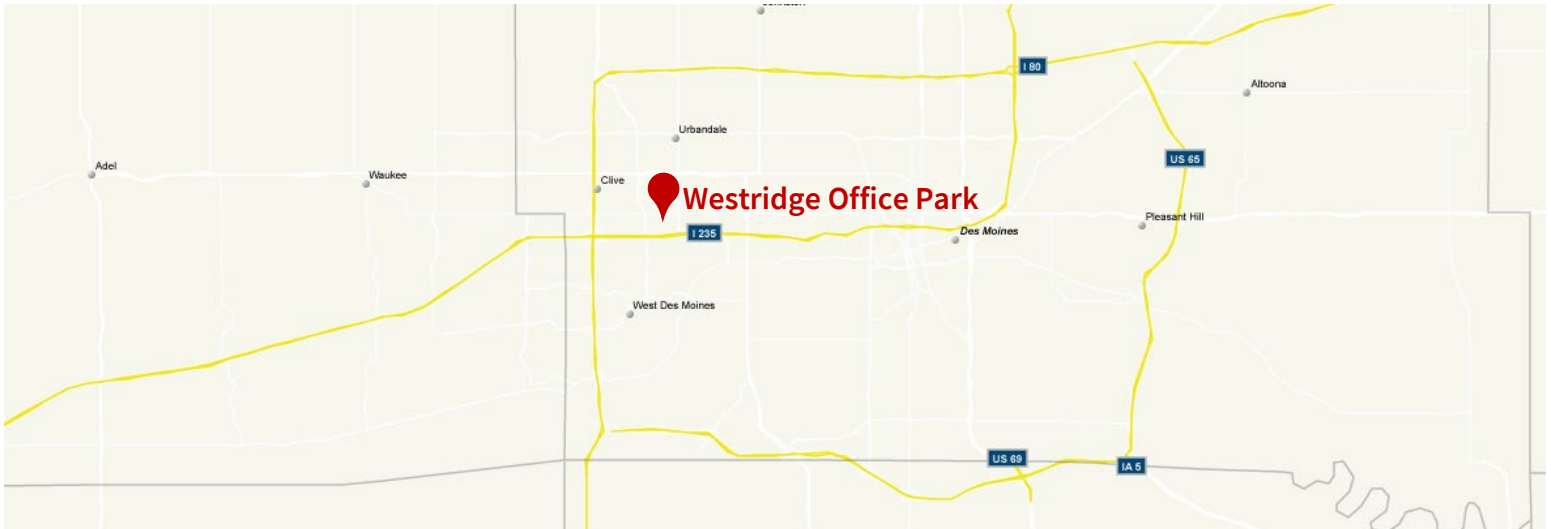
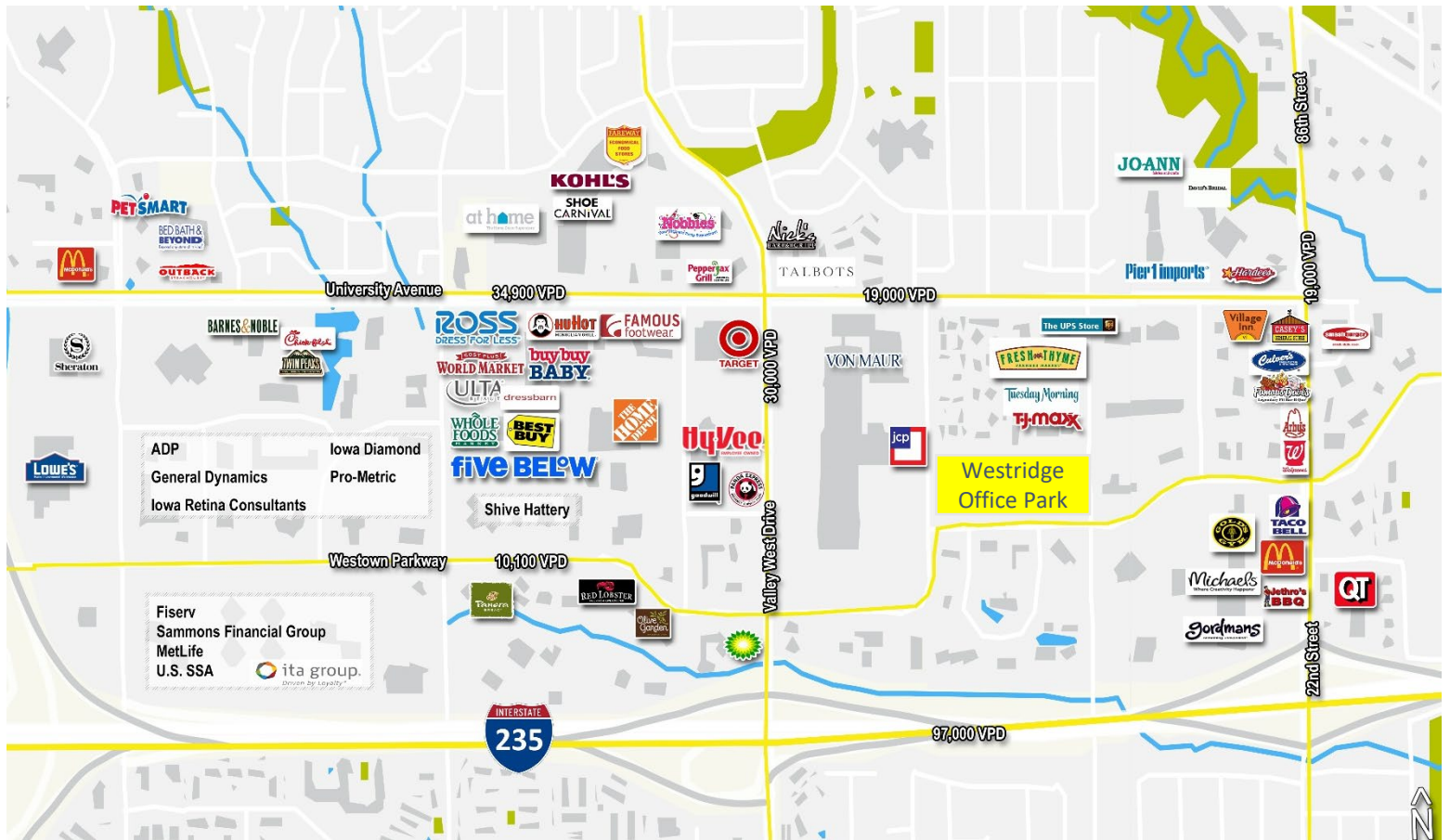
SECOND FLOOR



THIRD FLOOR



WESTRIDGE OFFICE PARK





Owned by:



Managed by:



KNAPP PROPERTIES

For leasing information, contact:

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