



For Lease ± 4,636 – 10,611 RSF

Class A Office Space in a Premier Medical/Office Park in West Des Moines

Property details

Availability: Contiguous SF: 10,611 SF

- Lower Level: 4,636 RSF **Available August 2023*
- Suite 210: 5,975 RSF **Available August 2023*

Lease rate: Lower Level: \$12.00/PSF NNN
Suite 210: \$17.00 PSF NNN

Est. OPEX: \$11.52/SF (includes utilities and janitorial)

- Easy access to I-235, I-80 and I-35
- Prime location in West Des Moines “Medical Mile”
- Ample on-site parking with reserved visitor spaces
- Professionally landscaped grounds with scenic lake
- Executive level finishes
- Google Fiber internet available
- 1601 West Lakes sits on the DART bus line on Westown Pkwy.

1601 West Lakes Parkway,
West Des Moines, IA 50266

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Property information

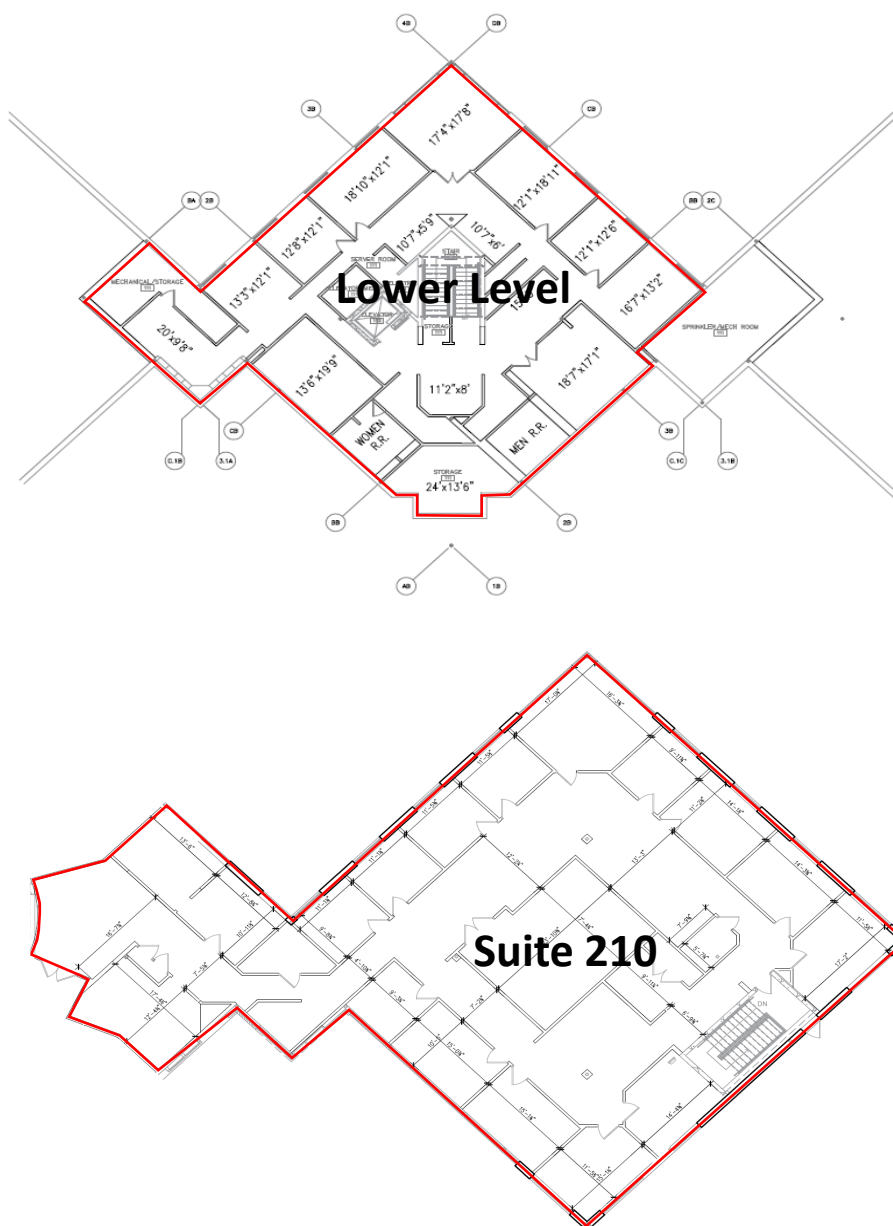
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Terms:

- Lease Rate:
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- Space offered as-is

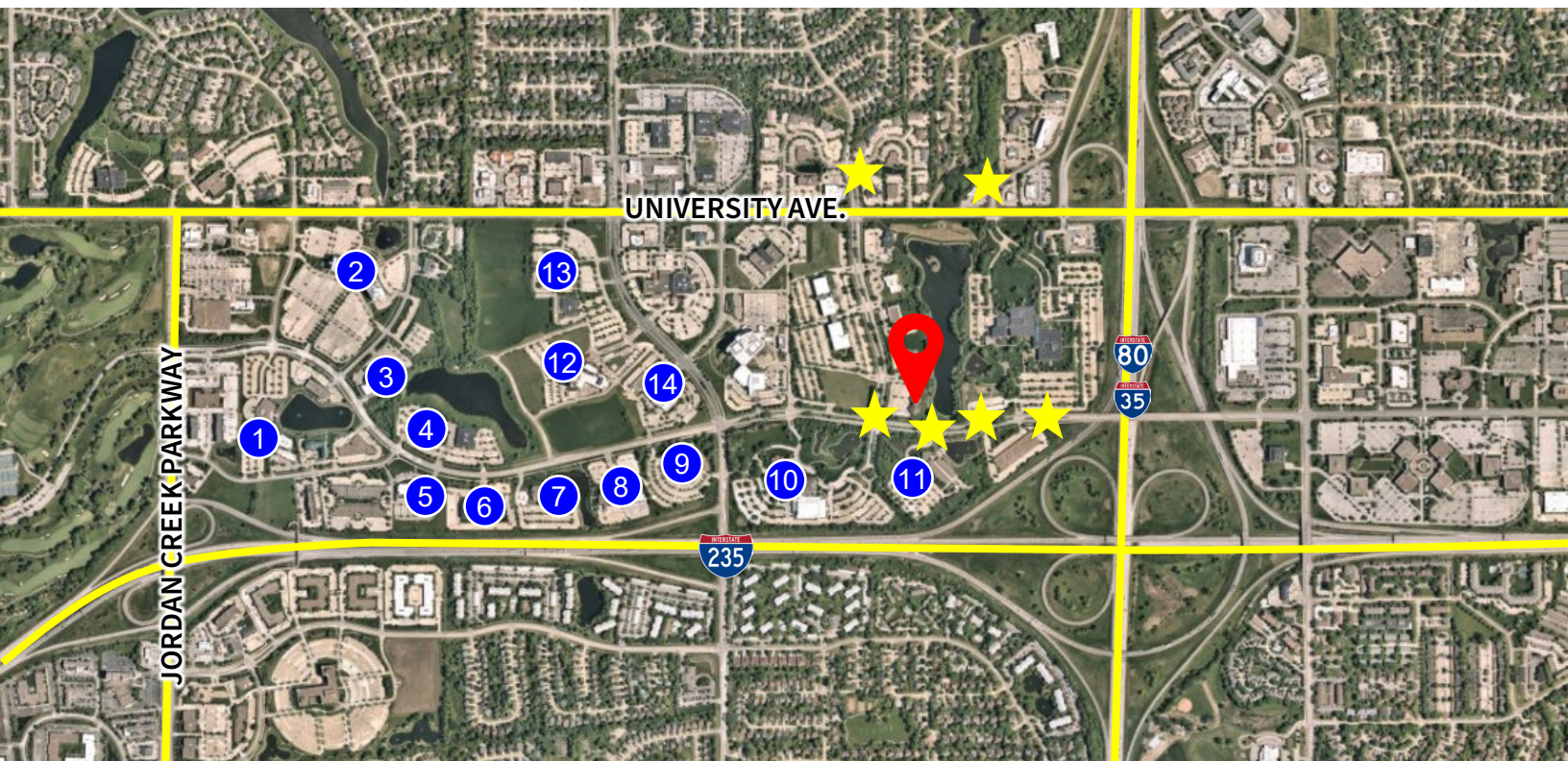
Floor plan



Property photos



Location



- | | |
|---------------------------------|------------------------------------|
| 1 Equitrust Life Insurance | 8 Wolfe Eye Clinic |
| 2 Wells Fargo Home Mortgage | 9 American Equity |
| 3 Farmers Mutual Hail Insurance | 10 Hy-Vee Headquarters |
| 4 Principal Financial Group | 11 Homesteaders Life |
| 5 Merchants Bonding Company | 12 Methodist West Hospital |
| 6 Strategic America/UnityPoint | 13 Lake View Medical |
| 7 Truckers Insurance | 14 Mercy Medical Center West Lakes |



1601 West Lakes Parkway



DART Pick-Up