

West Towers Office Building

1200 Valley West Drive, West Des Moines, Iowa

**FOR
LEASE**

**Up to
3 Months
FREE RENT**



Property Description

- ◆ **Up to 3 Months FREE Rent!**
(Call for Details)
- ◆ 760 to 6,996 Square Feet of Office Space Available For Lease
- ◆ Lease Rate:
\$12.00 - \$15.75 PSF Full Service

Amenities

- ◆ Flexible Floor Plans
- ◆ Common Area Conference Room
- ◆ Easy Access to I-235
- ◆ Ample On-Site Parking
- ◆ Fitness Center Includes Pool, Exercise Equipment, Racquetball Court and Full Locker Rooms



**FOR ADDITIONAL
INFORMATION CONTACT:**

JULIE BROWN

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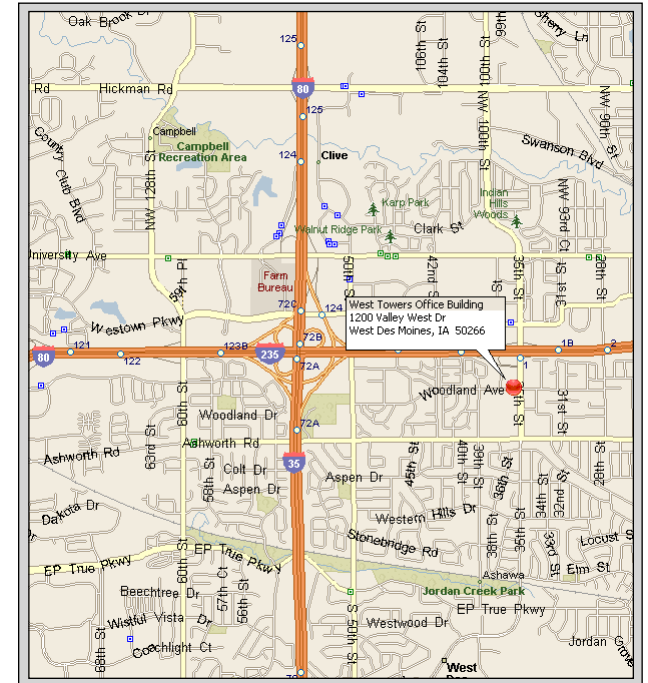
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LOCATION MAP



DEMOGRAPHICS (2010)

<u>Radius (miles)</u>	<u>1.0</u>	<u>3.0</u>	<u>5.0</u>
Population	11,808	80,075	167,516
Households	5,125	34,575	71,233
Avg. HH Income	\$78,872	\$84,664	\$84,035
Median HH Income	\$63,627	\$65,120	\$64,667
Avg. Median Age	37.67	36.20	36.75



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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AVAILABILITY

Suite	Square Feet Available	Lease Rate	Comments
15	2,038 SF	\$12.00 PSF FSG	
200	1,665 SF	\$15.75 PSF FSG	
408	760 SF	\$15.75 PSF FSG	Available 10/1/10
409*	2,549 SF	\$15.75 PSF FSG	Contiguous with Suite 410
410*	2,230 SF	\$15.75 PSF FSG	Contiguous with Suite 409
409/410	4,779 SF	\$15.75 PSF FSG	Suites 409 & 410 Total SF
602	1,659 SF	\$15.75 PSF FSG	
700*	3,987 SF	\$15.75 PSF FSG	Contiguous with Suite 701
701*	3,009 SF	\$15.75 PSF FSG	Contiguous with Suite 700
700/701	6,996 SF	\$15.75 PSF FSG	Suites 700 & 701 Total SF
702*	826 SF	\$15.75 PSF FSG	Contiguous with Suites 704 & 707
704*	1,180 SF	\$15.75 PSF FSG	Contiguous with Suites 702 & 707
707*	1,627 SF	\$15.75 PSF FSG	Contiguous with Suites 702 & 704
702/704/707	3,633 SF	\$15.75 PSF FSG	Suites 702, 704 & 707 Total SF