

# Colony Park Office Building

3737 Woodland Avenue, West Des Moines, Iowa

**FOR  
LEASE**

**Up to  
3 Months  
FREE RENT**



## Property Description

- ◆ **Up to 3 Months FREE Rent!**  
(Call for Details)
- ◆ 815 to 14,501 Square Feet of Office Contiguous Space Available For Lease
- ◆ Lease Rate:  
\$14.75 to \$15.75 PSF Full Service
- ◆ Conveniently Located at Valley West Drive and I-235

## Amenities

- ◆ Flexible Floor Plans
- ◆ Easy Access to I-235
- ◆ Ample On-Site Parking
- ◆ Fitness Center Includes Equipment and Full Locker Rooms
- ◆ All Amenities Nearby



**FOR ADDITIONAL  
INFORMATION CONTACT:**

**JULIE BROWN**

515.471.4311 Office

[julie.brown@terrus.com](mailto:julie.brown@terrus.com)

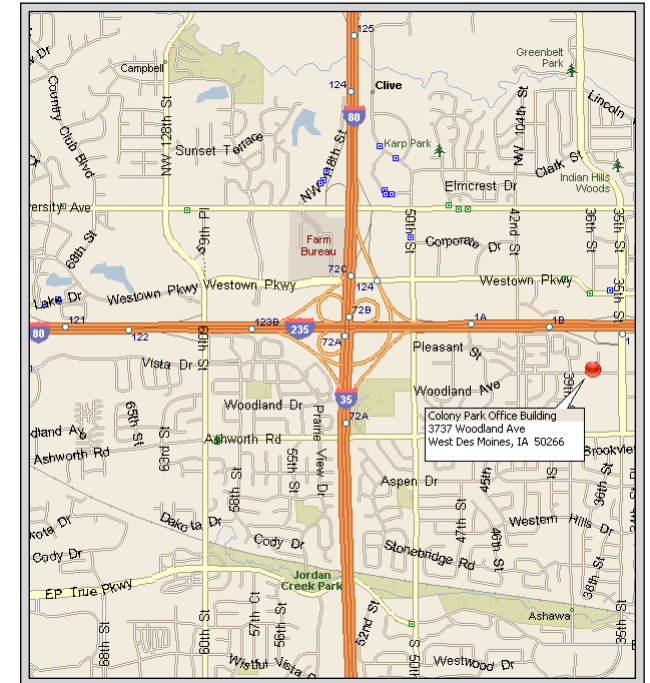
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## LOCATION MAP



## DEMOGRAPHICS (2010)

<u>Radius (miles)</u>	<u>1.0</u>	<u>3.0</u>	<u>5.0</u>
Population	11,131	78,875	162,769
Households	4,827	33,992	68,144
Avg. HH Income	\$79,001	\$85,172	\$84,724
Median HH Income	\$63,439	\$65,288	\$65,211
Avg. Median Age	37.39	36.09	36.84



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
100*	2,900 SF	\$14.75 PSF FSG	Contiguous with Suites 110 & 140
110*	2,018 SF	\$14.75 PSF FSG	Contiguous with Suites 100 & 140
140*	2,194 SF	\$14.75 PSF FSG	Contiguous with Suites 100 & 110
100/110/140	7,112 SF	\$14.75 PSF FSG	Suites 100, 110 & 140 Total SF
200*	7,197 SF	\$15.75 PSF FSG	Contiguous Suites 200, 225, 232 & 240 to Total 14,501 SF
225*	2,519 SF	\$15.75 PSF FSG	Contiguous Suites 200, 225, 232 & 240 to Total 14,501 SF
232*	1,325 SF	\$15.75 PSF FSG	Contiguous Suites 200, 225, 232 & 240 to Total 14,501 SF
240*	3,460 SF	\$15.75 PSF FSG	Contiguous Suites 200, 225, 232 & 240 to Total 14,501 SF
200/225/232/240	14,501 SF	\$15.75 PSF FSG	Suites 200, 225, 232 & 240 Total SF
420	1,717 SF	\$15.75 PSF FSG	
515*	815 SF	\$15.75 PSF FSG	Contiguous with Suites 525 to Total 3,766 SF
525*	2,951 SF	\$15.75 PSF FSG	Contiguous with Suites 515 to Total 3,766 SF
515/525	3,766 SF	\$15.75 PSF FSG	Suites 515 & 525 Total SF
601	5,181 SF	\$15.75 PSF FSG	
640	1,441 SF	\$15.75 PSF FSG	