

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)
- ◆ 459 to 4,779 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
- ◆ Professionally Managed



FOR ADDITIONAL INFORMATION CONTACT:

JULIE BROWN
515.471.4311 Office
julie.brown@terrus.com

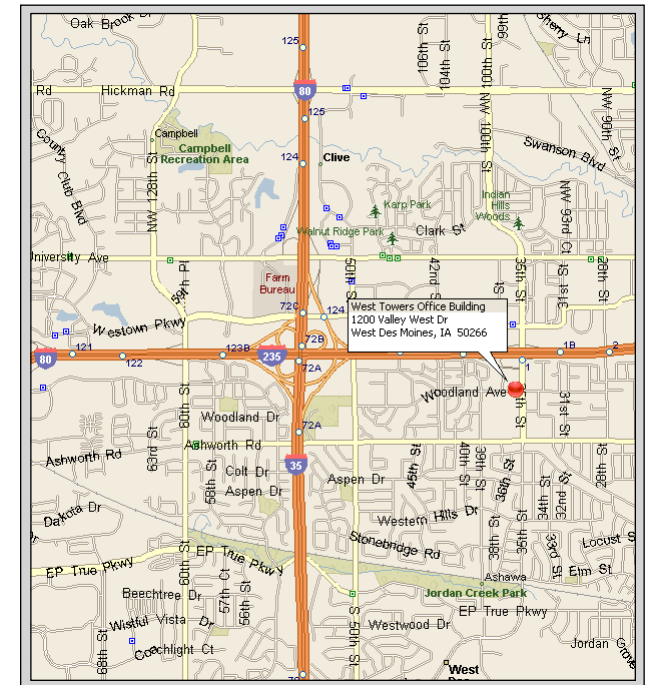
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LOCATION MAP



DEMOGRAPHICS (2011)

<u>Radius (miles)</u>	<u>1.0</u>	<u>3.0</u>	<u>5.0</u>
Population	12,110	80,361	169,640
Households	5,252	34,673	72,218
Avg. HH Income	\$77,254	\$81,988	\$81,068
Median HH Income	\$62,135	\$62,584	\$64,256
Avg. Median Age	36.34	35.29	35.84



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
15	2,038 SF	\$12.00 PSF FSG	
104	780 SF	\$15.75 PSF FSG	
110	2,060 SF	\$15.75 PSF FSG	
200	986 SF	\$15.75 PSF FSG	
306	1,951 SF	\$15.75 PSF FSG	Available 8/1/11
402	717 SF	\$15.75 PSF FSG	
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
604*	2,454 SF	\$15.75 PSF FSG	Contiguous with Suite 609
609*	700 SF	\$15.75 PSF FSG	Contiguous with Suite 604
604/609	3,154 SF	\$15.75 PSF FSG	Suites 604 & 609 Total SF
701	2,097 SF	\$15.75 PSF FSG	
702*	826 SF	\$15.75 PSF FSG	Contiguous with Suite 707
707*	1,627 SF	\$15.75 PSF FSG	Contiguous with Suite 702
702/707	2,453 SF	\$15.75 PSF FSG	Suites 702 & 707 Total SF
708	459 SF	\$15.75 PSF FSG	