

# 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)
- ◆ 442 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

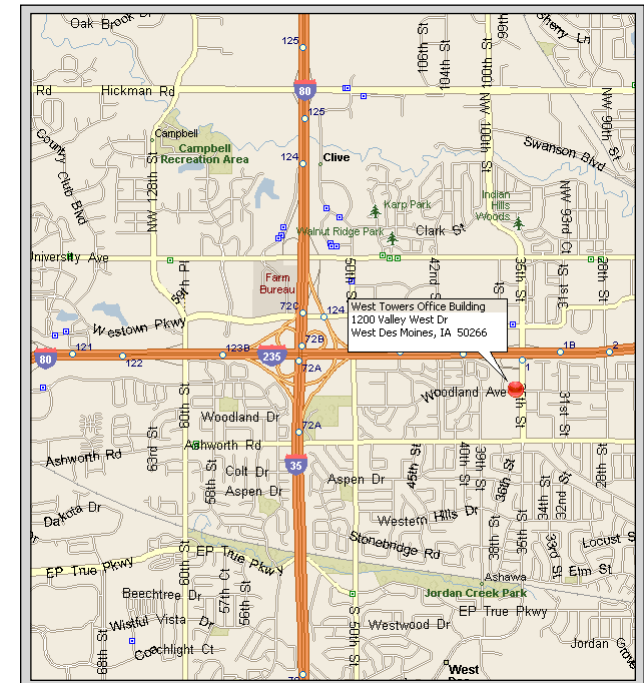
# West Towers Office Building

1200 Valley West Drive, West Des Moines, Iowa

**FOR  
LEASE**



## LOCATION MAP



## DEMOGRAPHICS (2011)

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



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.

# West Towers

1200 Valley West Drive, West Des Moines, Iowa

## AVAILABILITY

Suite	Square Feet Available	Lease Rate	Comments
15	2,038 SF	\$12.00 PSF FSG	
104	780 SF	\$15.75 PSF FSG	
107	442 SF	\$15.75 PSF FSG	Available 12/1/11
110	2,060 SF	\$15.75 PSF FSG	
200	986 SF	\$15.75 PSF FSG	
306	1,951 SF	\$15.75 PSF FSG	
402	717 SF	\$15.75 PSF FSG	
405	449 SF	\$15.75 PSF FSG	Available 2/1/12
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	
707	1,627 SF	\$15.75 PSF FSG	