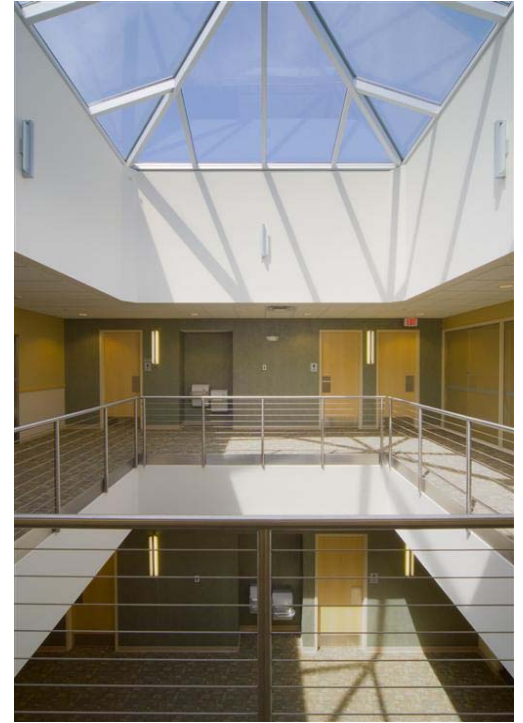


OFFICE SPACE FOR LEASE

LADCO I, 6601 WESTOWN, WEST DES MOINES



For more information or to schedule a private showing, please contact:

Riley Hogan
Development Manager
515.278.8505
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Luke Garnaas
Development Manager
515.221.6453
lgarnaas@ladcodevelopment.com

LADCO Development
590 Market Street
West Des Moines, IA 50266

P 515.278.8505
F 515.278.8510

LADCODEVELOPMENT.COM

PROPERTY FEATURES

- 7,697 RSF Class A Professional Office Space Available
Suite 110: 1,826 RSF Lease Rate: \$18.50 Full Service Gross
Suite 240: 5,871 RSF Lease Rate: \$14.50 NNN
- Nine private offices, two conference rooms & multiple work stations in Suite 240
- Dramatic atrium lobby and well-appointed reception area with access to conference rooms
- Adjacent buildings include new Iowa Health Systems Hospital and Mercy West Lakes Hospital, Mercy Wellness Campus,
- Tenants: American Trust & Savings Bank, Sullivan & Ward, P.C., Raymond James, Environmental Design Group, Architectural Wall
- Premier lakeside location on Westtown Parkway near intersection of Jordan Creek Parkway
- Great visibility with over 50,000 vehicles per day with easy access to I-80, I-35 & I-235

COMPETITIVE LEASE RATES
& TENANT IMPROVEMENT
PACKAGES NOW AVAILABLE

We obtained the information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is subject to the possibility of errors, omissions, change of price, rental or other conditions, or withdrawal without notice. LADCO Development, Inc.

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Traffic Counts & Demographics

- Over 50,000 motorists passing by daily on I-80 & Jordan Creek Parkway (Iowa DOT 2004)
- 2006 Population 100,925 (5-mi.) 42,135 (3-mi. radius)
- 2006 Average Household Income \$92,406 (5-mile) \$109,581 (3-mi. radius)

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