

OFFICE SPACE FOR LEASE

7300 WESTOWN PARKWAY , WEST DES MOINES



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

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LADCO Development
590 Market Street
West Des Moines, IA 50266

P 515.278.8505
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LADCODEVELOPMENT.COM

PROPERTY FEATURES

- Class A Professional Office Space
- 58,000 SF Total Building Space / 4,992 SF Space Available
- Convenient on-site parking—225 total spaces
- Tenants: Briggs Medical Service Company, LBC Technologies,
- Premier location on Westtown Parkway at intersection of Jordan Creek Parkway adjacent to Des Moines Golf & Country Club
- Great visibility with over 50,000 vehicles per day with easy access to I-80, I-35 & I-235
- Just minutes from downtown Des Moines and conveniently located near Jordan Creek Town Center, restaurants and hotels
- Existing professional office space for immediate availability

Upper Floor: Lease Rate \$ 14.00 NNN TI \$30 PRSF
Lower Floor: Lease Rate \$ 9.00 NNN TI \$30 PRSF

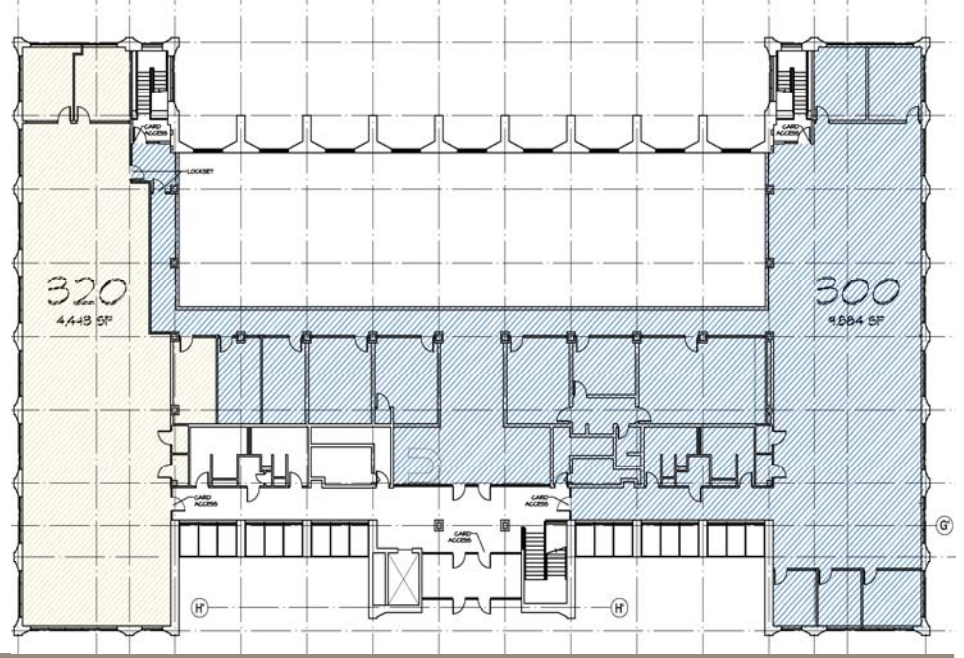
**COMPETITIVE LEASE RATES
& TENANT IMPROVEMENT
PACKAGES NOW AVAILABLE**

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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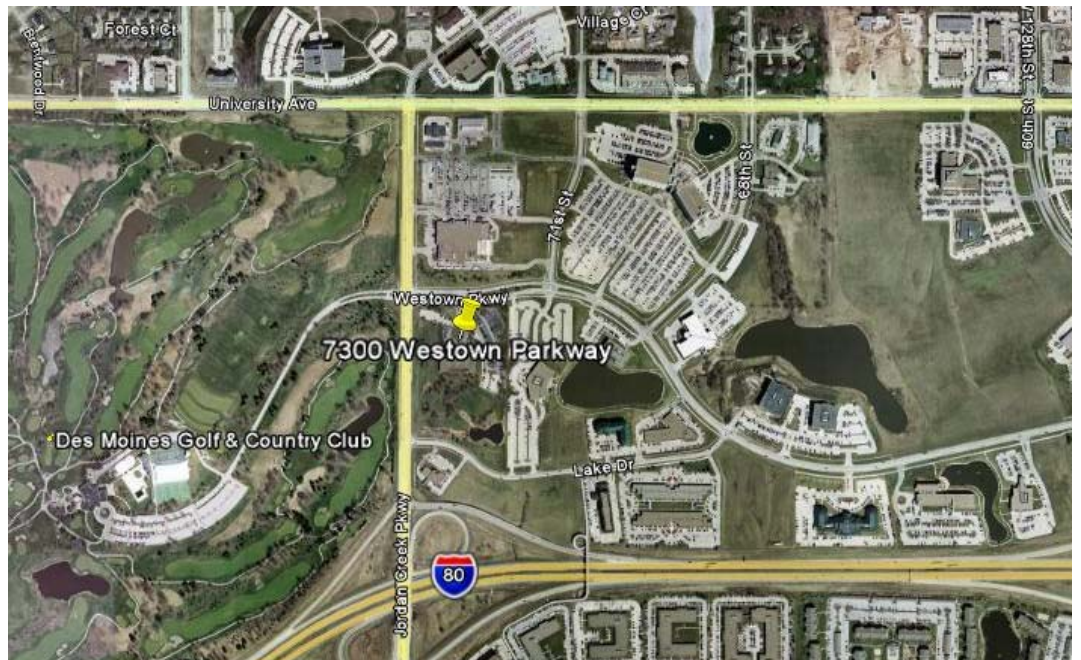
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Traffic Counts & Demographics

- 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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