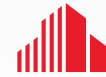


FOR LEASE WEST TOWERS

1200 VALLEY WEST DR | WEST DES MOINES, IA



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



Available Suites

Suite	Avail. SF	Rent PSF (FSG)
30	1,755	\$14.00
203	1,607	\$17.00
410	4,779	\$20.00
503	1,842	\$16.50
600	4,989	\$17.50

Property Highlights

- Ideal location on Valley West Drive right off I-235
- Modern move-in ready suites available
- Building signage available
- Common area conference room
- On-site fitness center with showers and locker rooms
- One-of-a-kind on-site racquetball court
- Ample on-site parking
- Key card access system

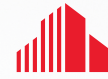


3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
Fax +1 515 309 4040

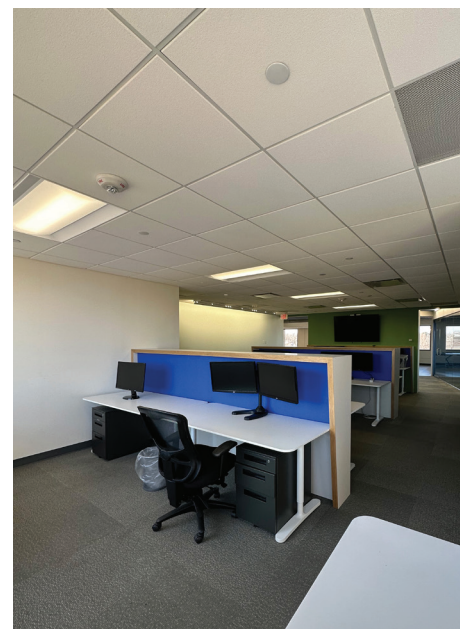
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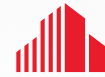


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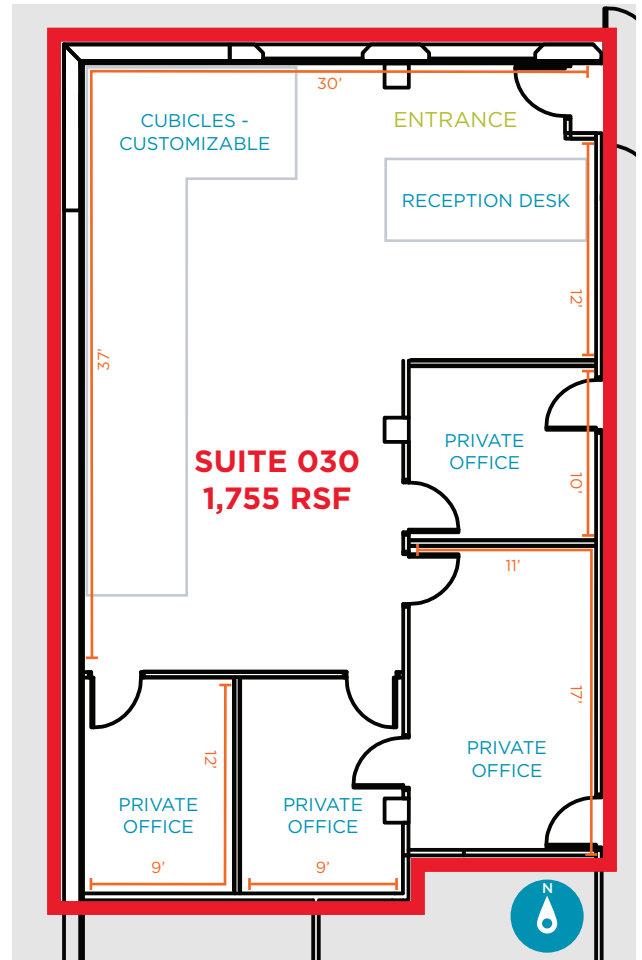
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Suite 30 - Ground Floor

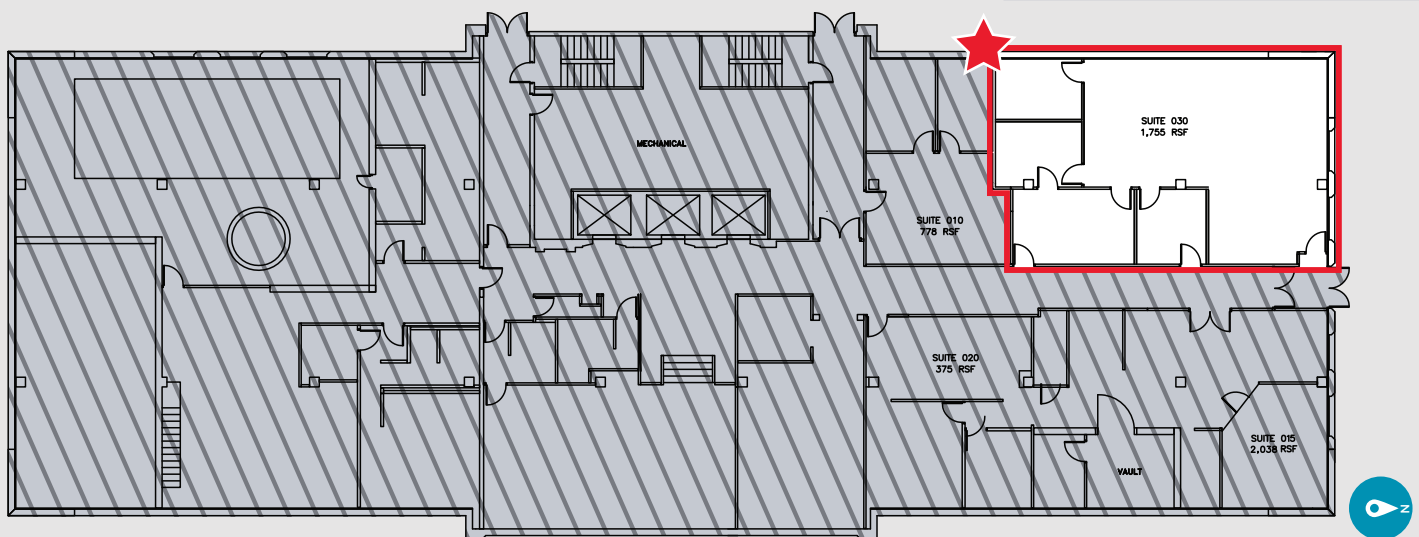
Suite	Avail. SF	Rent PSF
30	1,755	\$14.00 Full Service Gross

Suite Highlights

Suite 30 is a turn-key suite featuring 3 private offices and a reception area with furniture available.



GROUND FLOOR LAYOUT



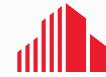
MATT LUNDBERG, SIOR, CCIM
Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com

ALEC WILCOX
Associate
+1 515 210 9446
awilcox@iowaca.com

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
Fax +1 515 309 4040
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FOR LEASE WEST TOWERS

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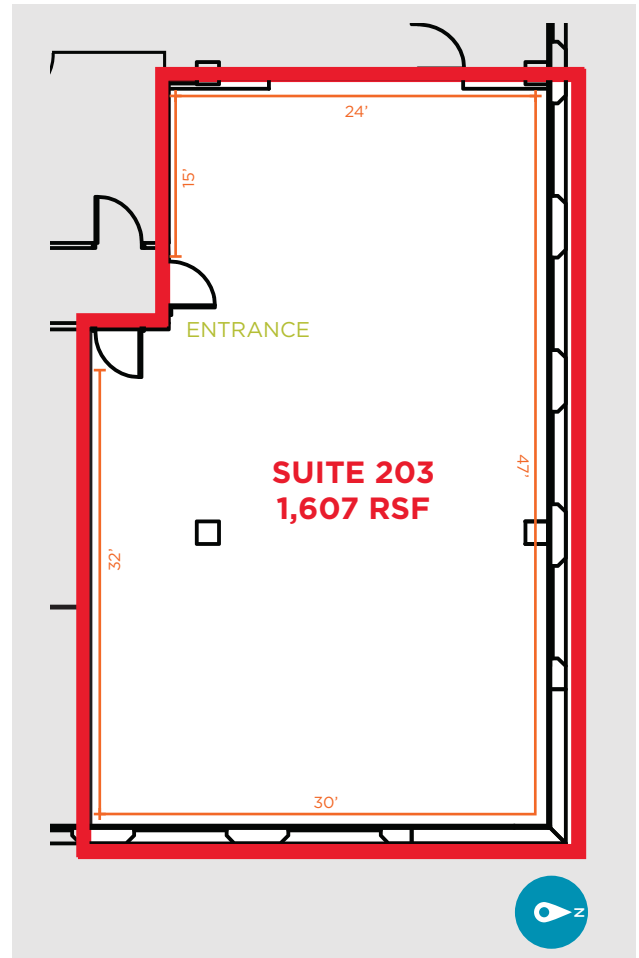
Suite 203 - 2nd Floor

Suite Avail. SF Rent PSF

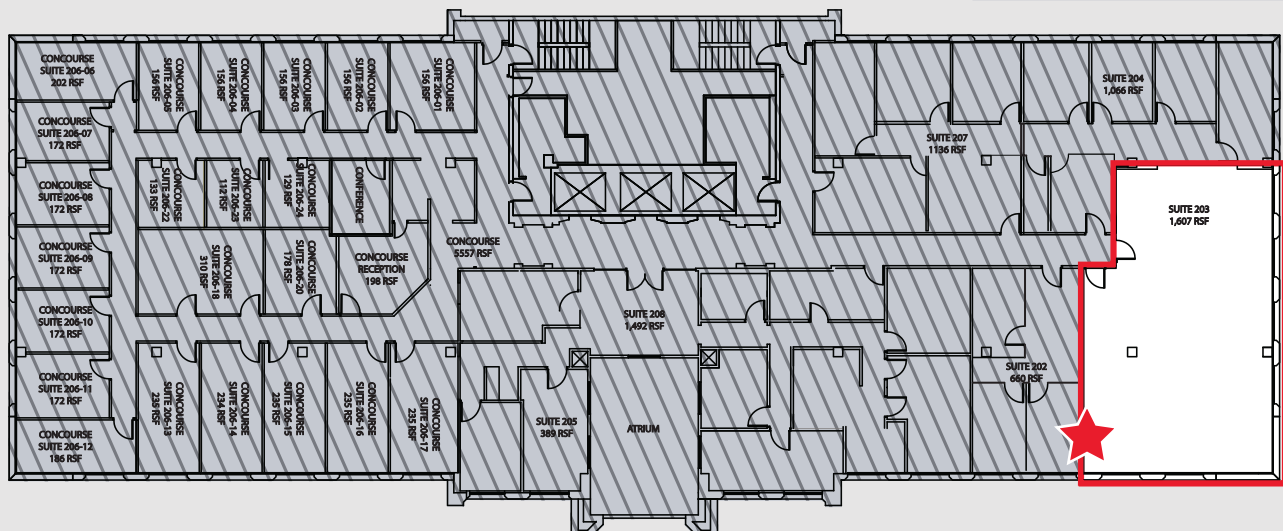
203	1,607	\$17.00 Full Service Gross
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Suite Highlights

Suite 203 is a wide open space ready to be customized. Landlord will build to suit a new user's space needs.



2ND FLOOR LAYOUT



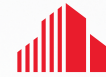
MATT LUNDBERG, SIOR, CCIM
Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com

ALEC WILCOX
Associate
+1 515 210 9446
awilcox@iowaca.com

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
Fax +1 515 309 4040
iowacommercialadvisors.com

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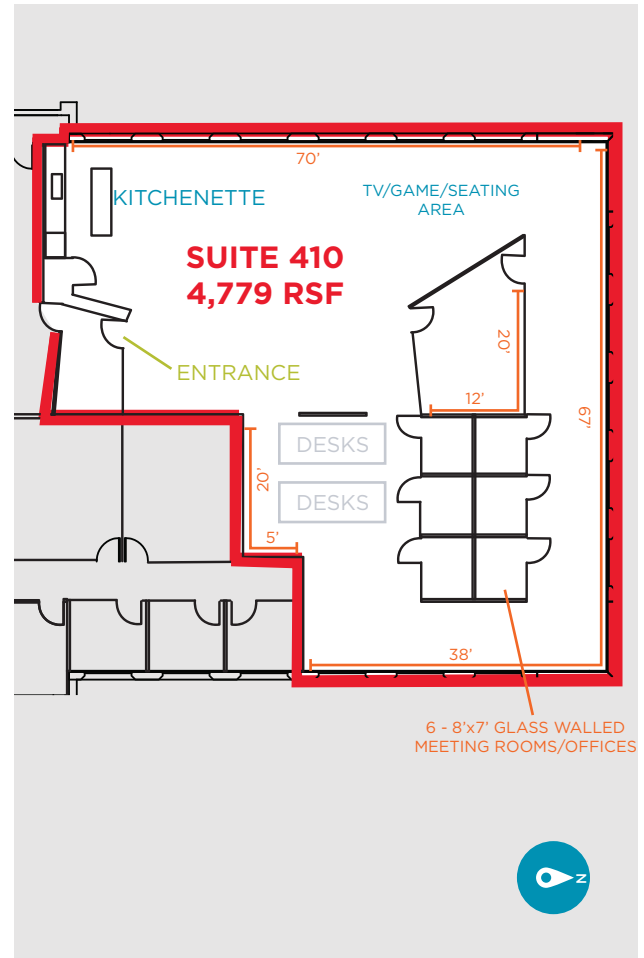
Suite 410 - 4th Floor

Suite Avail. SF Rent PSF

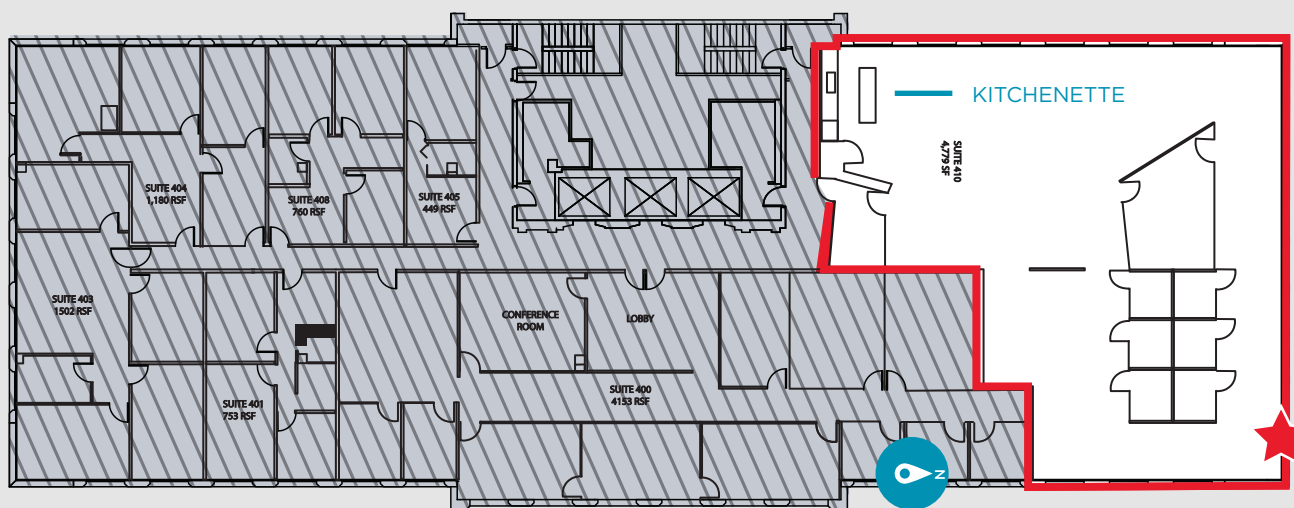
410	4,779	\$20.00 Full Service Gross
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Suite Highlights

Suite 410 is a modern move-in ready suite with existing furniture, fixtures, and equipment ready for use. In addition this suite offers an excellent glass line with amazing views of the Des Moines metro.



4TH FLOOR LAYOUT



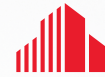
MATT LUNDBERG, SIOR, CCIM
Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com

ALEC WILCOX
Associate
+1 515 210 9446
awilcox@iowaca.com

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
Fax +1 515 309 4040
iowacommercialadvisors.com

FOR LEASE WEST TOWERS

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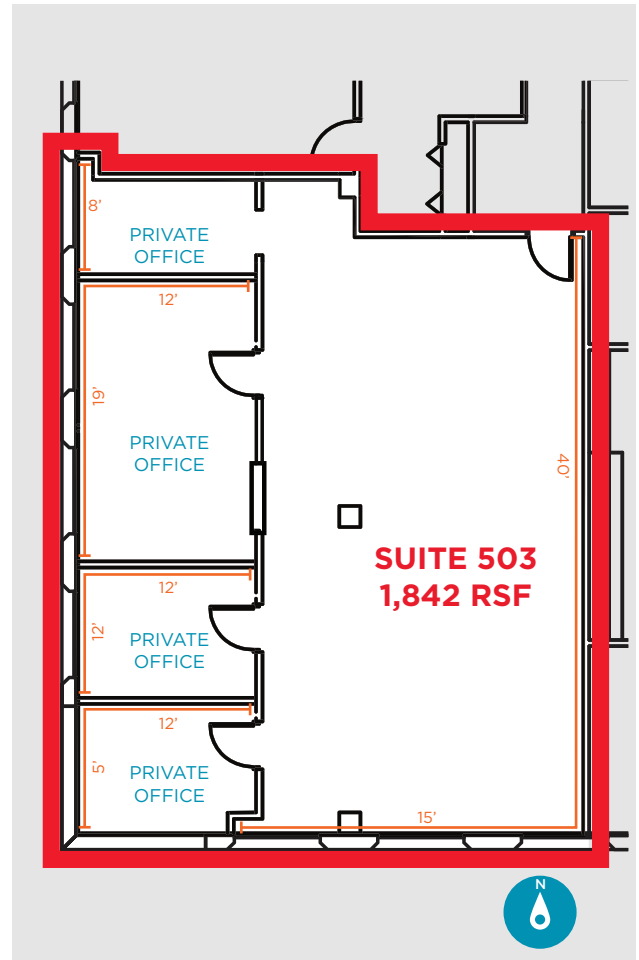
Suite 503 - 5th Floor

Suite Avail. SF Rent PSF

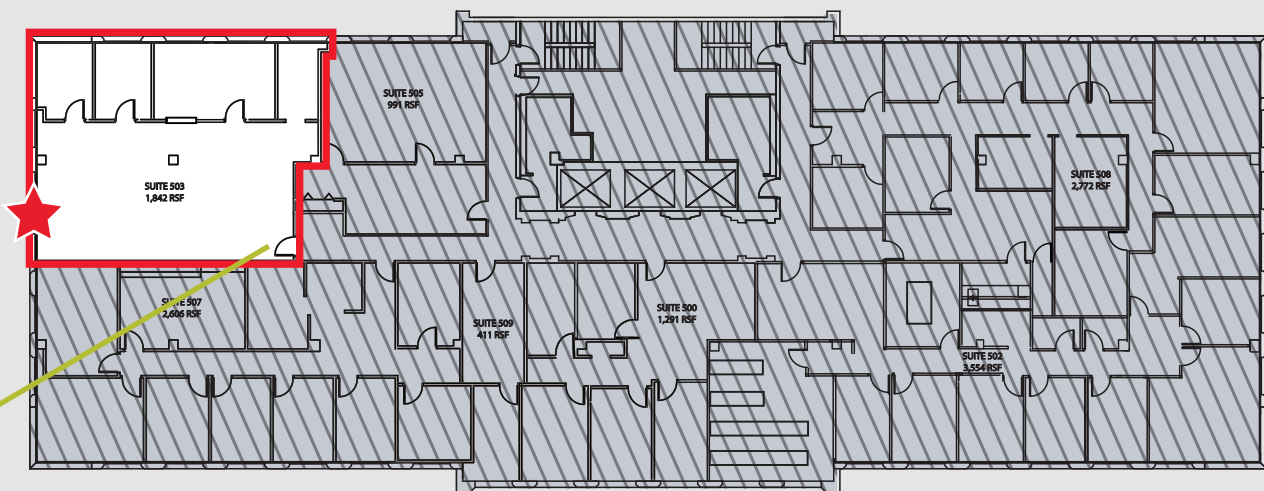
503	1,842	\$16.50 Full Service Gross
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Suite Highlights

Suite 503 features 2 offices, a conference room, and open space for cubicles with updated finishes. This suite offers an excellent glass line with amazing views of the Des Moines metro.



5TH FLOOR LAYOUT



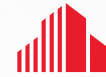
MATT LUNDBERG, SIOR, CCIM
Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com

ALEC WILCOX
Associate
+1 515 210 9446
awilcox@iowaca.com

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
Fax +1 515 309 4040
iowacommercialadvisors.com

FOR LEASE WEST TOWERS

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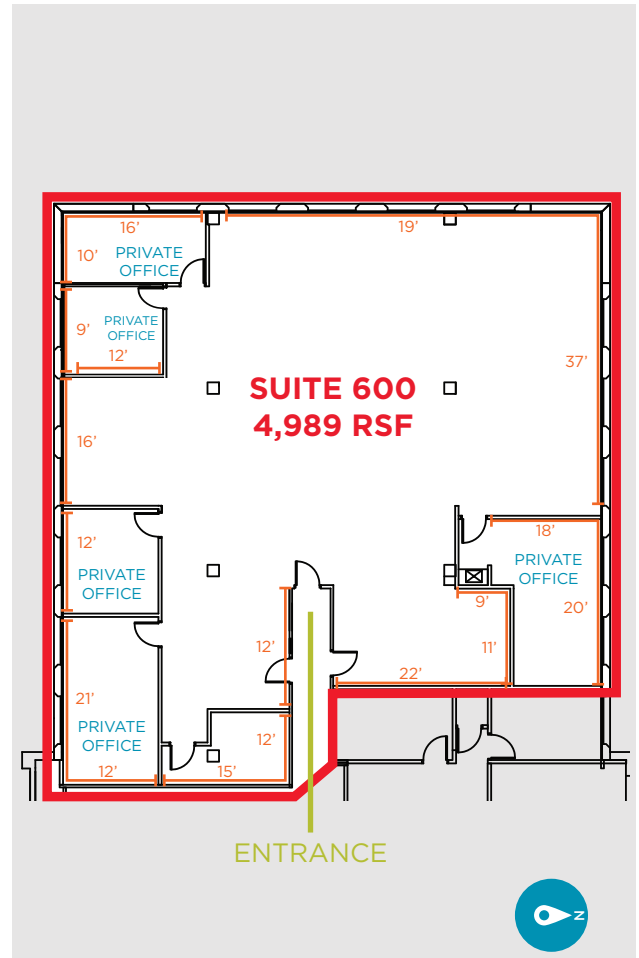
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Suite 600 - 6th Floor

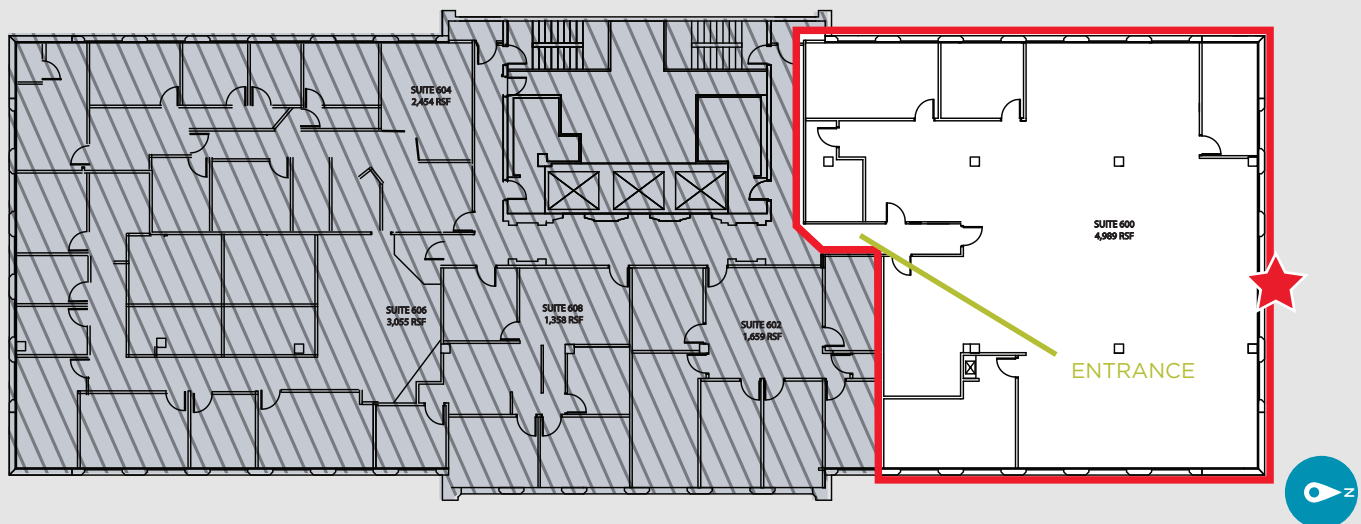
Suite	Avail. SF	Rent PSF
600	4,989	\$17.50 Full Service Gross

Suite Highlights

Suite 600 is an ideal space for users needing a modern open floorplan. This suite offers 2 private offices, a conference room, and a large break room.



6TH FLOOR LAYOUT



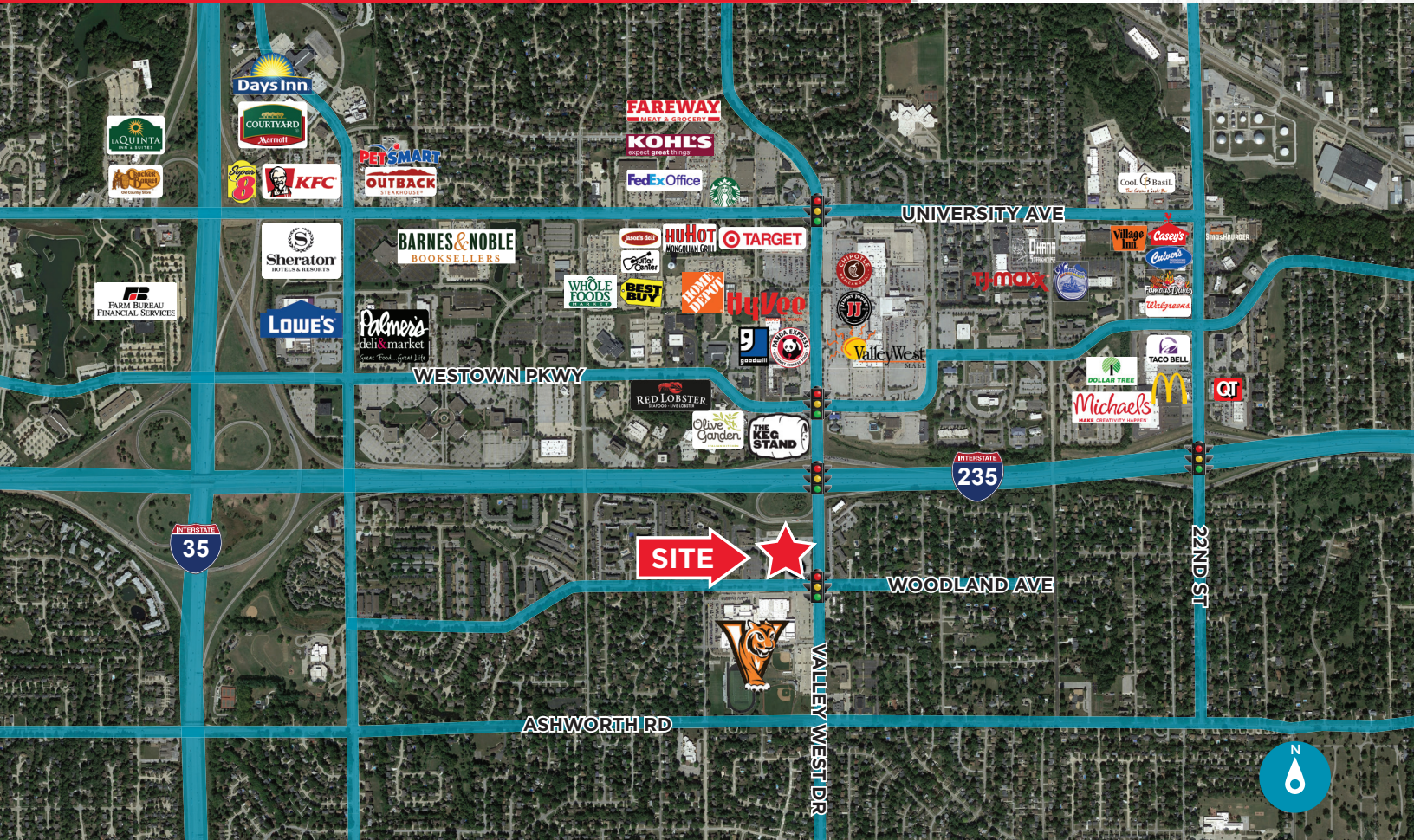
MATT LUNDBERG, SIOR, CCIM
Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com

ALEC WILCOX
Associate
+1 515 210 9446
awilcox@iowaca.com

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
Fax +1 515 309 4040
iowacommercialadvisors.com

FOR LEASE WEST TOWERS OFFICE BUILDING

1200 VALLEY WEST DR | WEST DES MOINES, IA



Demographics

	1 Mile	3 Mile	5 Mile
Population	10,879	78,717	181,718
AVG. HH Income	\$103,055	\$107,873	\$111,588
Total Households	4,568	31,271	68,358
Daytime Population	12,975	83,047	130,297

Contacts

MATT LUNDBERG, SIOR, CCIM
Senior Vice President
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Associate
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West Des Moines, IA 50266
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Fax +1 515 309 4040
iowacommercialadvisors.com