



4949 WESTOWN PKWY., SUITE 110 • WEST DES MOINES



OFFICE SPACE FOR LEASE

KNAPP PROPERTIES IS OFFERING **8,823** SQUARE FEET LOCATED AT 4949 WESTOWN PARKWAY IN SUITE 110. THE CURRENT TENANT IS MORGAN STANLEY IN THIS HIGHLY FINISHED OFFICE BUILD OUT AND THE SPACE WILL BECOME AVAILABLE AUGUST 1, 2008. THE SPACE INCLUDES SEVERAL PRIVATE OFFICES, CONFERENCE ROOMS, A LARGE RECEPTION AREA, BREAK ROOM, ADMINISTRATIVE ASSISTANT AREAS AND PARKING AT THE FRONT DOOR. THE PROPERTY FACES WESTOWN PARKWAY WITH GREAT TRAFFIC EXPOSURE AND HIGH VISIBILITY. THIS GREAT LOCATION IS EASILY ACCESSIBLE FROM INTERSTATE 80 AND 235. FOR MORE COMPLETE INFORMATION, ADDITIONAL FEATURES, AND A PRIVATE SHOWING, CALL TODAY.

LISTING BROKER

KNAPP PROPERTIES, INC.

EXCLUSIVELY MARKETED BY

R. KIM DREHER (515) 991-7400

JEFF SADDORIS (515) 371-3023

BUILDING FEATURES

- Available square footage: **8,823** SF
- Several private offices, conference rooms, a large reception area, break room, administrative assistant areas
- Great traffic exposure and high visibility

LEASE TERMS

- \$12.50/sq ft/yr net
- \$10.00/ft tenant improvement allowance is included in the rate with a 5 year lease term
- Available August 1, 2008