



# CENTURY I

2700 WESTOWN PKWY  
WEST DES MOINES, IA 50266

---

**Heath D. Bullock, CCIM, SIOR**

O: 515.554.7412

heath.bullock@svn.com

**Patrick Graham**

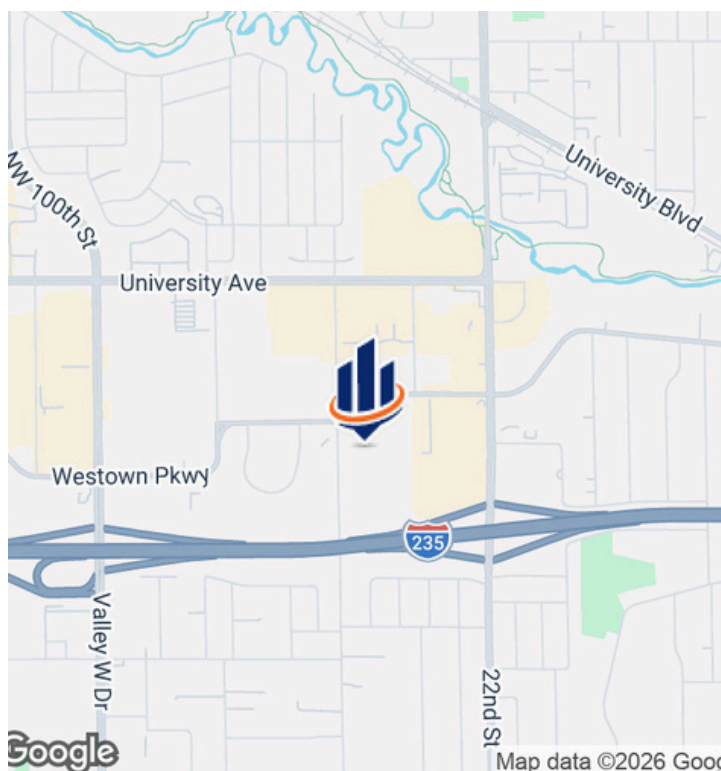
O: 515.494.7284

patrick.graham@svn.com

*The information presented here is deemed to be accurate, researched, enhanced, and produced by AI, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy.*

SVN | CREATE COMMERCIAL REAL ESTATE ADVISORS | 2700 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IA 50266





## OFFERING SUMMARY

|                |                                  |
|----------------|----------------------------------|
| Lease Rate:    | \$9.00 - 9.50 SF/yr (NNN)        |
| Building Size: | 93,438 SF                        |
| Available SF:  | 2,262 - 15,443 SF                |
| Lot Size:      | 6.921 Acres                      |
| Year Built:    | 1984                             |
| Zoning:        | PCP - Professional Commerce Park |
| Market:        | West Des Moines                  |
| Submarket:     | Western Suburbs                  |
| Traffic Count: | 5,796                            |

## PROPERTY OVERVIEW

This class B property is amongst a lot of retail businesses and office parks within the area. Being within a mile from your favorite restaurants and cafes such as Jethro's BBQ, Nick's Bar & Grill, Jason's Deli, and Starbucks. This location is a prime spot to be within the ease of access to all of your favorite retail stores such as Best Buy, HyVee, and Target. The building is managed within Suite 200 and provides opportunities for new and existing tenants to fully reap the benefits of this outstanding property.

## PROPERTY HIGHLIGHTS

- Class B West Des Moines office space available
- Abundance of free surface parking available
- Well maintained building as well as high upkeep on landscaping
- Excellent location sitting between Westtown Parkway and I-235
- Monument signage available

LEASE INFORMATION

|              |                   |             |                       |
|--------------|-------------------|-------------|-----------------------|
| Lease Type:  | NNN               | Lease Term: | Negotiable            |
| Total Space: | 2,262 - 15,443 SF | Lease Rate: | \$9.00 - \$9.50 SF/yr |

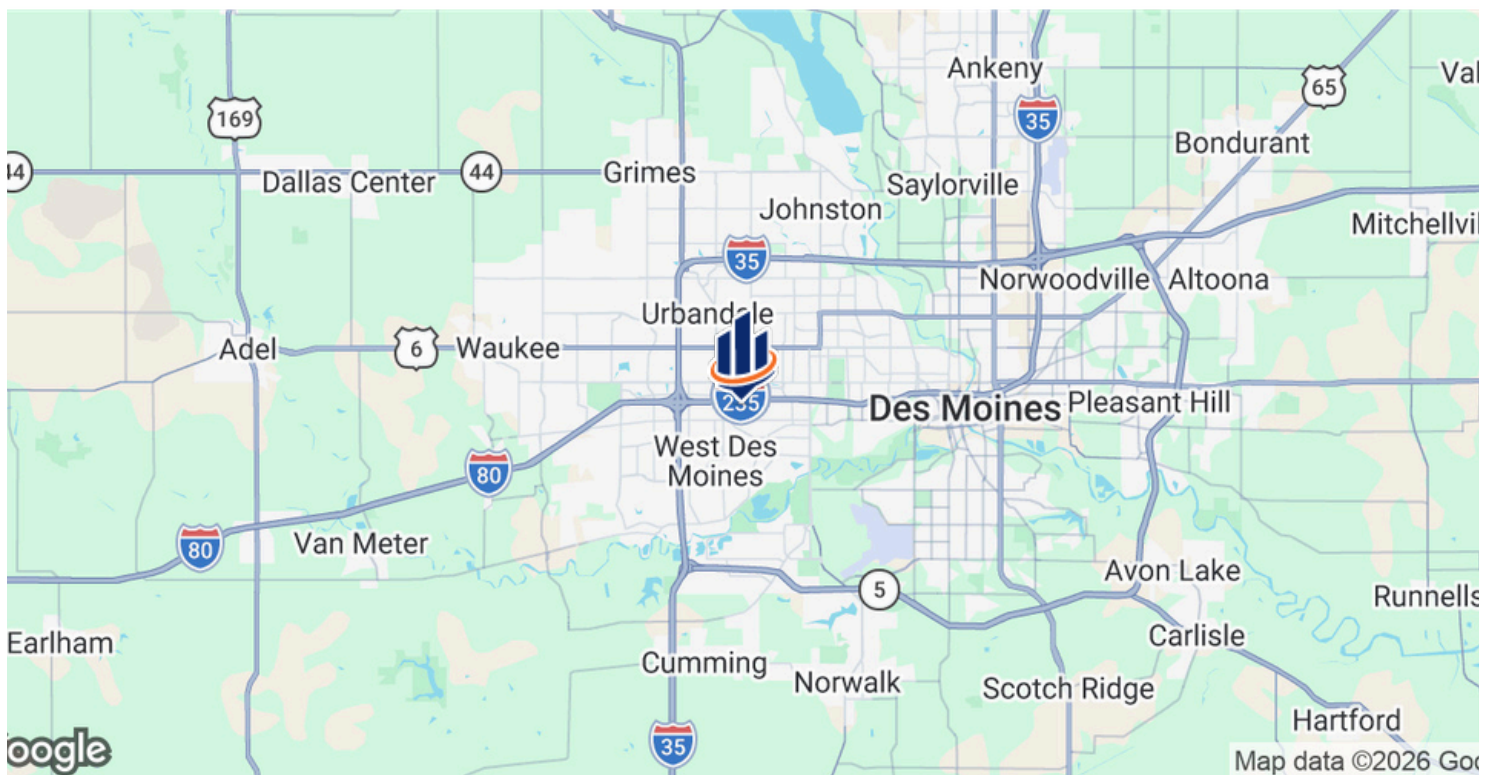
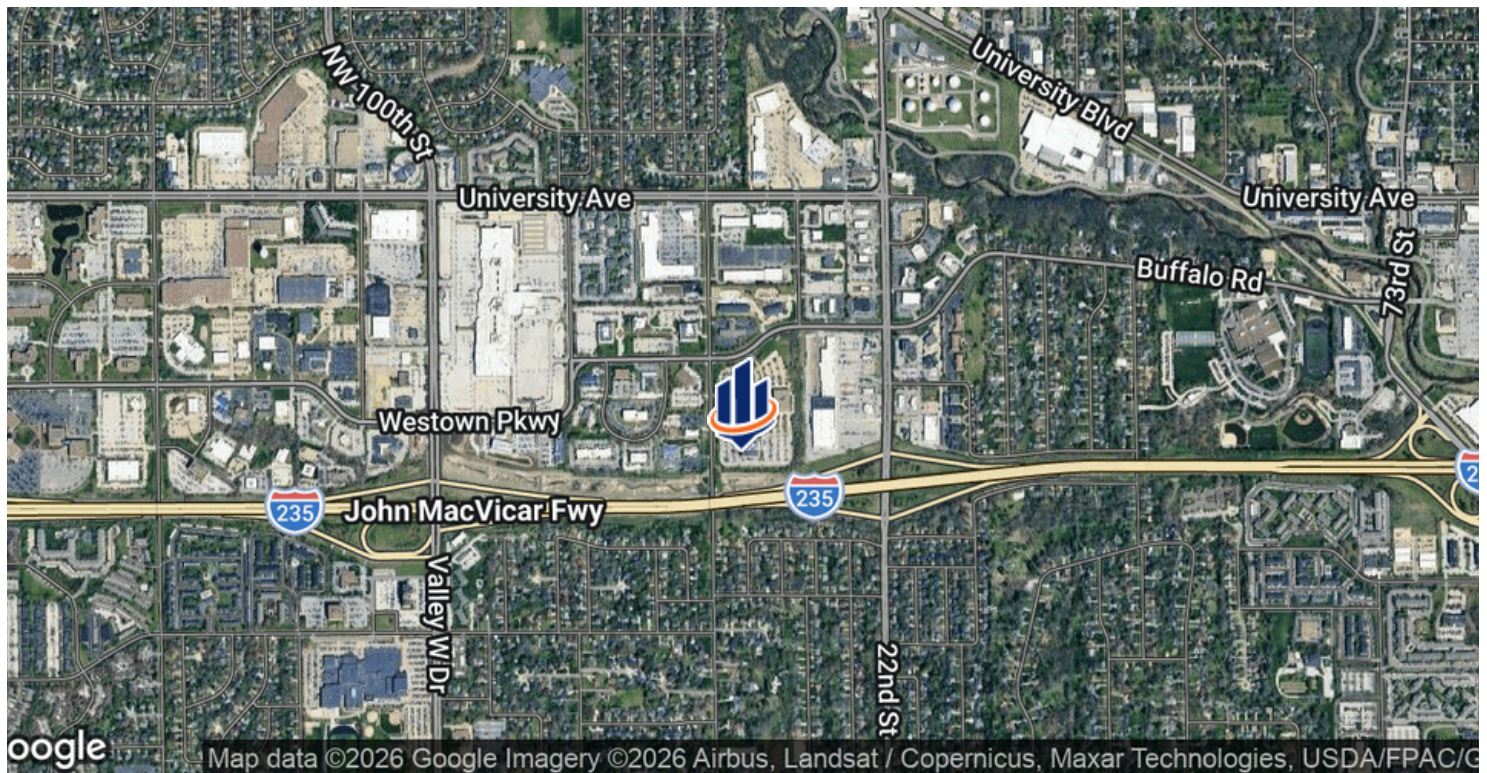
AVAILABLE SPACES

| SUITE        | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE   |
|--------------|-----------|-----------|------------|--------------|
| Suite 110    | Available | 6,687 SF  | NNN        | \$9.00 SF/yr |
| Suite 245    | Available | 4,308 SF  | NNN        | \$9.00 SF/yr |
| Suite 315    | Available | 2,643 SF  | NNN        | \$9.00 SF/yr |
| Suite 320    | Available | 2,670 SF  | NNN        | \$9.00 SF/yr |
| Suite 320-C1 | Available | 5,313 SF  | NNN        | \$9.00 SF/yr |
| Suite 320-C2 | Available | 7,173 SF  | NNN        | \$9.00 SF/yr |
| Suite 345    | Available | 11,323 SF | NNN        | \$9.00 SF/yr |
| Suite 400    | Available | 15,443 SF | NNN        | \$9.50 SF/yr |
| Suite 410    | Available | 2,262 SF  | NNN        | \$9.00 SF/yr |



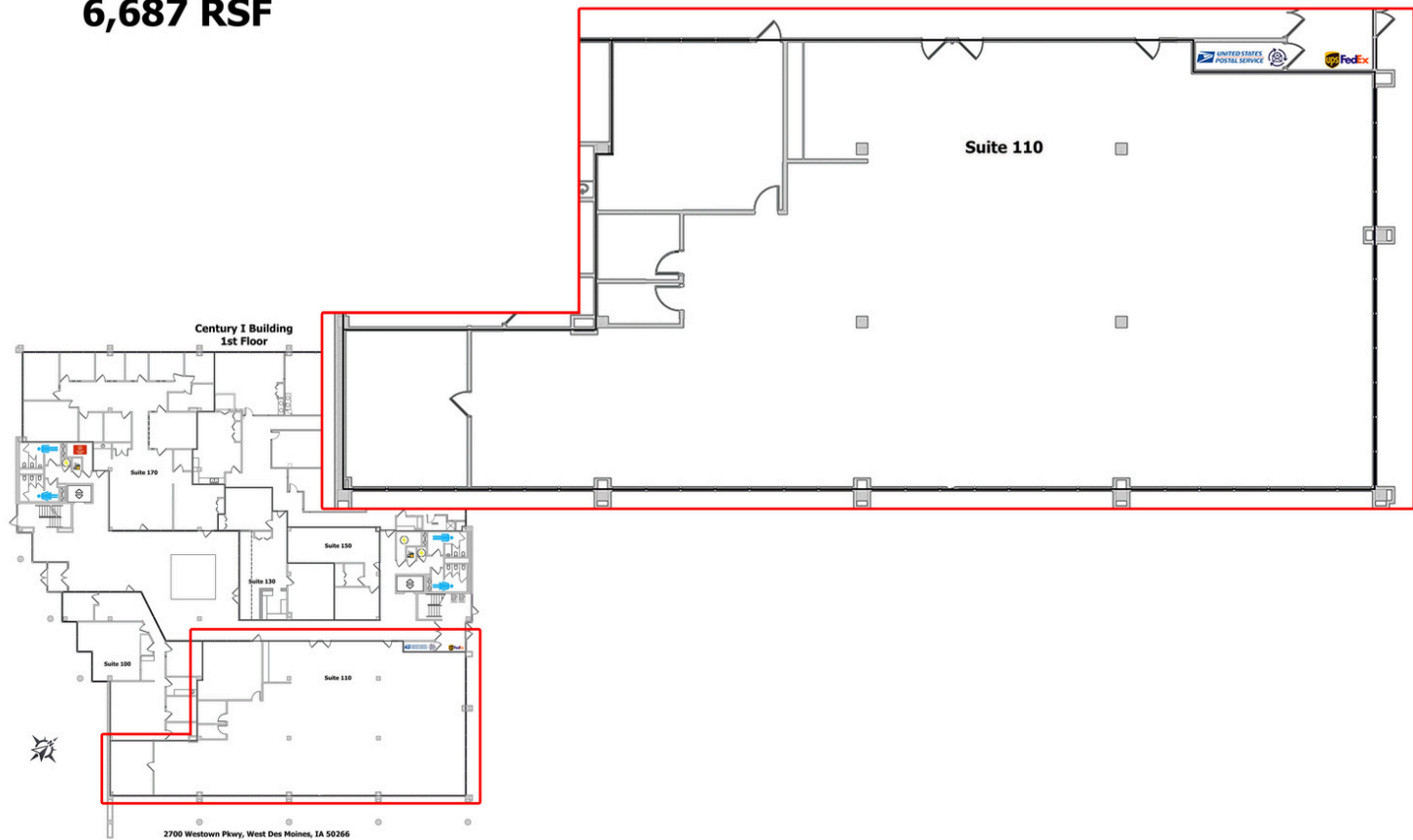






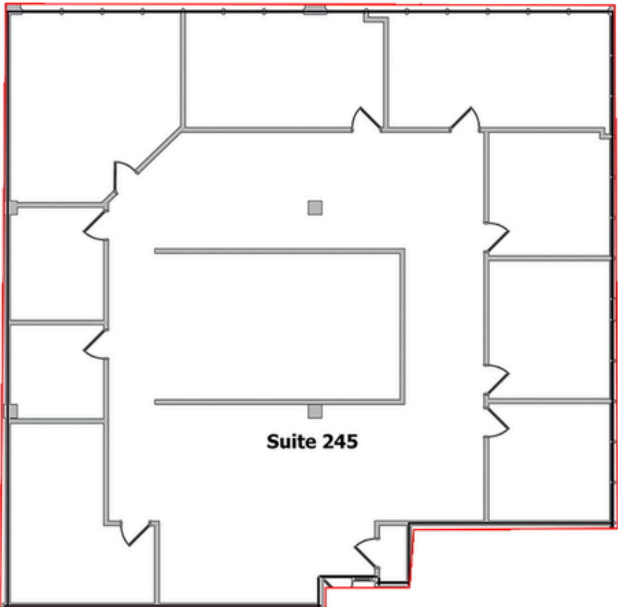
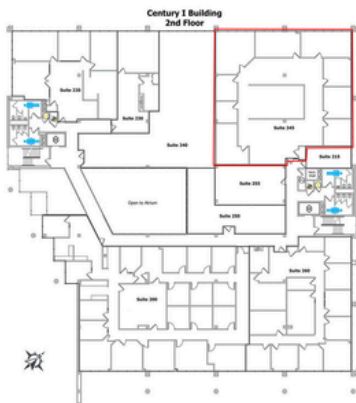


**Suite 110**  
**6,687 RSF**

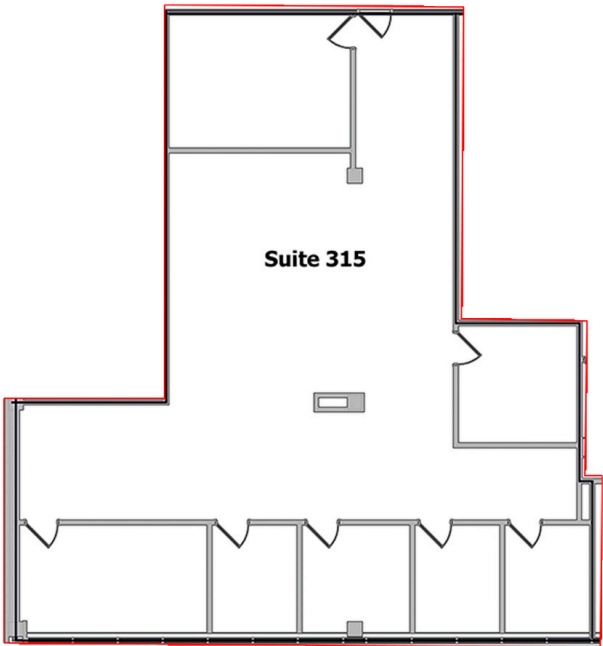




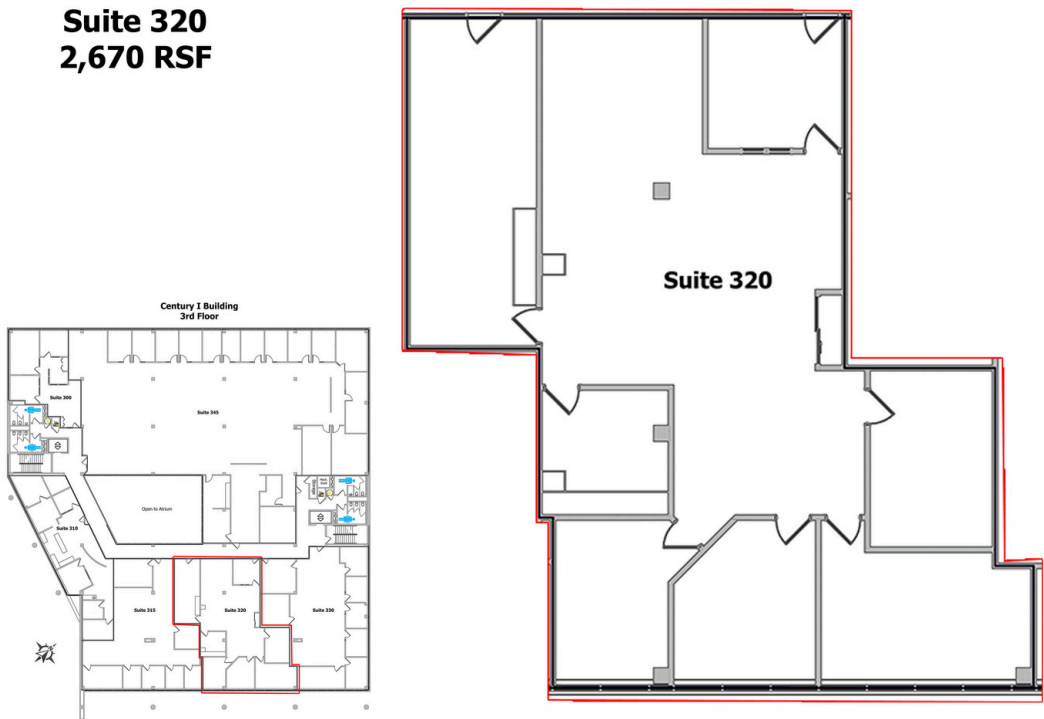
**Suite 245**  
**4,308 RSF**



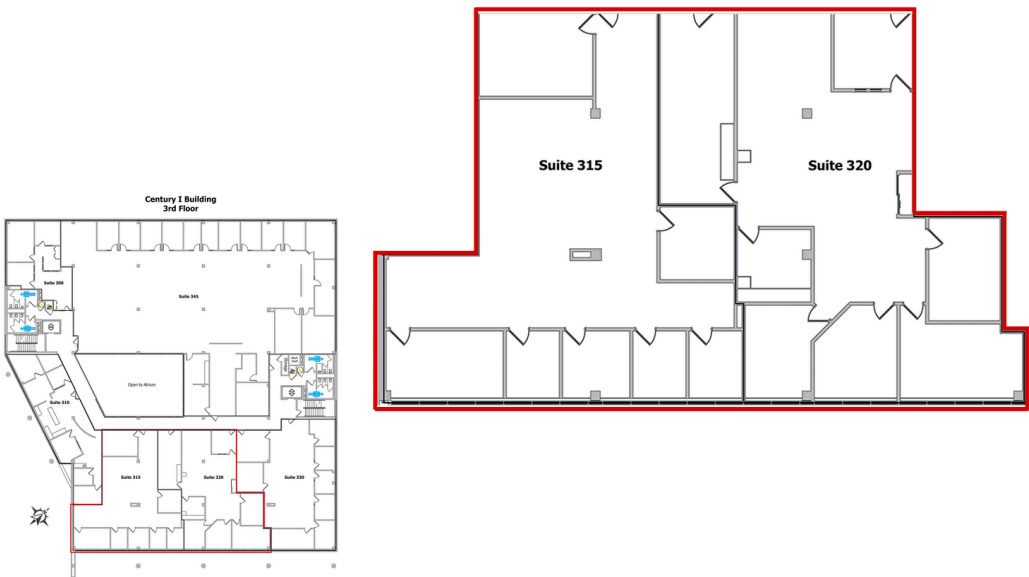
**Suite 315**  
**2,643 RSF**



**Suite 320**  
**2,670 RSF**

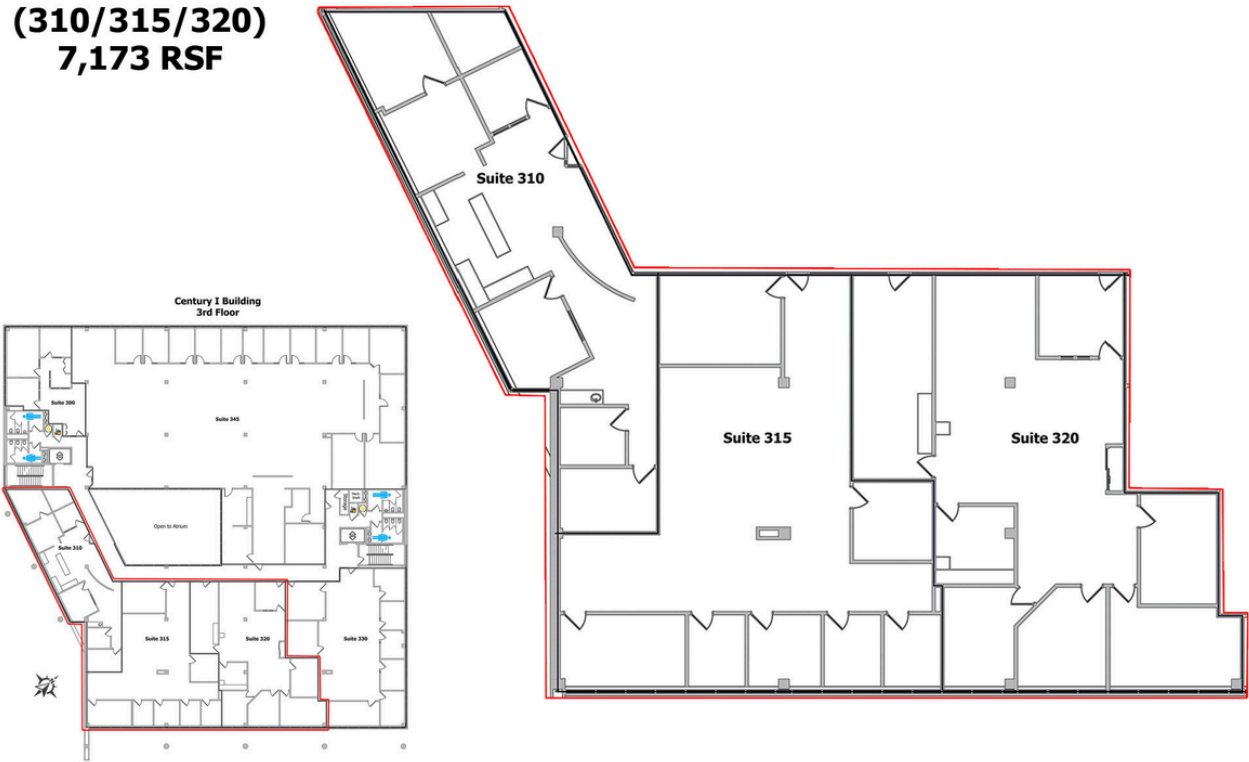


**Suite 320-C1**  
**5,313 RSF**





**Suite 320-C2  
(310/315/320)  
7,173 RSF**



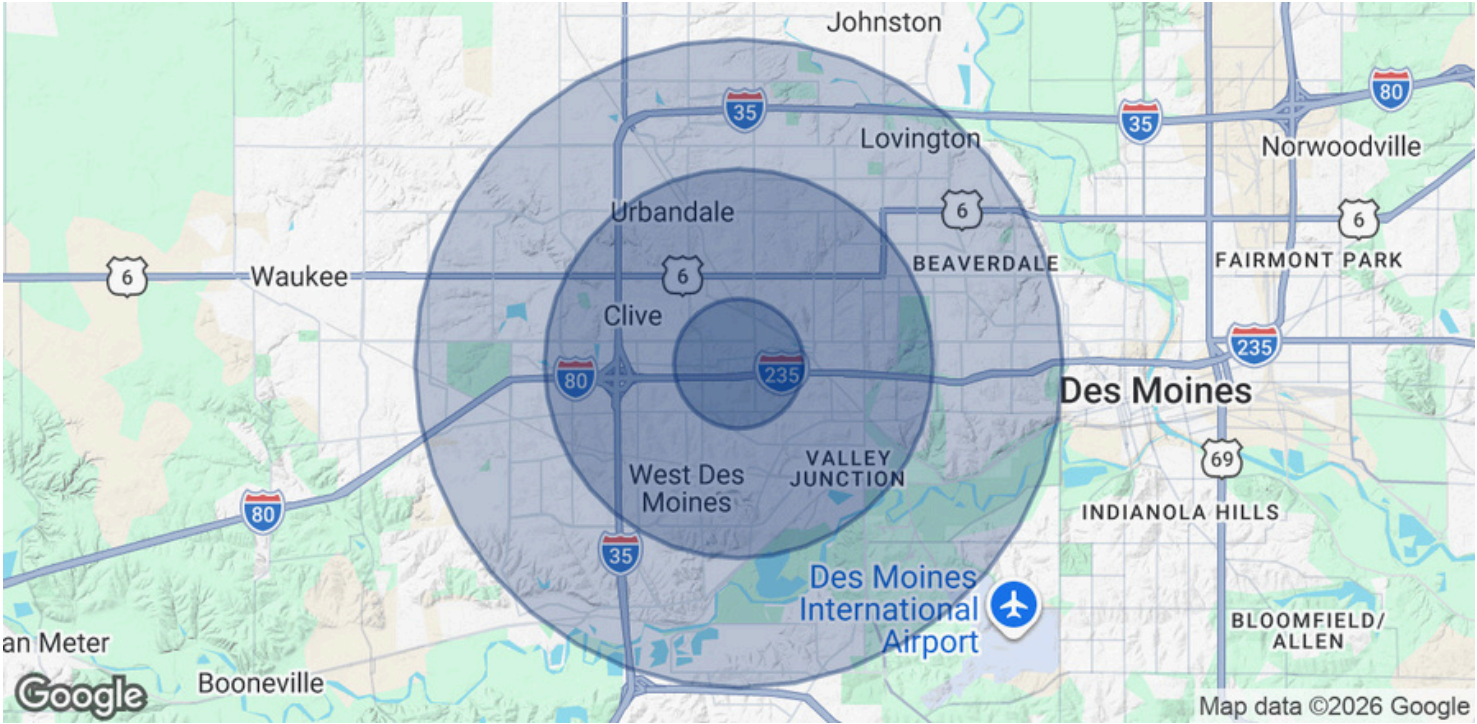
**Suite 345  
11,323 RSF**



[illegible]

The image displays a floor plan of the 4th floor of the Century 1 Building. A red rectangular box highlights Suite 410, which is a large, irregularly shaped room with multiple doorways and a complex internal layout. The suite is located in the upper right portion of the floor plan. The surrounding area includes other rooms, corridors, and a large open space labeled 'Open to Below'. A north arrow is visible in the bottom left corner of the floor plan.





| POPULATION               | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|--------|---------|---------|
| Total Population Average | 8,730  | 76,787  | 169,946 |
| Age Average age (Male)   | 39.1   | 36.9    | 37.0    |
| Average age (Female)     | 36.3   | 34.9    | 36.1    |
| HOUSEHOLDS & INCOME      | 42.3   | 38.7    | 38.0    |

|                     | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------|----------|----------|----------|
| Total households #  | 3,770    | 32,946   | 71,954   |
| o persons per HH    | 2.3      | 2.3      | 2.4      |
| Average HH income   | \$75,538 | \$77,303 | \$85,945 |
| Average house value | \$176,62 | \$178,38 | \$191,01 |

\*Demographicdataderived rom 2020 ACS - US Census

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

As a firm committed to forward-thinking technology, we utilize the assistance of artificial intelligence to research, produce, and enhance our content. While AI tools were used to increase efficiency and analytical depth, all final content has been reviewed, edited, and verified for accuracy and professional standards. AI-generated imagery is for conceptual purposes only



## MEET THE TEAM

---



### HEATH D. BULLOCK, CCIM, SIOR

Managing Director

**Direct:** 515.554.7412

**Cell:** 515.554.7412

heath.bullock@svn.com



### PATRICK GRAHAM

Advisor

**Direct:** 515.494.7284

**Cell:** 515.494.7284

patrick.graham@svn.com

**HEATH D. BULLOCK, CCIM, SIOR**

O: 515.554.7412

heath.bullock@svn.com

**PATRICK GRAHAM**

O: 515.494.7284

patrick.graham@svn.com