

# WEST LAKES OFFICE PARK

7155 LAKE DRIVE  
WEST DES MOINES, IA 50266

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MPFPRSI  
7155 Lake Drive  
Second Floor  
Bullock Properties and others  
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Bullock Properties and others  
Bullock Properties and others  
Bullock Properties and others  
First Floor  
Bullock Properties, LLC  
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# Property Summary



## OFFERING SUMMARY

|                |                              |
|----------------|------------------------------|
| Available SF:  | 3,746 SF                     |
| Lease Rate:    | \$24.00 SF/yr (Full Service) |
| Lot Size:      | 101,495 SF                   |
| Year Built:    | 2006                         |
| Building Size: | 19,194 SF                    |
| Zoning:        | Office                       |
| Market:        | Des Moines                   |
| Submarket:     | Western Suburbs              |

## PROPERTY OVERVIEW

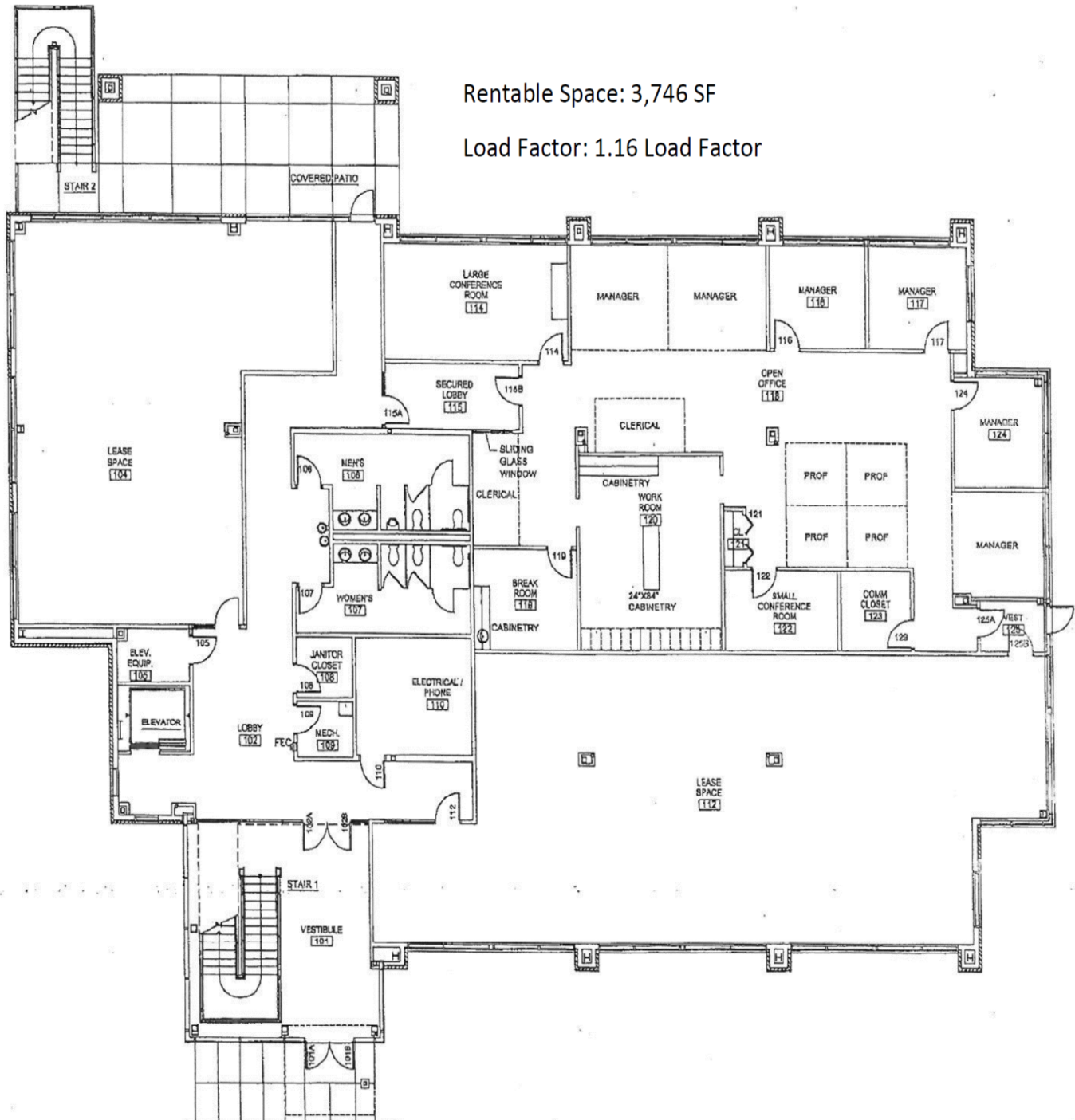
This property includes controlled access, modern finishes, waterfront view, and access to large conference room, break out area, and patio with a grill.

## DEMOGRAPHICS

|                   | 1 MILE    | 5 MILES   | 10 MILES |
|-------------------|-----------|-----------|----------|
| Total Households  | 1,544     | 40,670    | 110,737  |
| Total Population  | 3,744     | 102,312   | 267,447  |
| Average HH Income | \$115,731 | \$101,542 | \$88,182 |



# Floorplan



Rentable Space: 3,746 SF

Load Factor: 1.16 Load Factor



# Retailer Map





# Additional Photos

