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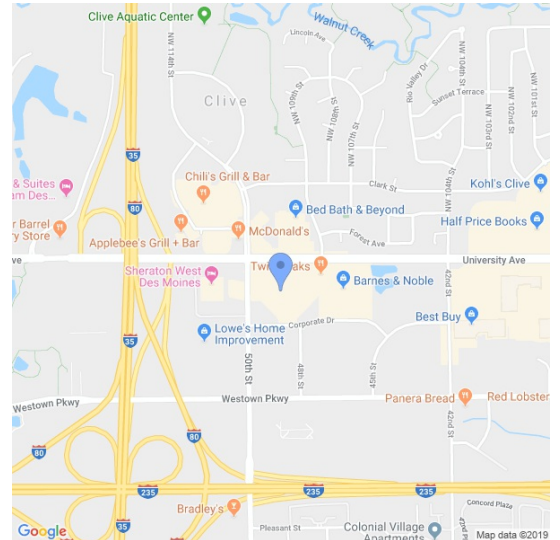


Palisade

4900 UNIVERSITY AVENUE, WEST DES MOINES, IOWA 50266



COMMERCIAL • OFFICE • FOR LEASE



LEASE RATE **\$11.00/SQFT NNN**
 BLDG TYPE **MULTI-TENANT**
 CLASS **A**
 YEAR BUILT **1985**

STORIES **2**
 GROSS BLDG **154,863 SQFT**
 CONTIG SPACE **43,332 SQFT**
 MARKET **DES MOINES**
 SUB-MARKET **WESTERN SUBURBS**

- Highly visible from University Avenue & 50th Street
- Beautiful green space with pond, picnic areas & trails
- Beautiful pond and fountain views
- Building signage opportunities
- Private fiber network – faster connectivity and low costs
- Card access security available
- Plentiful, free parking

Palisade is part of Three Fountains Office Park, which provides amenities such as a private fiber network, conference center, wellness center, professional on-site property management, nearby restaurants, banks and shopping centers, including Valley West Mall. Three Fountains also has free on-site parking, attractive landscaping and outdoor seating. Palisade has convenient access to I-35/I-80, I-235, downtown Des Moines, major traffic arteries and the Des Moines International Airport.

Located in a prominent business area along University Avenue, Westtown Parkway & 50th Street, Three Fountains has convenient access to I-35/I-80 and I-235, direct access to major traffic arteries, and convenient access to downtown Des Moines and the airport.



TYPE: **OFFICE BUILDING**

SUITE/UNIT: 210 - 120

MAX CONTIGUOUS: 43,332_{SqFt}

AVAILABLE: 43,332_{SqFt}

FLOOR: 1

LEASE RATE: \$11.00_{NNN}

MIN DIVISIBLE: 1,124_{SqFt}