

Class A Office Space
 1466 28th Street, Suite 100
 West Des Moines, IA



**SALE PRICE REDUCED &
 LEASE OPTION NOW AVAILABLE**

- Great Owner/User Investment
- 6,178 sf Class A Office Space
- Garden Level Condo
- 2019 Operating Exp: \$11.05/s.f.
 Including utilities
- Large Breakroom and
 Conference Room
- Abundant Natural Light
- Newer Roof and Carpet
- Elevator
- Opens to Patio and Pond Area with
 walking trail

REDUCED PRICE:

~~\$925,000~~ \$795,000

LEASE RATE: \$10.50/SF NNN

FOR SALE OR LEASE



DEMOS:	3 Mile	5 Mile
Population	87,794	200,170
Households	37,472	83,393
Med HH Income	\$75,248	\$75,129

**For more information
 please contact:**
Daniel C. Siedenburger
 (515) 223-6222 office
 (515) 778-5566 mobile
 daniel@siedenburger.com
 www.siedenburger.com

