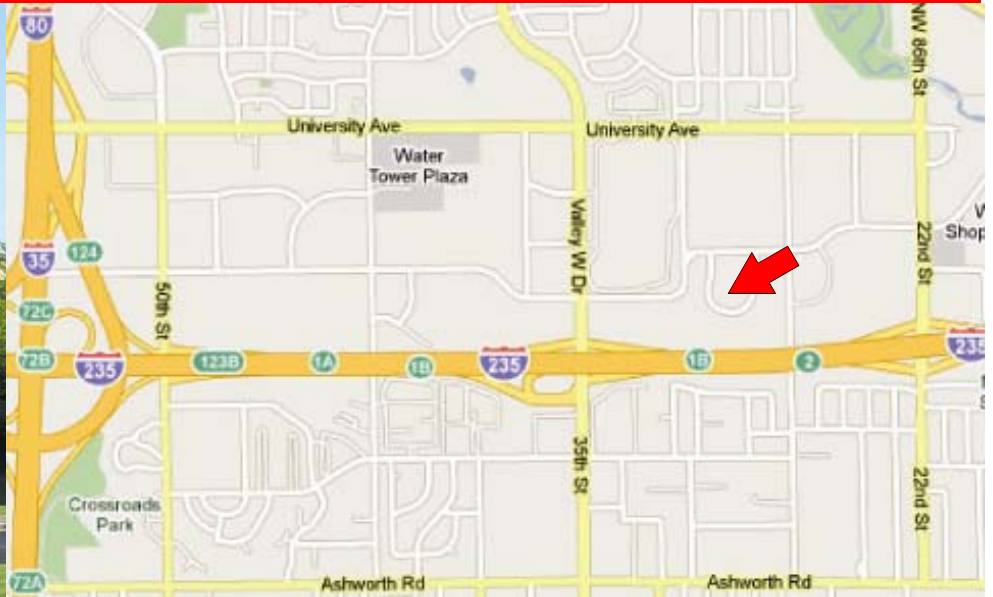


1452 29TH STREET, WEST DES MOINES, IA 50266

UP TO  
6 MONTHS  
FREE RENT!



## Blue Creek Office Building For Sale/Lease

- Sale Price: ~~\$3,400,000~~ \$2,950,000
- Lease Rate: \$7.75/SF NNN
- Building Size: 57,180 Square Feet
- Lot Size: 154,754 Square Feet (3.55 Acres)
- Completely updated in 2003
- Operating Expenses: \$7.20/SF
- **Owner will pay commission within 24 hours of execution!**
- Taxes: \$112,098
- Located in Professional Business Park
- Located 1/2 mile from I-235 ramp
- Server room is dry sprinklered

Jason Reels                      515-453-5416  
Jason Lozano                    515-453-5471  
Stephanie Tigges                515-453-5466

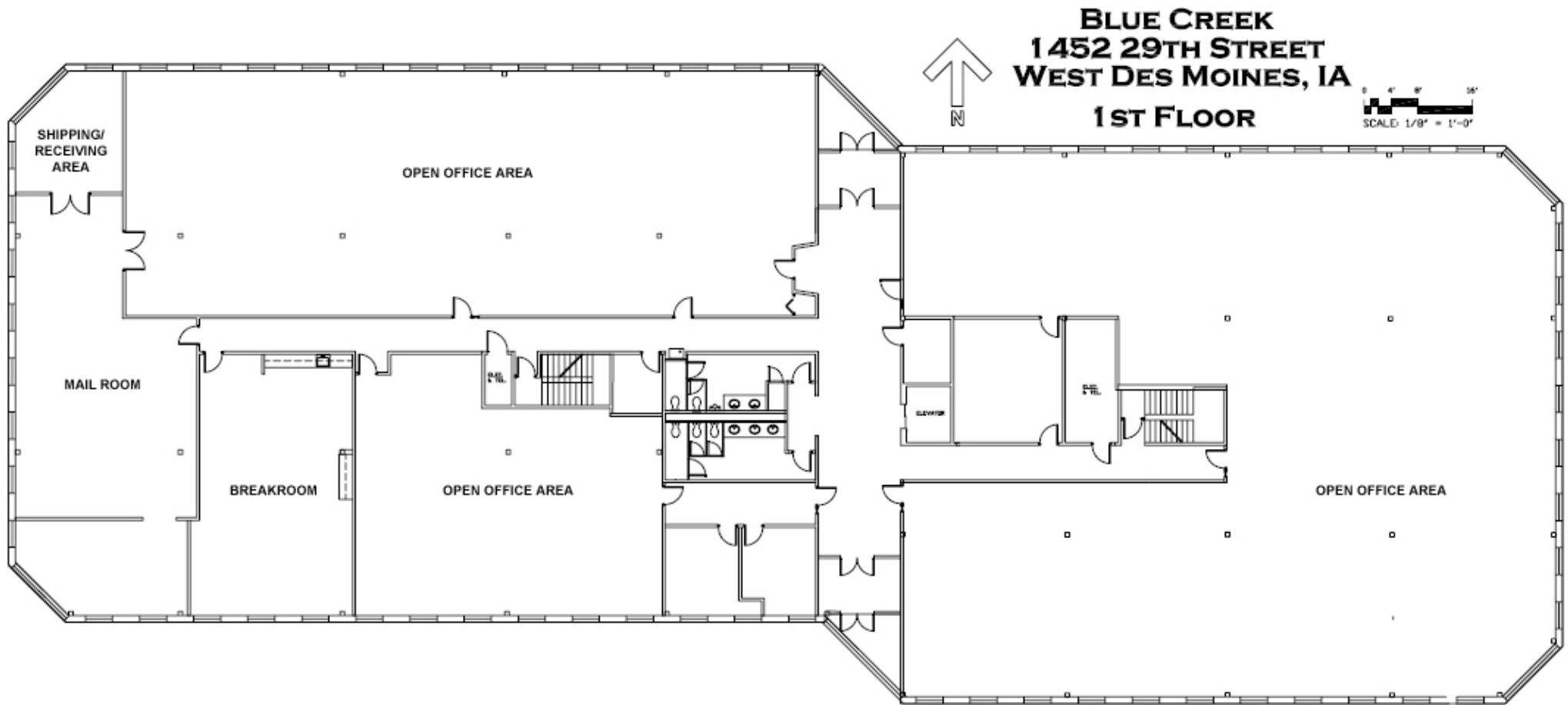
3501 Westown Parkway  
West Des Moines, Iowa 50266  
Phone 515-222-0000  
Fax 515-453-5430

**IOWA**Realty  
**COMMERCIAL**

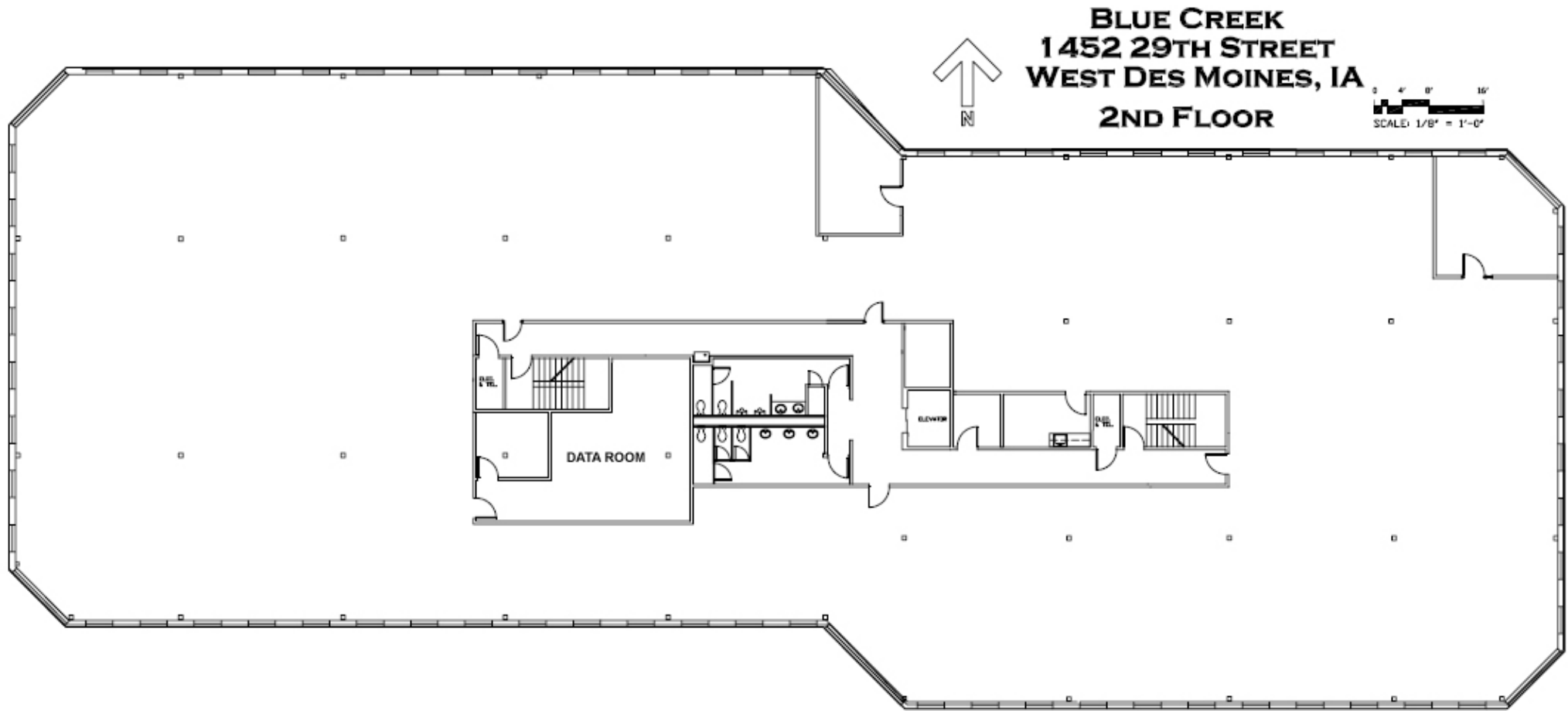
[IowaRealtyCommercial.com](http://IowaRealtyCommercial.com)

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