



# FOR LEASE

132 1/2 5th Street  
West Des Moines, IA 50265



Located on 5th Street in the historic Valley Junction, this site sits among 150 specialty shops, restaurants and service businesses. As an Iowa Main Street Community since 1987, the community prides itself on being the home to locally owned small businesses. The available space is ideal for office space.

### Property Highlights:

- Excellent visibility along 5th Street
- Good access to I-235 (5 minutes) and less than 10 minutes from Hwy 5
- Potentially turnkey office opportunity
- Second floor space accessible via stairs

<b>General Use:</b>	Office
<b>Available Space:</b>	approx. 3,500 square feet
<b>Lease Rate:</b>	\$2,500 per month modified gross

For more information or to schedule a showing please contact:

Ben Brackett

515.309.0918

ben@fergusoncre.com

Brokerage

Property Management

Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 Office | 515.440.0400 Website | www.fergusoncre.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent