



Neptune

4401 Westown Parkway | West Des Moines, IA 50266

Three Fountains Office Park

Call **515.223.4500** to set up a showing



Building Features

- Building signage opportunities
- Plentiful, free parking
- Beautiful green space with pond, picnic areas & trails
- Private fiber network – faster connectivity and low costs
- Card access security available
- Highly visible from Westown Parkway

Park Amenities

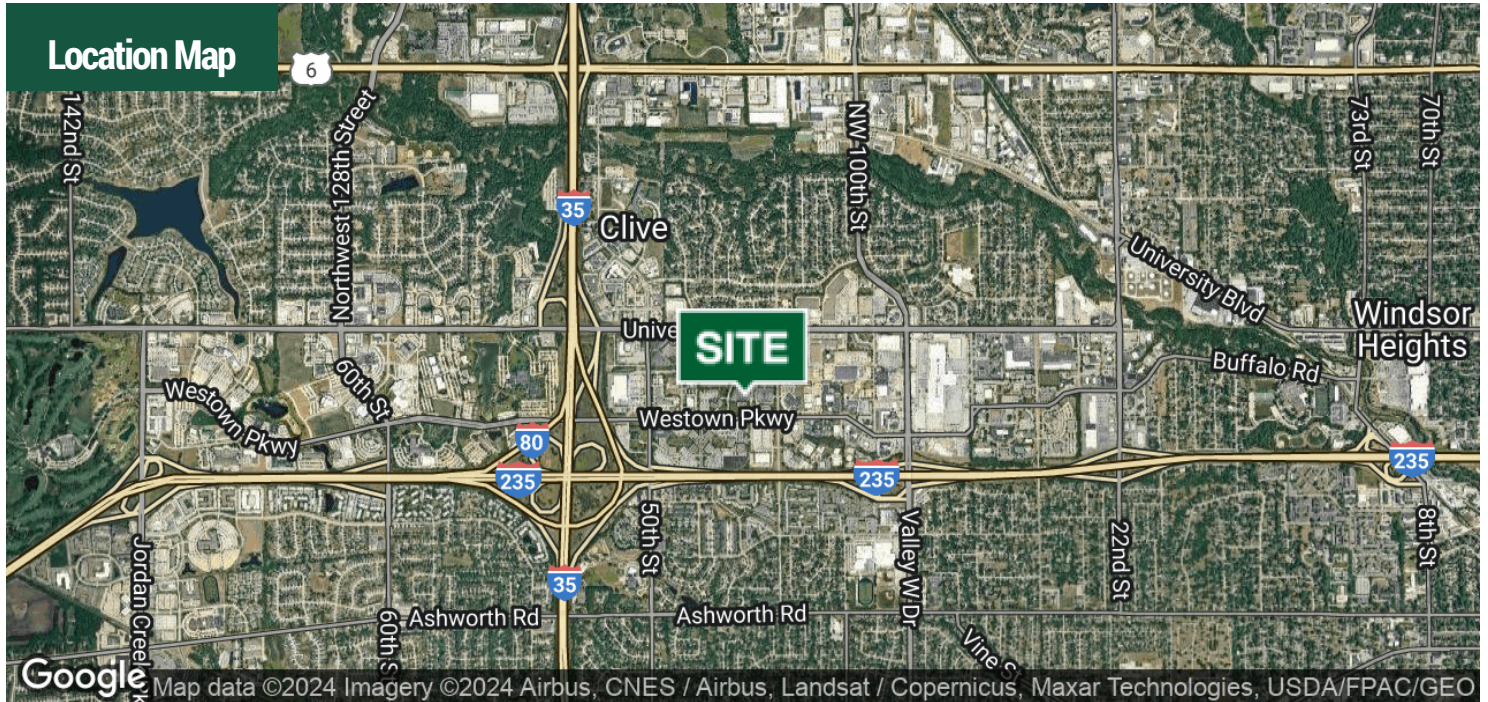
- On-site professional property management
- Training Center & executive conference center
- Wellness center with shower & locker rooms
- Convenient access to I-235, University Avenue & Westown Parkway
- Nearby Valley West Mall, restaurants & banking
- Flexibility to accommodate expansion needs
- Space planning/design, technology, construction & move coordination services available
- Local, long-term owner

FOR LEASE



Neptune

4401 Westown Parkway | Three Fountains Office Park



Site Plan



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West Des Moines, IA 50266
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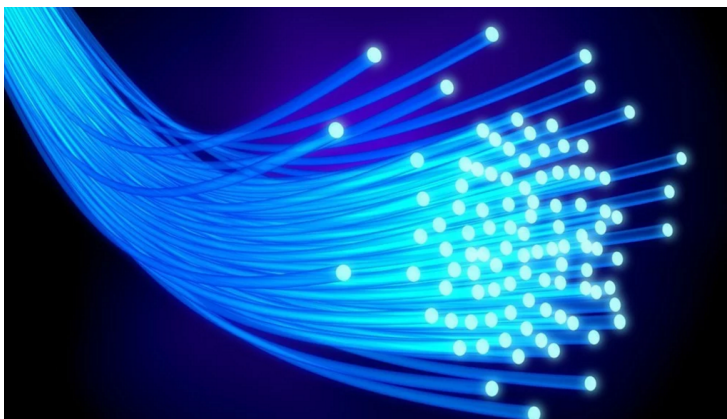
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Private Dark Fiber Network

Realty Technology Services

Opening doors for current and future R&R customers



Features

- Impressive speeds of up to **10gb/s**
- Significant cost savings - 50-60% less than market rates
- Internet and voice services available
- No wait for installation
- Connectivity across multiple buildings
- Redundant fiber service
- Dark fiber lease opportunities

Buildings

- Country Club Office Plaza
- Three Fountains Office Park
- Regency West Office Park
- Aurora Business Park (Buildings 1-13)

Providers

Consolidated Communications
Steve LeWarne
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