



Edgewater

4200 University Avenue | West Des Moines, IA 50266

Three Fountains Office Park

45 - 4,956 SF Available For Lease

Call **515.974.5232** to set up a showing



Building Features

- Building signage opportunities
- Plentiful, free parking
- Beautiful green space with pond, picnic areas & trails
- Private fiber network
- Beautiful pond and fountain views
- Card access security available
- Highly visible from University Avenue & 42nd Street
- Outdoor collaboration space

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 & Westtown 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

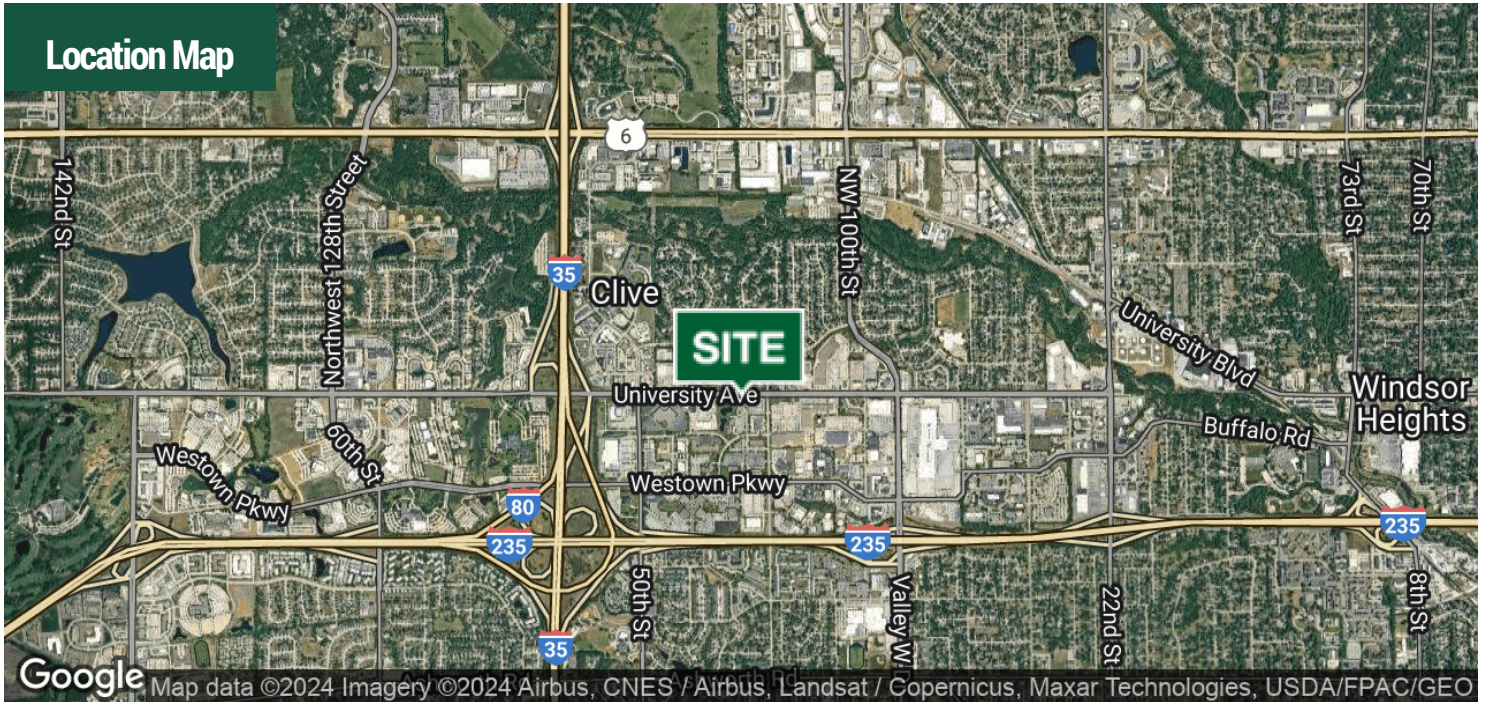
FOR LEASE



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Location Map



Site Plan



R&R REAL ESTATE ADVISORS
1080 Jordan Creek Pkwy, Suite 200 N.
West Des Moines, IA 50266
P: 515.223.4500 | F: 515.223.7235
rrrealty.com

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