FOR LEASE

# 800 19TH STREET

**800 19TH STREET DES MOINES, IA 50314**

## PROPERTY DESCRIPTION

This office building in Sherman Hills was historically renovated with high level finishes and sustainable options. The first floor consists of 5 beautifully built out offices, a conference room, restroom, and kitchenette. Perfect for office users and medical users with plumbing running into 4 offices.

## PROPERTY HIGHLIGHTS

- High End Finishes
- Geothermal Energy - VRF Mechanicals
- Original Oak Hardwood
- HIPPA Compliant Construction
- Natural Light
- Off Street Parking

## OFFERING SUMMARY

| | |
|---|---|
| **Lease Rate:** | $22.00 SF/yr (NNN) |
| **Available SF:** | 1,613 - 2,217 SF |
| **Building Size:** | 3,884 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| **Total Households** | 634 | 2,027 | 8,478 |
| **Total Population** | 1,027 | 3,970 | 17,586 |
| **Average HH Income** | $73,978 | $63,127 | $61,837 |

Ferguson

**NATHAN PETSCHE**
515.867.4964
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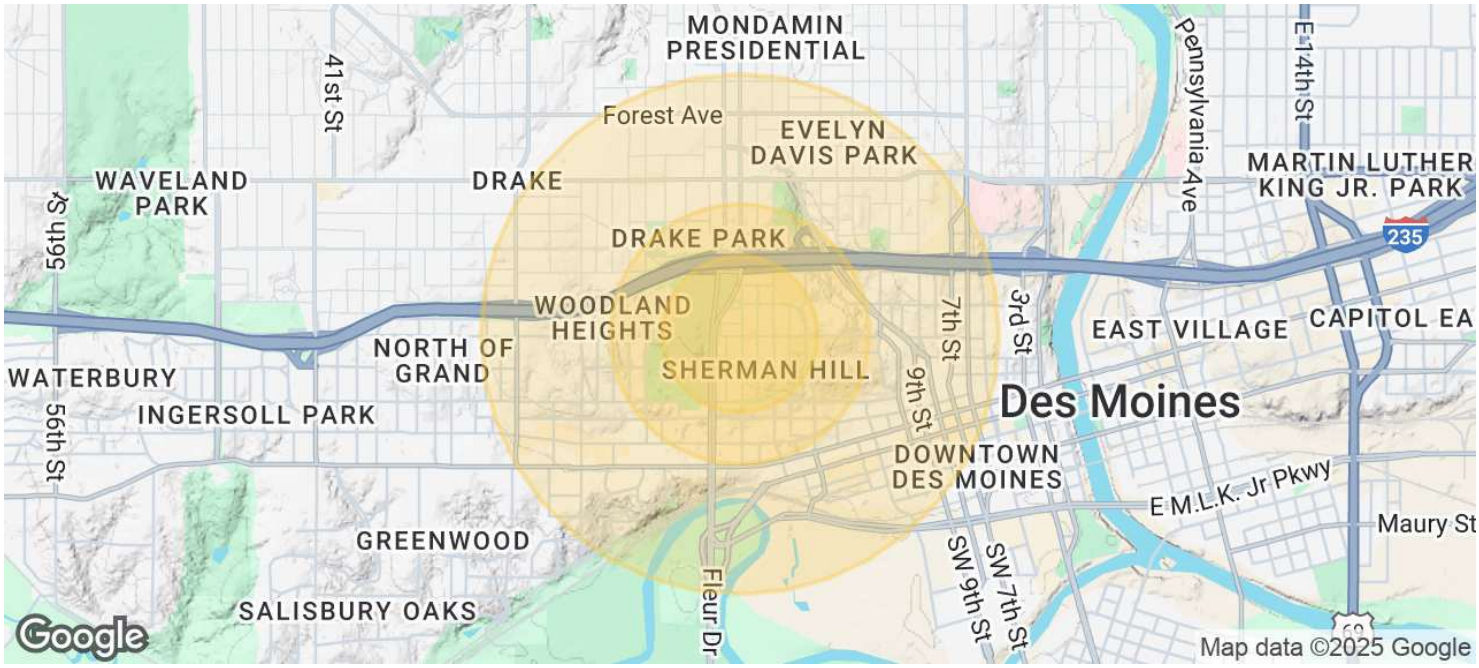


| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 1,027 | 3,970 | 17,586 |
| Average Age | 37 | 35 | 36 |
| Average Age (Male) | 38 | 35 | 36 |
| Average Age (Female) | 36 | 34 | 36 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 634 | 2,027 | 8,478 |
| # of Persons per HH | 1.6 | 2 | 2.1 |
| Average HH Income | $73,978 | $63,127 | $61,837 |

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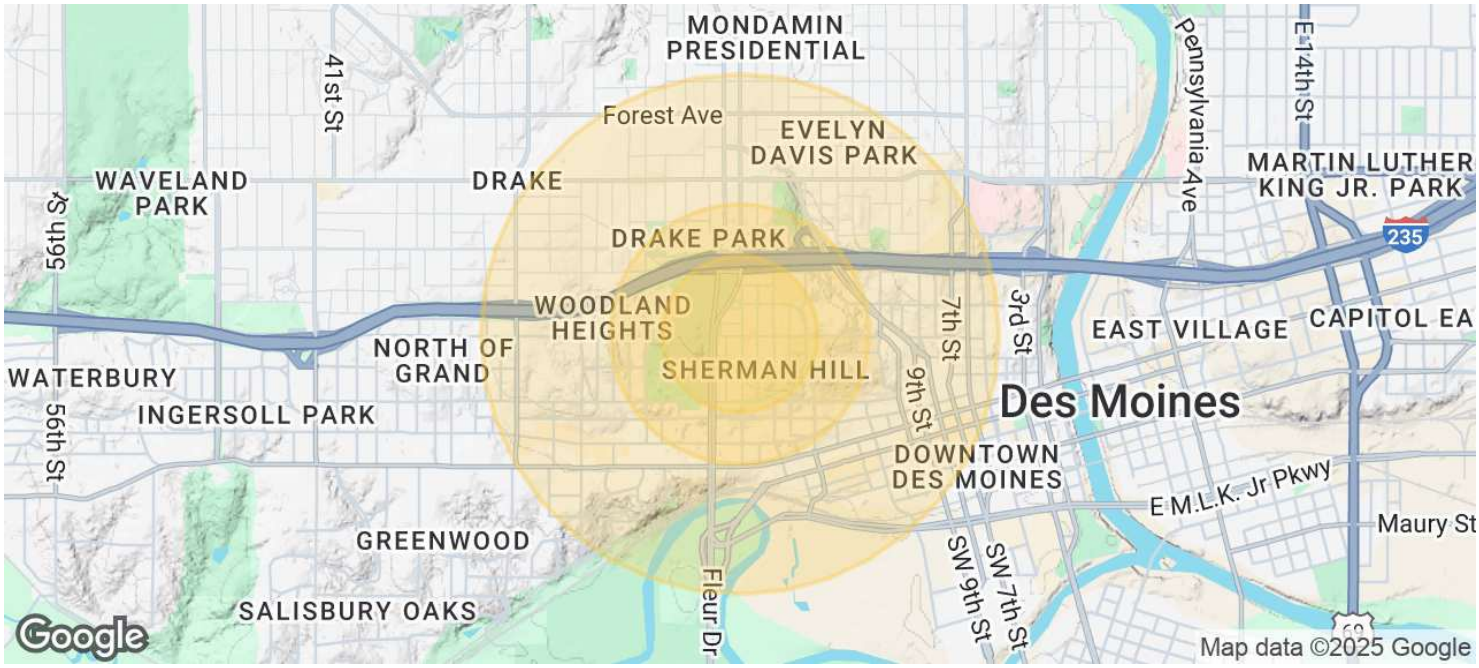


| | | | |
|---|---|---|---|
| **Average House Value** | $296,173 | $267,429 | $245,670 |

*Demographics data derived from AlphaMap*


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