

# 100 Court Avenue Condo

100 Court Avenue, Suite 306  
Des Moines, Iowa 50309  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

Professional office space condo for lease in the historic, multi-story 100 Court Avenue building. The space features all of the characteristics of a Chicago Commercial style warehouse that has been converted to modernized office space, including exposed brick, timber beams, and open ceilings. The building's location is in the vibrant Court Avenue District and located near restaurants, the riverwalk, East Village, Market District, and Principal Park.

## Building Features

- + Historic, 6-story building with modernized 1st floor lobby and common areas
- + 3rd floor office condominium with six (6) private offices and storage room
- + Designed by Proudfoot & Bird, the building was construction in 1901 as a warehouse and was listed on the National Register of Historic Places in 1985.
- + Available unit has expansive window line to the North and East, with corner suite overlooking riverwalk

## Available Space

- + Suite 306 - 2,028 SF

## Lease Rate

- + \$10.50/SF NNN
- + OPEX: Estimated to be \$8.72/SF

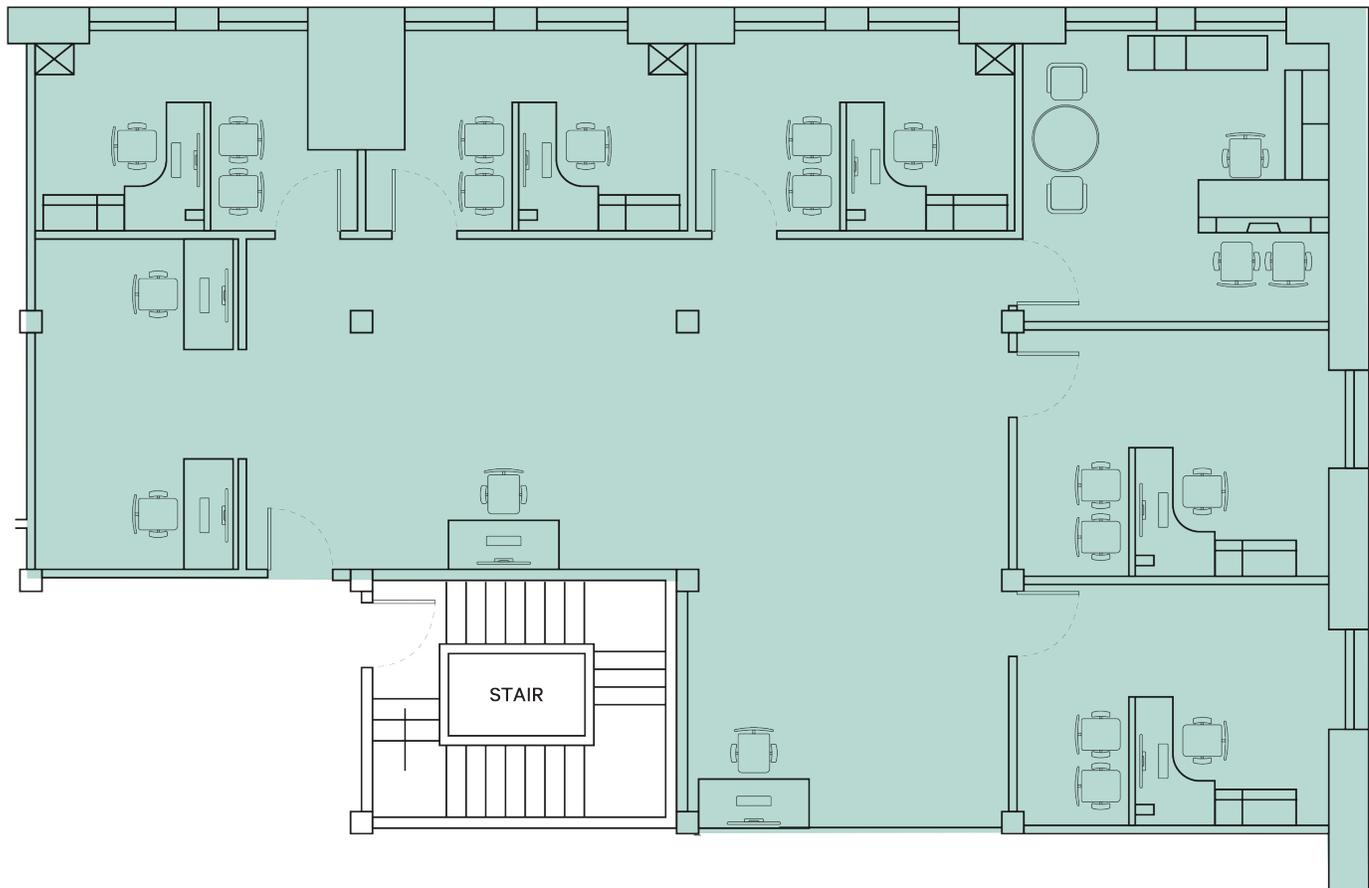
## Sale Price

- + \$335,000

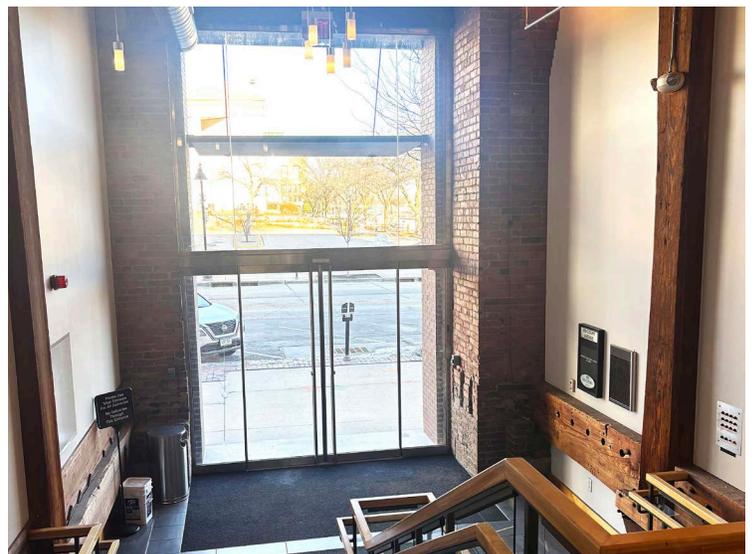
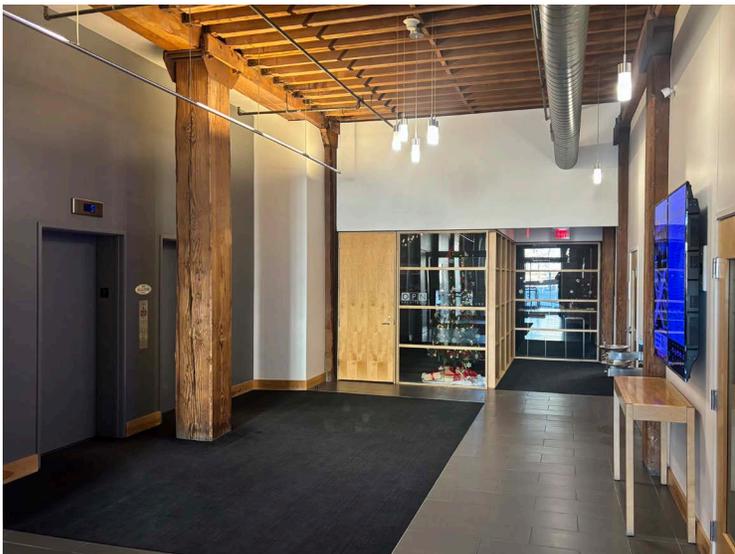


# Suite 306

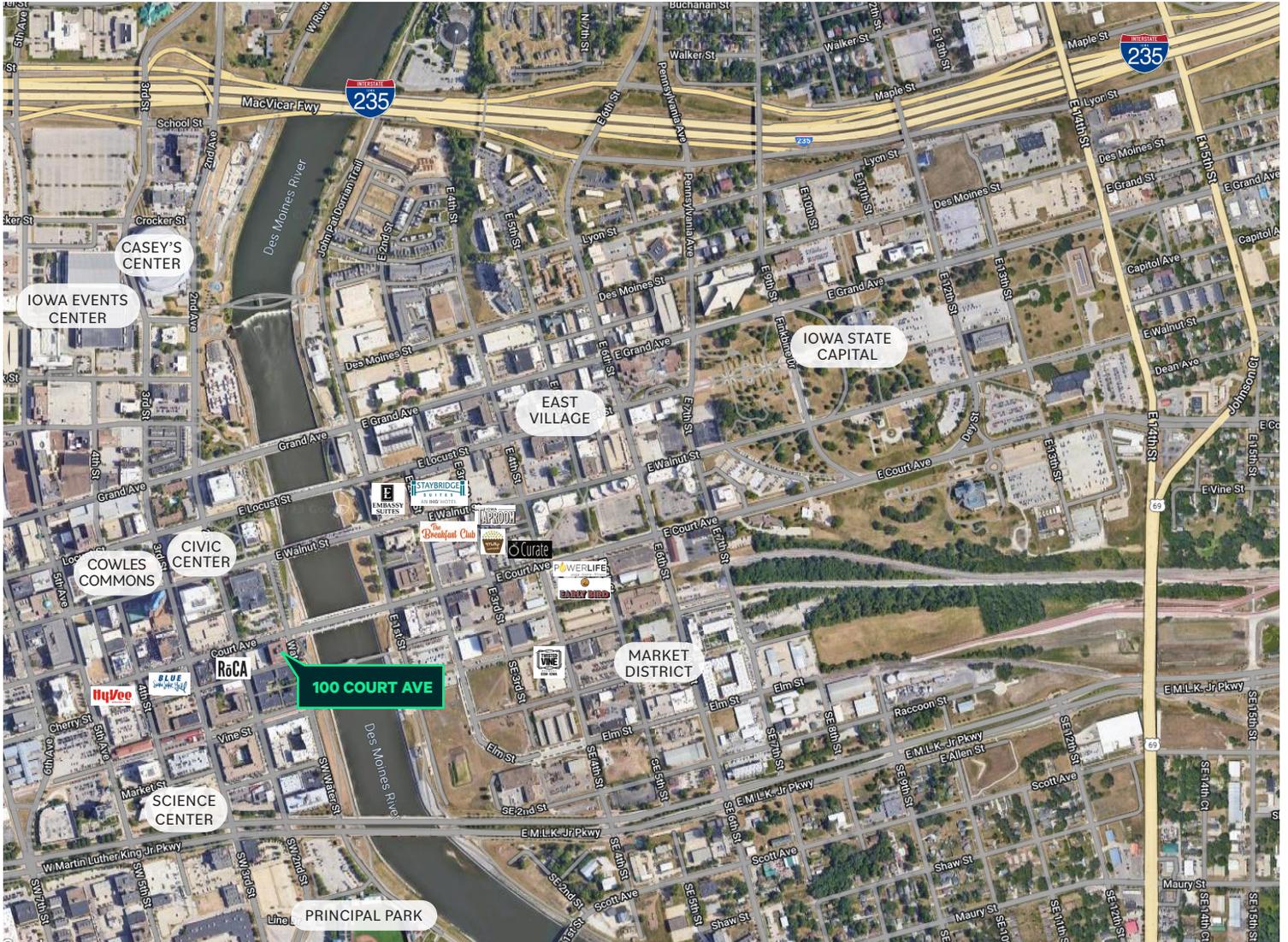
- + Exposed brick with open ceiling and timber beams
- + Open ceilings
- + Common area restrooms on 3rd floor
- + Existing plan includes 6 private offices, reception, and storage room



# Interior Photos



# Location



## Contact Us

**Bill Wright**

Senior Vice President  
+1 515 210 3050  
bill.wright2@cbre.com  
Licensed in the State of Iowa.

**Grant Wright, CCIM**

Senior Vice President  
+1 515 745 5113  
grant.wright@cbre.com  
Licensed in the State of Iowa.

**Chris Pendroy, CCIM, SIOR**

Senior Vice President  
+1 515 402 6600  
chris.pendroy@cbre.com  
Licensed in the State of Iowa.

**Dakota Little**

Senior Associate  
+1 515 745 4378  
dakota.little@cbre.com  
Licensed in the State of Iowa.

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.