



**PROPERTY FEATURES:**

- **Lease Rate: Negotiable**
- Size: 2,500–31,833 square feet
- Located at the corner of 3rd & Court, the heart of Downtown Des Moines
- Property is in the process of a Historical Remodel with a completion date of December, 2026. The rehab will consist of a refresh on the exterior, renovated common areas, and work out facility
- TI Package available
- 10,611 square feet per floor (3 floors)
- 14' clear ceilings with exposed mass timber and exposed bricks
- Strong daytime population with nearby offices, government buildings, and hotels
- High weekend and evening traffic
- Flexible floor plans suitable for private offices, open workstations, or client-facing space
- Large street facing windows providing natural light and branding visibility

STANBROUGH REALTY COMPANY  
2775 86th Street  
Urbandale, Iowa 50322  
StanbroughRealty.com | 515.334.3345

JEFF STANBROUGH  
CCIM, CPM  
515.202.6649  
Jeff@StanbroughRealty.com

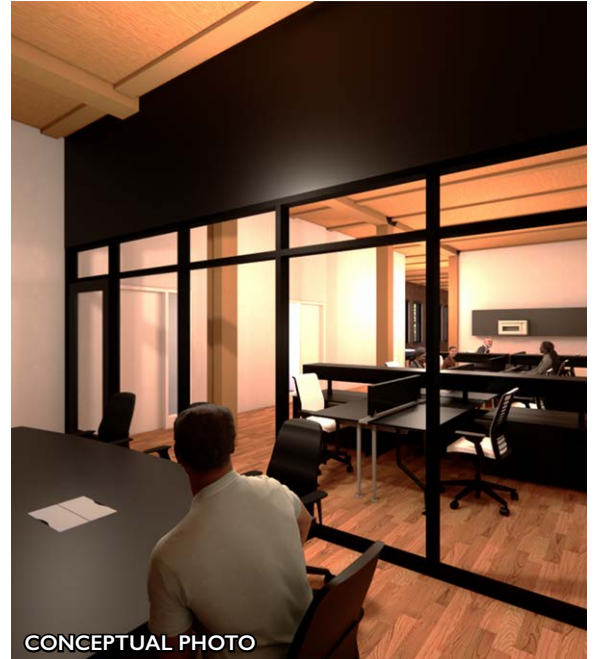
ANDREW MCCUNE  
515.402.1642  
Andrew@StanbroughRealty.com



STANBROUGH  
— REALTY —

FOR LEASE

108 3rd Street  
DES MOINES | IOWA



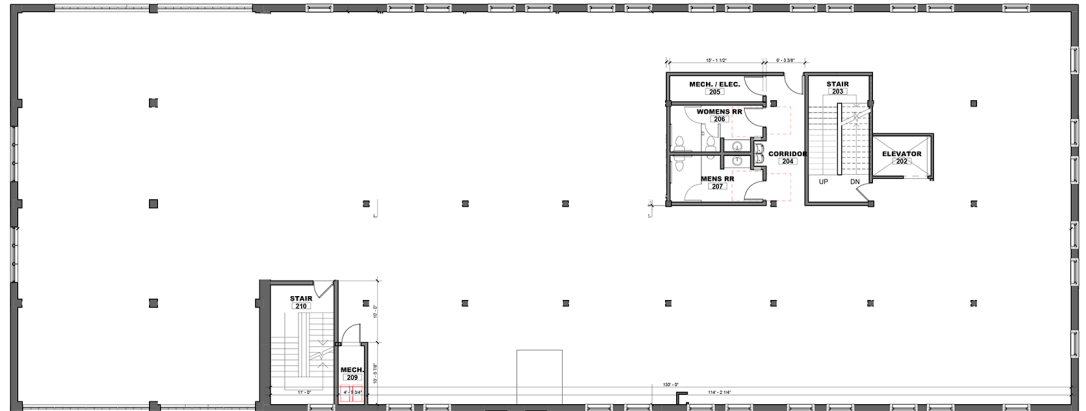
STANBROUGH REALTY COMPANY  
2775 86th Street  
Urbandale, Iowa 50322  
StanbroughRealty.com | 515.334.3345

JEFF STANBROUGH  
CCIM, CPM  
515.202.6649  
Jeff@StanbroughRealty.com

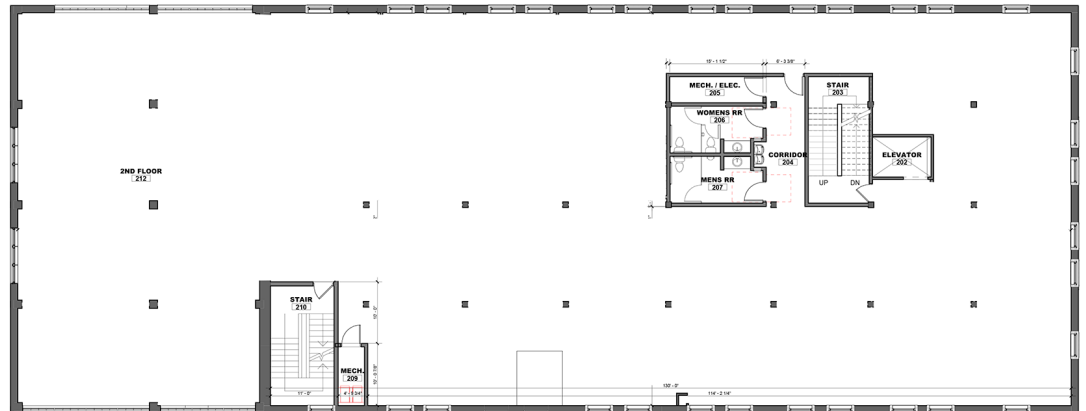
ANDREW MCCUNE  
515.402.1642  
Andrew@StanbroughRealty.com

*Conceptual  
Floor Plans*

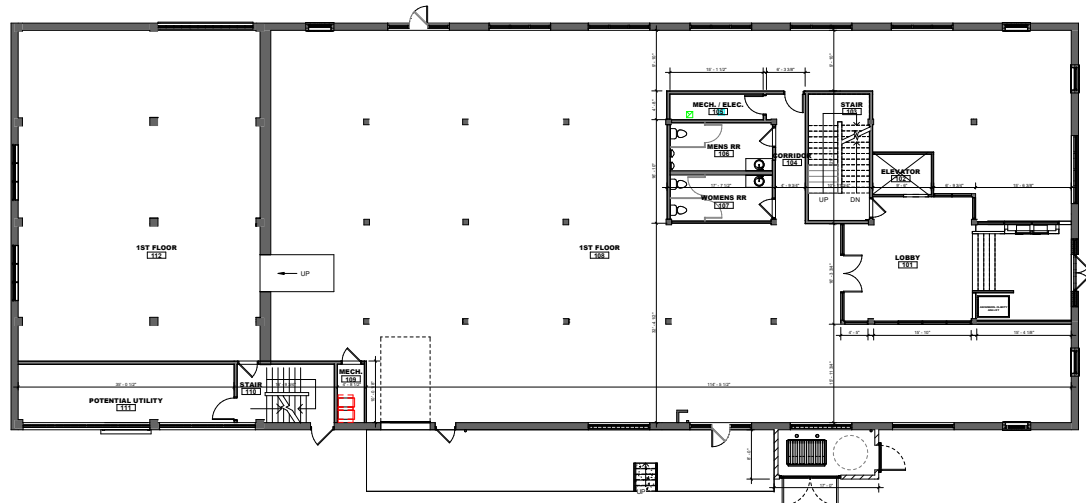
FLOOR 3



FLOOR 2



FLOOR 1



**SIZE:**  
2,500–31,833  
SQUARE FEET

STANBROUGH REALTY COMPANY  
2775 86th Street  
Urbandale, Iowa 50322  
StanbroughRealty.com | 515.334.3345

JEFF STANBROUGH  
CCIM, CPM  
515.202.6649  
Jeff@StanbroughRealty.com

ANDREW MCCUNE  
515.402.1642  
Andrew@StanbroughRealty.com





59 SW 4th Street  
(Science Center Garage)  
• **\$105 + tax/month**  
24-hour parking

3RD & COURT  
PARKING GARAGE  
• **\$120/month**  
unreserved parking  
• **\$140/month**  
preferred parking

121 3RD STREET  
• **\$100/month**  
• **Weekday Parking**

STANBROUGH REALTY COMPANY  
2775 86th Street  
Urbandale, Iowa 50322  
StanbroughRealty.com | 515.334.3345

JEFF STANBROUGH  
CCIM, CPM  
515.202.6649  
Jeff@StanbroughRealty.com

ANDREW MCCUNE  
515.402.1642  
Andrew@StanbroughRealty.com