

# LORTEX BUILDING - FREE STANDING OFFICE FOR LEASE

113 SW 8th Street | Des Moines, Iowa



## OVERVIEW

Located along the MLK corridor near the new soccer stadium, Principal Park and the new Market District Park, the Lortex would be the perfect location for a visible office. The building contains 20,000 SF of available space for lease. Surface parking available. Potential build-to-suit.

## DEMOGRAPHICS

|                |          |          |
|----------------|----------|----------|
| ESRI 2025      | 3 mile   | 5 mile   |
| Population     | 100,507  | 210,146  |
| Avg. HH Income | \$82,799 | \$88,180 |

## FOR MORE INFORMATION:

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## FEATURES

- 20,000 SF with 4 to 1 surface parking
- For Lease
- Could be a Build to Suit
- High visibility office
- 10,000 SF per floor (2 floors)



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- KEY
- (A) CONCRETE PARKING LOT [ 88 TOTAL ]
  - (B) DETENTION
  - (C) PROPOSED TREES, TYP
  - (D) EXISTING TREES TO REMAIN, TYP
  - (E) DUMPSTER ENCLOSURE
  - (F) TRANSFORMER ENCLOSURE
  - (G) CONCRETE SIDEWALKS, TYP
  - (H) BIKE PARKING
  - (I) SITE LIGHTING
  - (J) PLANTINGS, TYP
  - (K) RECYCLED PAVING + PLANTS, TYP
  - (L) BUFFER YARD FENCE - 3' HEIGHT
  - (M) UPGRADED STREET LIGHT - CITY STANDARD
  - (N) ENTRY PLAZA - STAIRS, RAILS, SLOPED WALKS

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