

# 600 SW 7th Street

*Centrally Located Flex Space*

 **RIVERPOINT**

DES MOINES, IA



## FOR LEASE

**7,204 SF**

SUITE F

**\$6.95 PSF NNN**

LEASE RATE

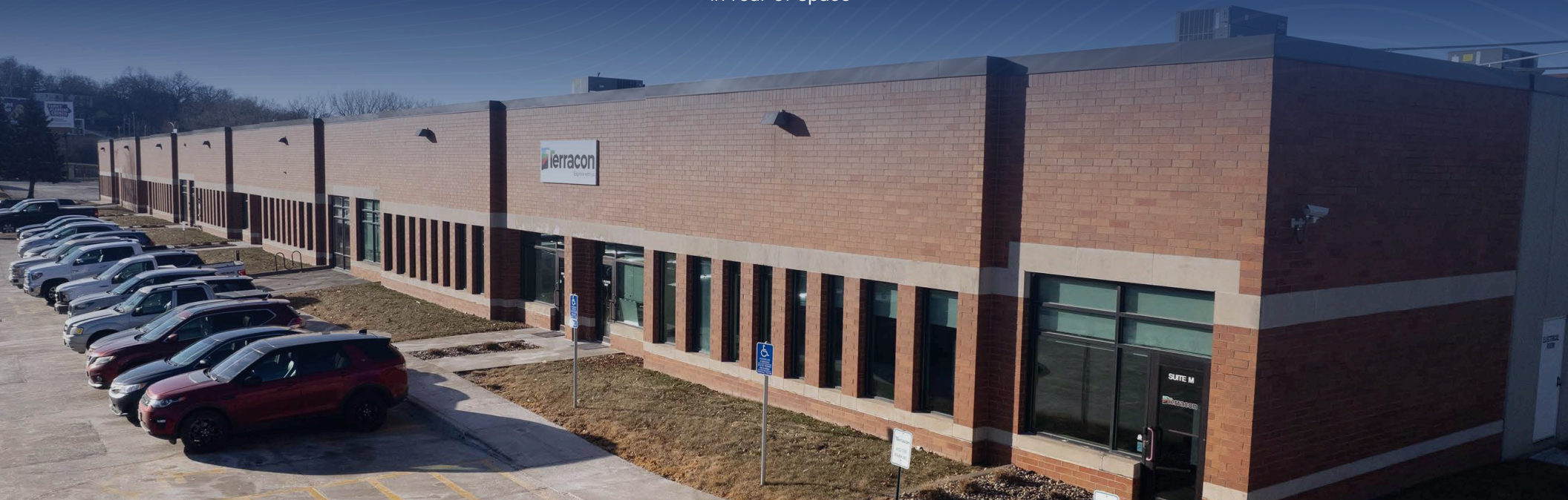
**\$4.68 PSF**

CAMIT (2025 ESTIMATED)



## BUILDING FEATURES

- Multi-tenant flex building located south of Des Moines CBD
- Ample parking available
- Stable power grid & distribution including 300 amp, 120/208 volt, 3-phase electrical service
- Exterior signage available
- Centurylink fiber optic service available
- Potential for dock loading in rear of space
- Adjacent to multiple mass transit routes
- Nearby amenities including hotels with conference facilities, restaurants, retail, medical, and Court Avenue Entertainment District
- Owned and professionally managed by Hubbell Realty Company



**CBRE**



RIVERPOINT WEBSITE

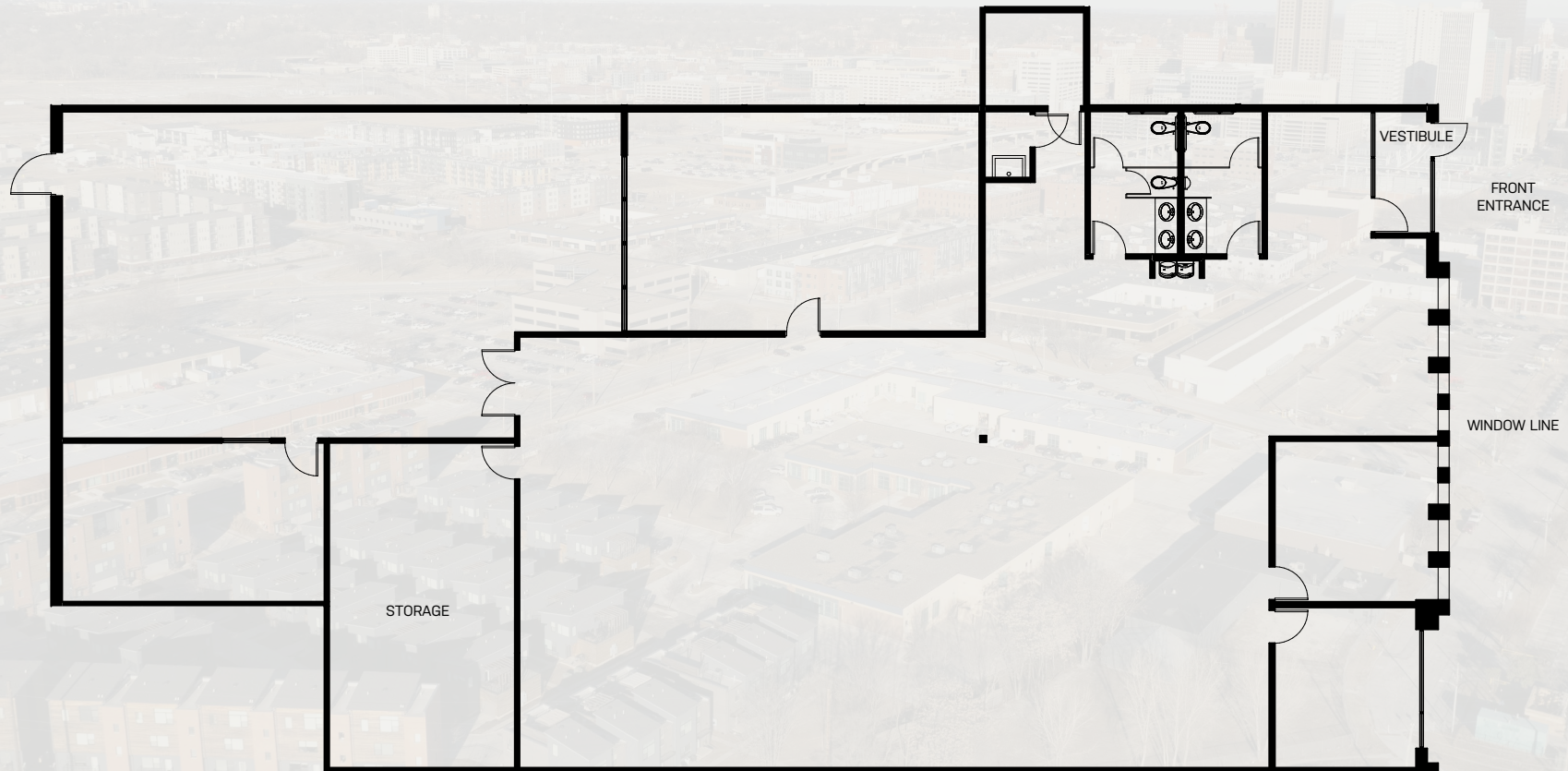
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)



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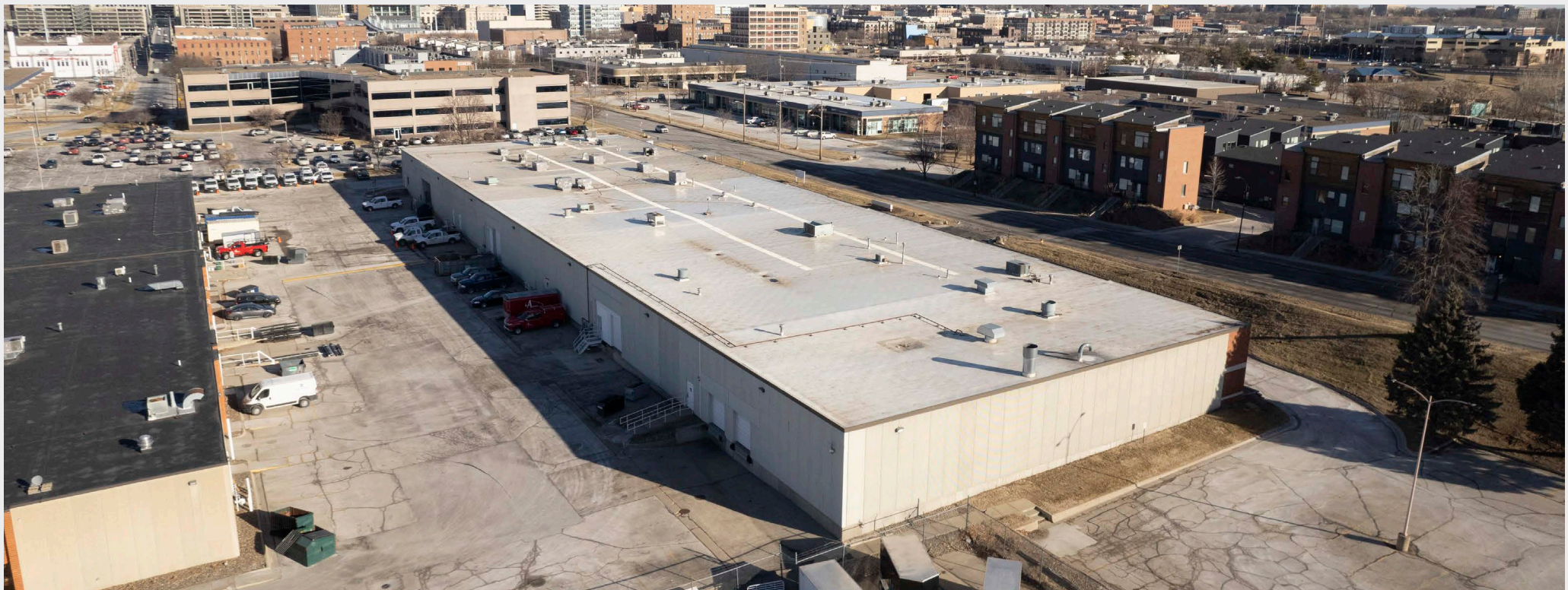
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SUITE F - 7,204 SF



TWO PRIVATE OFFICES, OPEN OFFICE AREA, AND AMPLE STORAGE







# Demographics

2024	1-MILE	3-MILE	5-Mile
POPULATION	10,051	99,751	207,377
DAYTIME POPULATION	46,564	155,051	247,219
MEDIAN AGE	31.90	33.60	35.30
AVERAGE HOUSEHOLD INCOME	\$91,552	\$82,788	\$87,624







## Contact Us

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**CBRE**



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