

# FOR LEASE



## 420 WATSON POWELL JR WAY

Des Moines, Iowa 50309

Office Space Available  
2,576 RSF

**ANGIE TESSAU**, CCIM, SIOR  
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Licensed in IA

**KOREY BIRKENHOLTZ**  
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# 420 WATSON POWELL JR WAY FOR LEASE



## BUILDING HIGHLIGHTS

- Skywalk access and suite visibility
- Lots of natural light
- Shell space with endless possibilities
- New LED lights
- Parking ramp next door
- Knapp owned parking lots available nearby
- Card access
- Shared break room
- Basement storage spaces available for lease
- Shared restrooms



CLASS C



OFFICE SPACE



SHELL SPACE



MANAGED BY KNAPP PROPERTIES



PARKING RAMP



INTERSTATE ACCESS



ENTERTAINMENT NEARBY



RESTAURANTS NEARBY



HOTEL NEARBY

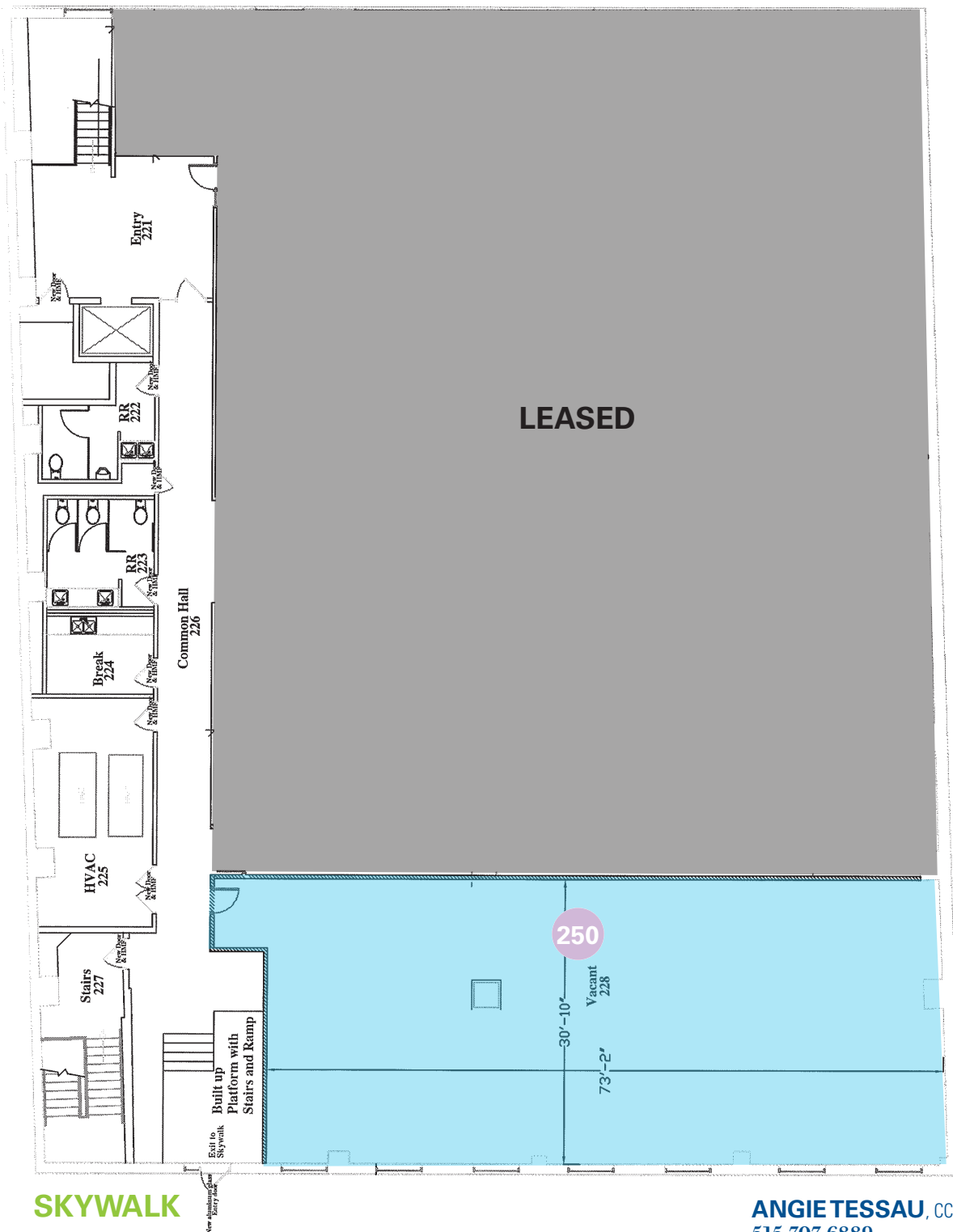


HOSPITAL NEARBY





# 420 WATSON POWELL JR WAY AVAILABILITY Suite 250



SKYWALK

**OFFICE SPACE** 2,576 RSF (approx.)

*Available Now*

*Lease Rate: \$11.00 PSF NNN*

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611 5th Ave

1

2

3rd St



**420  
WATSON  
POWELL**

5th Ave

4th St

4

3

5

6



**AVAILABLE PARKING LOTS**

Grand Ave



# DEMOGRAPHICS

## 420 WATSON POWELL JR WAY

5 mile radius

### INCOME



\$55,673

Median Household Income



\$90,295

Median Net Worth



\$168,125

Median Home Value



\$46,206

Median Disposable Income

### EDUCATION



30%

Bachelor's/Grad/Prof Degree

### BUSINESS



8,713

Total Businesses



167,885

Total Employees

### KEY FACTS



222,162

Population



257,308

Total Daytime Population



36.0

Median Age



88,299

Households

### TRAFFIC



10,133

Watson Powell  
Jr Way



8,220

4th Street



6,600

5th Street

### EMPLOYMENT

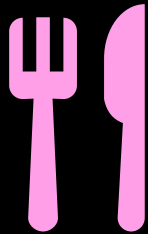


4.4%

Unemployment Rate



# *nearby* **ATTRACTIONS**



**482**

Restaurants



**64**

Bars and  
Pubs



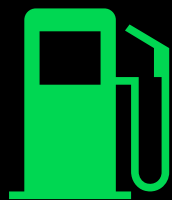
**32**

Coffee  
Shops



**59**

Grocers



**76**

C-Stores



**144**

Retail  
Shopping



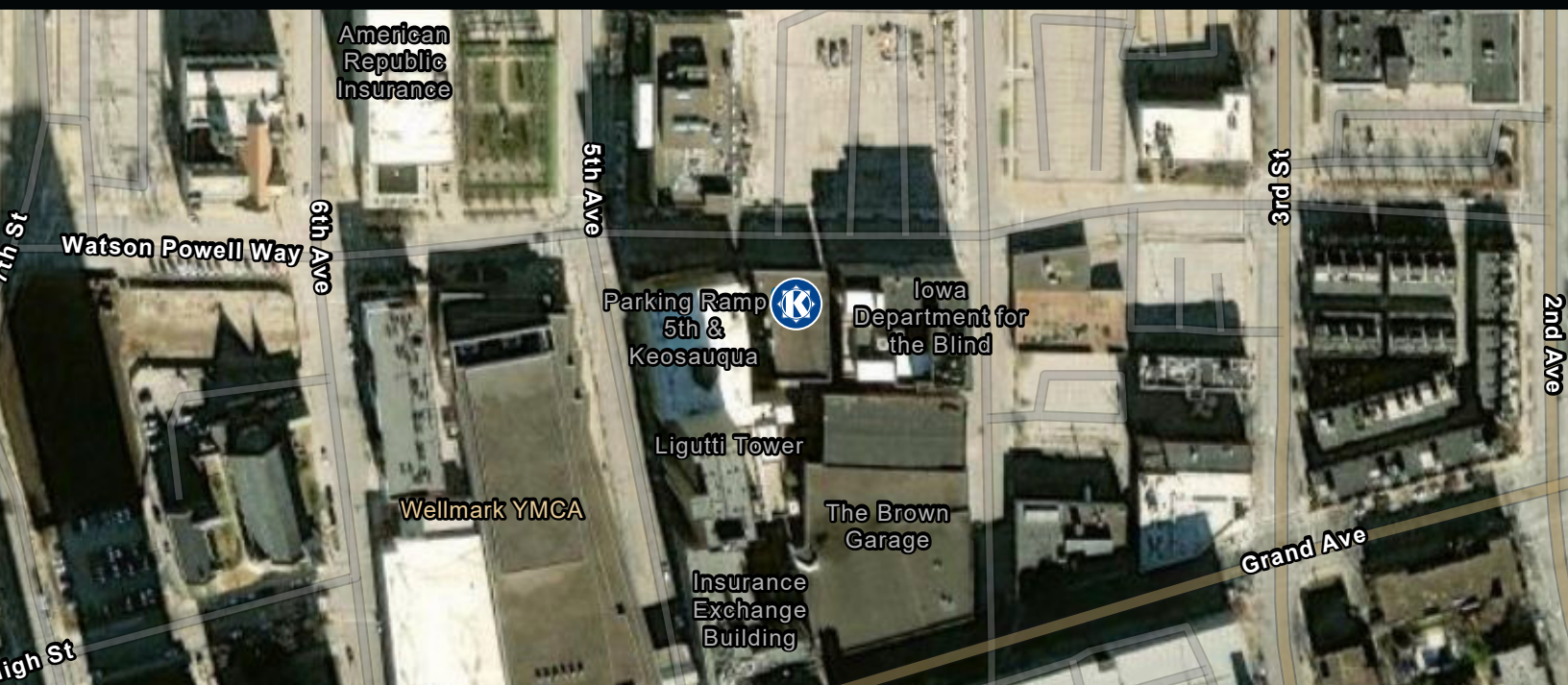
**46**

Hotels



**80**

Attractions/  
Entertainment





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**K N A P P**  
PROPERTIES



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