

25,000 RSF AVAILABLE

520 WALNUT STREET

DES MOINES, IA 50309



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HIGHLIGHTS

- Tenant Improvement Allowance available for qualified tenants.
- Skywalk access to local amenities including retail, restaurants, housing, and parking structures
- Historic ballroom-style space with high ceilings, stone pillars, and large two-story windows allowing an abundance of natural light
- New ownership
- Extensive HVAC system updates throughout the entire building
- New common area restrooms on 1st floor

SPACES AVAILABLE

Space	Avail. RSF	Lease Rate
Suite 100	1,857.82	\$20.00/SF FSG
Suite 110	2,015.43	\$20.00/SF FSG
Suite 150	1,320.93	\$20.00/SF FSG
2nd Floor	17,233.33	\$20.00/SF FSG
3rd Floor	6,038.24	\$18.00/SF FSG

PROPERTY FEATURES

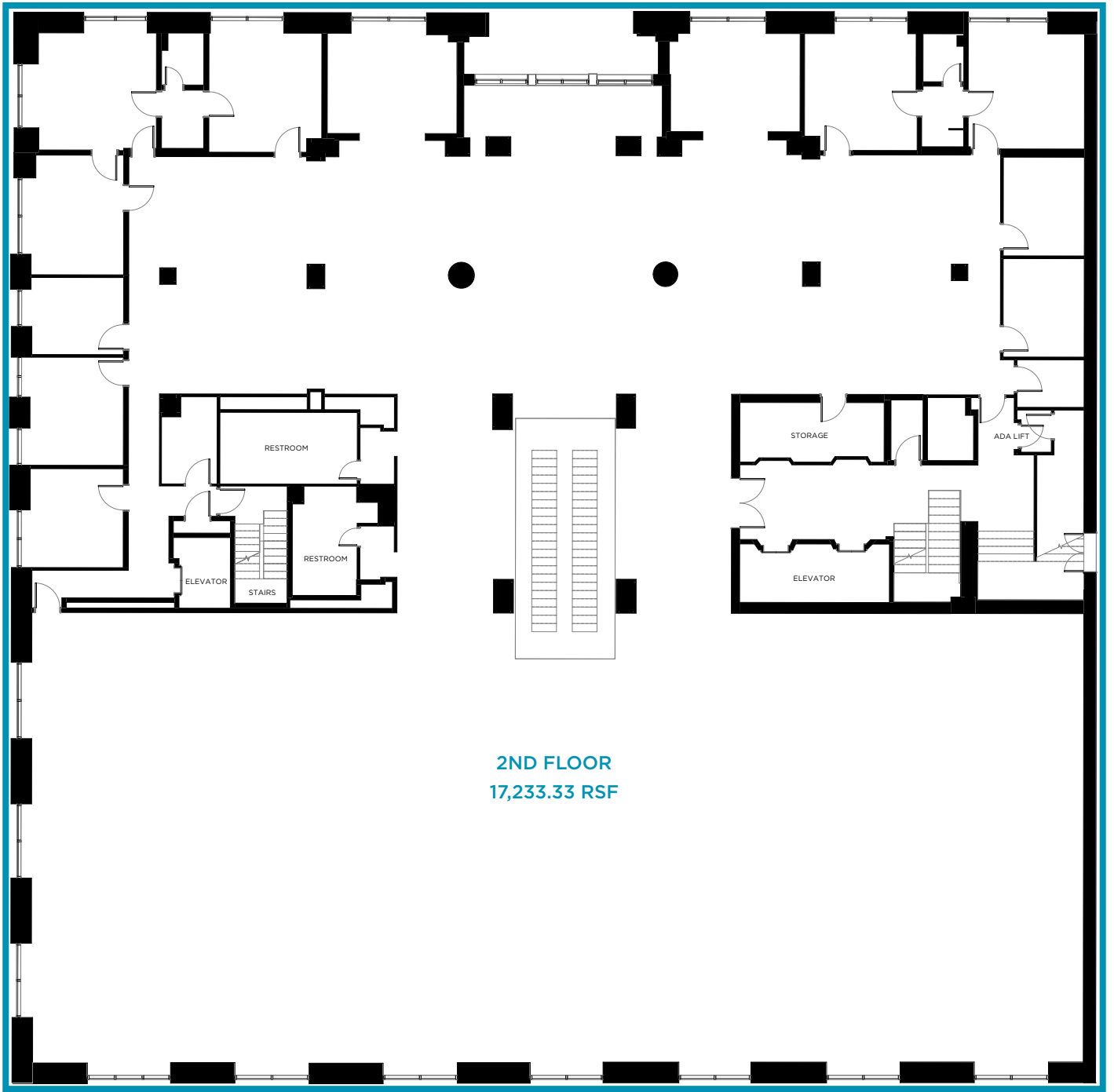
Building Size:	66,096 SF
Year Built:	1970 (Renovated 2023)
Zoning Class	Dx1 Downtown District
Site Area:	.450 Acres
Floors	5



FLOOR PLAN

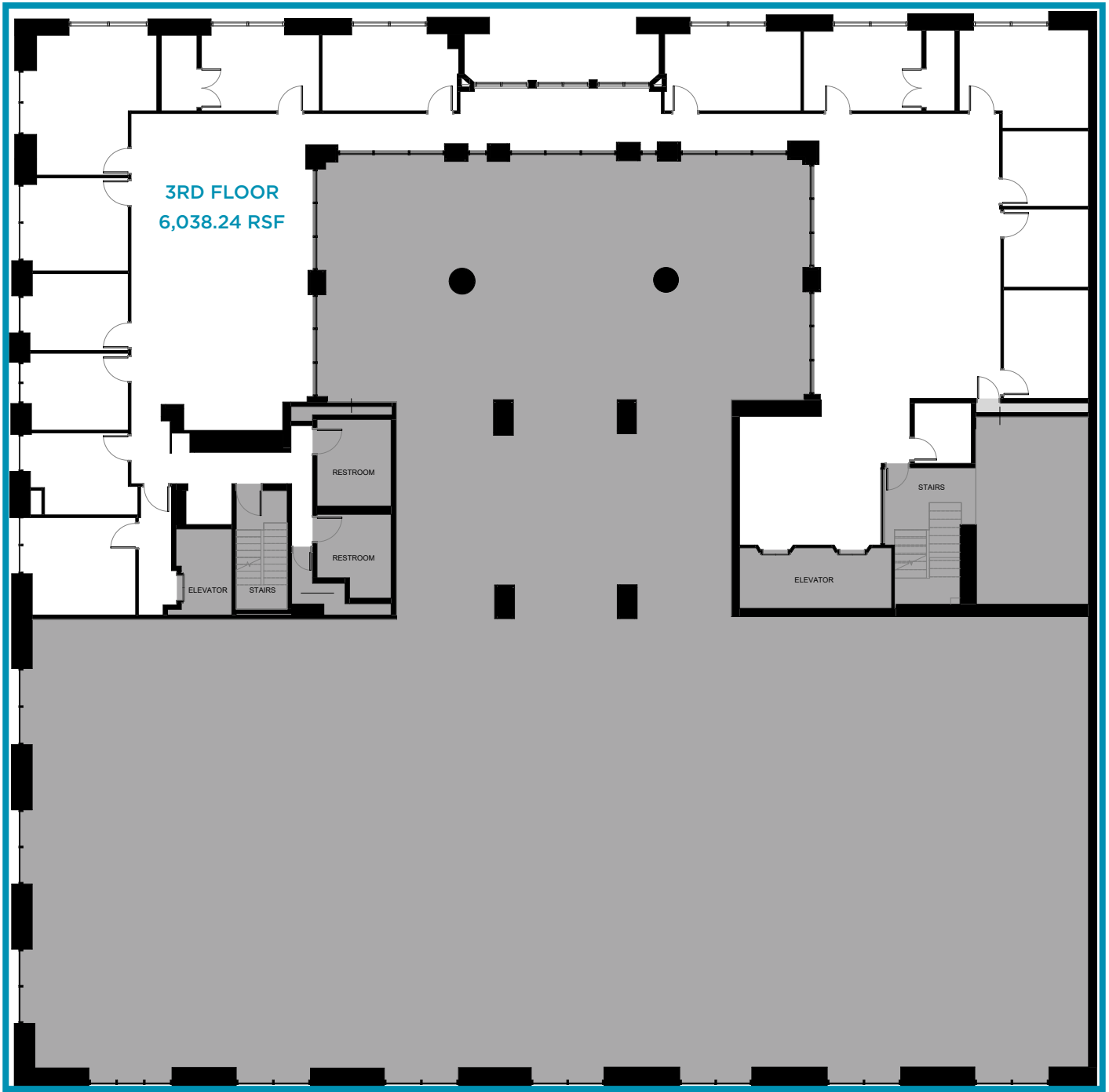
FIRST FLOOR

Suite 100	1,875.82 RSF
Suite 110	2,015.43 RSF
Suite 150	1,138.73 RSF



2ND FLOOR
17,233.33 RSF

FLOOR PLAN
SECOND FLOOR
17,233.33 RSF AVAILABLE



FLOOR PLAN

THIRD FLOOR

6,038.24 RSF AVAILABLE



DES MOINES

Des Moines is the capital and most populous city of Iowa, with a current population, of approximately 216,853 people. Des Moines is a major center of the US insurance industry and has a sizable financial services base. The trade area for the Des Moines Metropolitan area is approximately 950,000 people, which represents 33% of the state's population. Downtown Des Moines Residential population is approximately 8,371.



POPULATION

1 MILE: 12,716
 3 MILES: 100,790
 5 MILES: 213,085



MEDIAN INCOME

1 MILE: \$57,985
 3 MILES: \$58,859
 5 MILES: \$65,209



MEDIAN AGE

1 MILE: 33.9
 3 MILES: 34.3
 5 MILES: 36.4



1,600-25,000 SF AVAILABLE

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Iowa Commercial Advisors

CONTACT

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