

# 401 E. Army Post Road

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Des Moines, IA 50315  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

Unique opportunity to own a second generation fitness center on the south side of Des Moines. With over 11 acres of land, there are additional development opportunities with this flexible property.

## Property Features:

- + Site: 11.05 AC
- + Building: 36,792 SF
- + Year Built: 1997
- + Zoning: PUD (Planned Unit Development)
- + Foundation: Poured reinforced concrete
- + Exterior Walls: Tilt-up concrete
- + Exterior Playground
- + Swimming Pool (2006 addition)
- + Multiple rooms

## Sale Price

+ \$2,800,000 (\$76/SF)



## Contact Us

### Bill Wright

Senior Vice President  
+1 515 210 3050  
[bill.wright2@cbre.com](mailto:bill.wright2@cbre.com)  
Licensed in the State of Iowa.

### Chris Pendroy, CCIM, SIOR

Senior Vice President  
+1 515 402 6600  
[chris.pendroy@cbre.com](mailto:chris.pendroy@cbre.com)  
Licensed in the State of Iowa.

### Grant Wright

First Vice President  
+1 515 745 5113  
[grant.wright@cbre.com](mailto:grant.wright@cbre.com)  
Licensed in the State of Iowa.

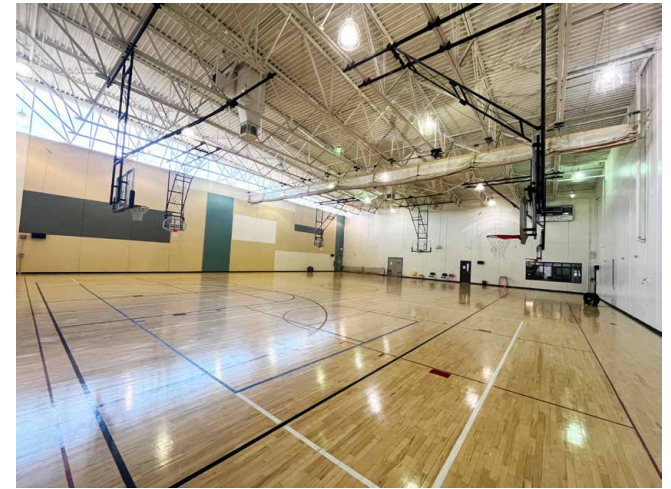
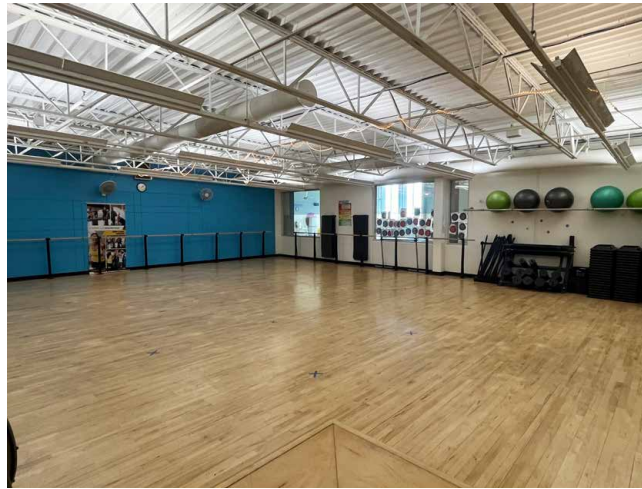
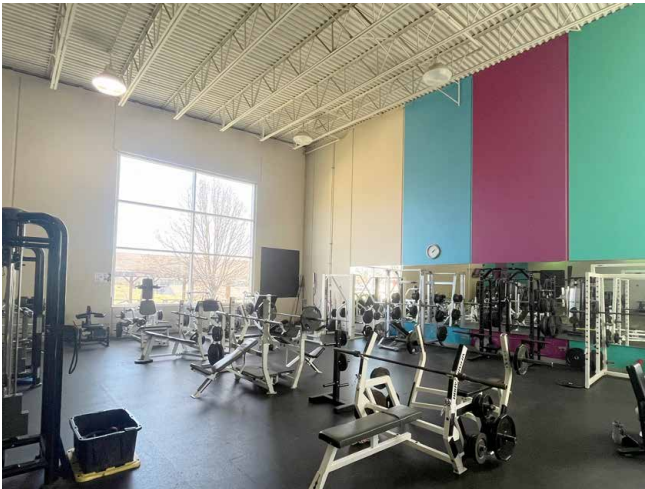
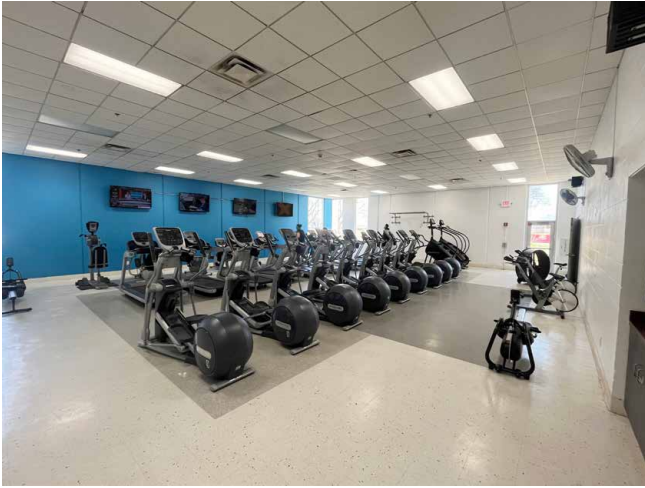
### Dakota Little

Sales Associate  
+1 515 745 4378  
[dakota.little@cbre.com](mailto:dakota.little@cbre.com)  
Licensed in the State of Iowa.

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For Sale

# Building Photos





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# Building Photos



# Floor Plan

