

FOR LEASE

LAWMARK

COMMERCIAL

ARAG BUILDING

FIVE HUNDRED GRAND AVE.
DOWNTOWN DES MOINES, IA

500 Grand Avenue (former Keck City Center) is a 246,000 square foot office/retail/parking garage complex located on 5th and Grand in the central business district of downtown Des Moines, Iowa. Next door to the Wellmark YMCA, Savory, Hyatt and Marriott Hotels, 500 Grand is a buzz of activity that will complement any office, restaurant, or retail organization.



street level presence



newly renovated exterior

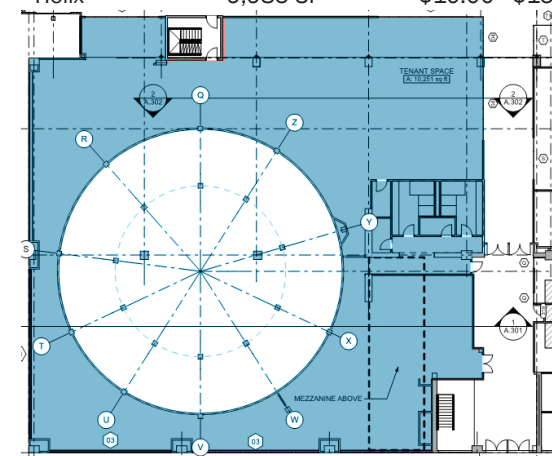


start with a clean slate

FEATURES & PLANNED IMPROVEMENTS

- **Prestige**
High traffic, four corner skywalk intersection with over 8,000 people passing through each day
- **Exposure**
New expansive glass line along the exterior and interior on the skywalk level
- **Grand**
26' ceilings that wrap around a central helix
- **Parking**
675 on-site covered spaces are available (2.41/1000SF ratio)
- **Access**
Alley Loading
- **Class**
First floor private elevator and staircase
- **Refreshed**
Newly renovated elevator cabs and lobby entry
- **Value**
Turnkey build out available for credit tenants
- **Convenience**
15 minute drive to Des Moines International Airport.

Traditional	Area	Lease Rate
1st Floor Retail	2,000 SF	\$30.00 NNN
Helix	9,985 SF	\$10.00 - \$15.00 NNN



floor plan - skywalk level

want to learn more?

Contact Jesse Bunney

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80,000
downtown Des Moines
daytime population

1M
population living in
Des Moines by 2040

YOUR NEIGHBORHOOD

- X Your New Location!
- 1 801 Grand
- 2 Hyatt Hotel
- 3 Cowles Commons
- 4 DSM Civic Center
- 5 DSM Public Library
- 6 Wellmark YMCA
- 7 Kaleidoscope
- 8 Savery Hotel
- 9 Marriott Hotel
- 10 Pappajohn Sculpture Park
- 11 Financial Center
- 12 Local Bites Food Court / 700 Locust Parking Garage

