

# Linc @ Gray's Station

## Retail | Office

Trendy, 1st Floor Retail or Office space available in a newly constructed, 5-story mixed use building. LINC is located prominently at the corner of SW 11th Street & ML King Parkway and is the gateway to Hubbell Realty Company's Gray's Station development, a modern urban neighborhood that is breaking the norm of living Downtown. Gray's Station combines the vibrancy of the City with the connectivity to the outdoors and will eventually be home to over 5,000 residents in for-sale ranch-style homes, condominiums, ROW townhomes, and apartments.

### Available Space

- + Suite 06: 2,296 SF
  - 1st generation space
  - TI Allowance: \$25.00/SF (5 Year Term Minimum)

### Lease Rate

- + \$18.00/SF NNN
- + OPEX: \$3.01/SF

### Building Features

- + 14' Ceilings
- + Walking Trails, Bike Paths, and Bridge Connection to Gray's Lake
- + Co-tenants include Mad Meatball, Topsy Nails, F45 Fitness and Iowa Spine + Performance

## Contact Us

### Bill Wright

Senior Vice President  
+1 515 210 3050  
bill.wright2@cbre.com  
Licensed in the State of Iowa.

### Grant Wright, CCIM

First Vice President  
+1 515 745 5113  
grant.wright@cbre.com  
Licensed in the State of Iowa.

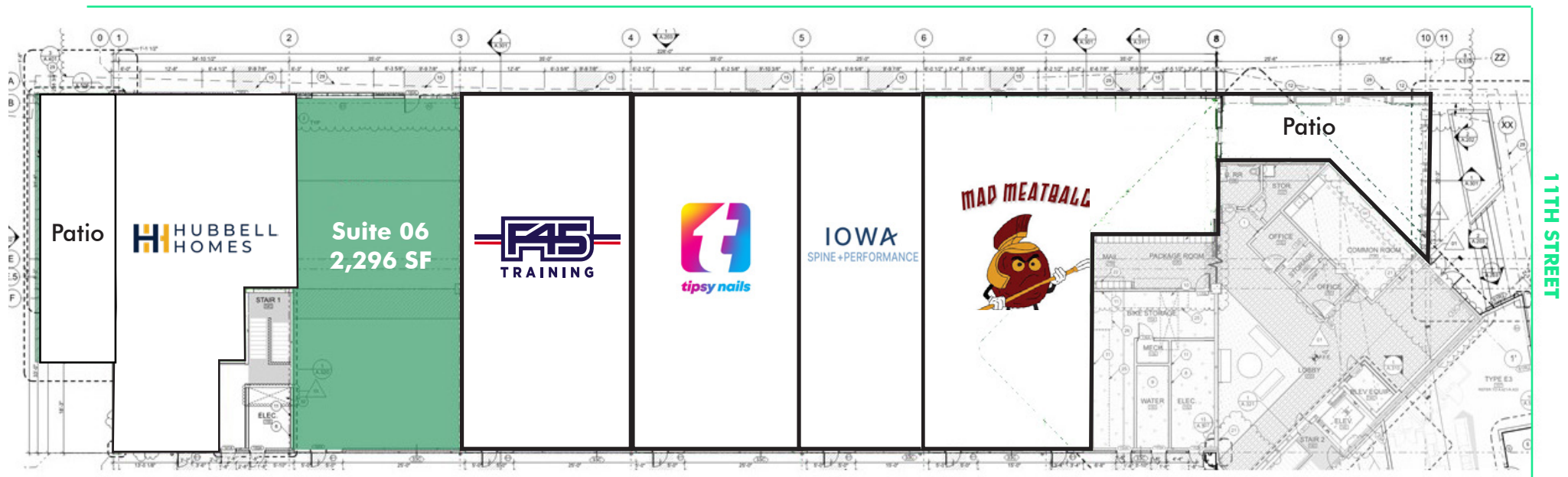
SW 11th & Martin Luther King Jr Parkway  
Des Moines, IA  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

Within walking distance to over 1,500 apartment units south of MLK Parkway



# Floor Plan

MARTIN LUTHER KING PARKWAY JR.



# Site Plan



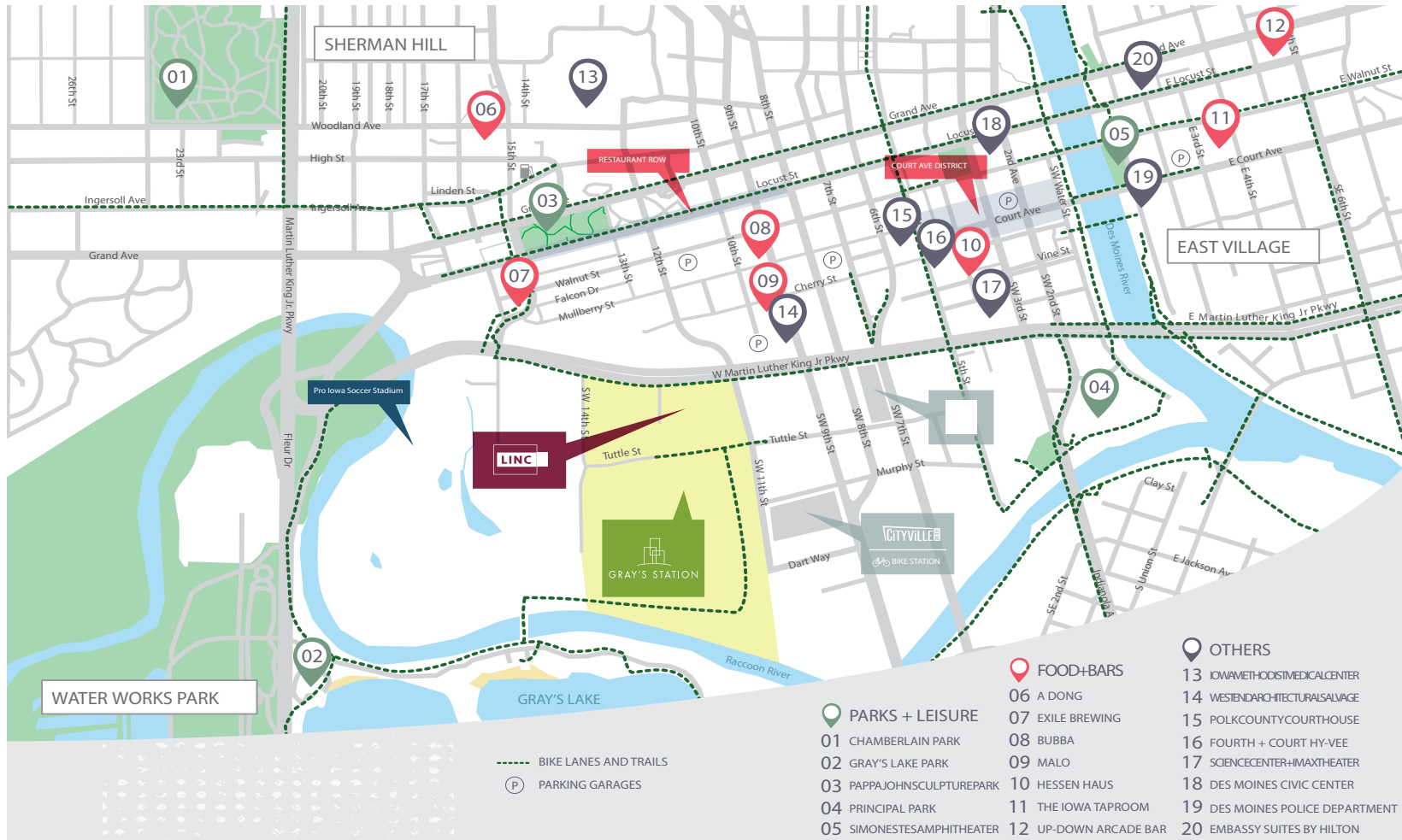
# Linc @ Gray's Station

SW 11th & Martin Luther King Jr Parkway | Des Moines, IA

# For Lease



# South MLK Master Plan



# Location



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.