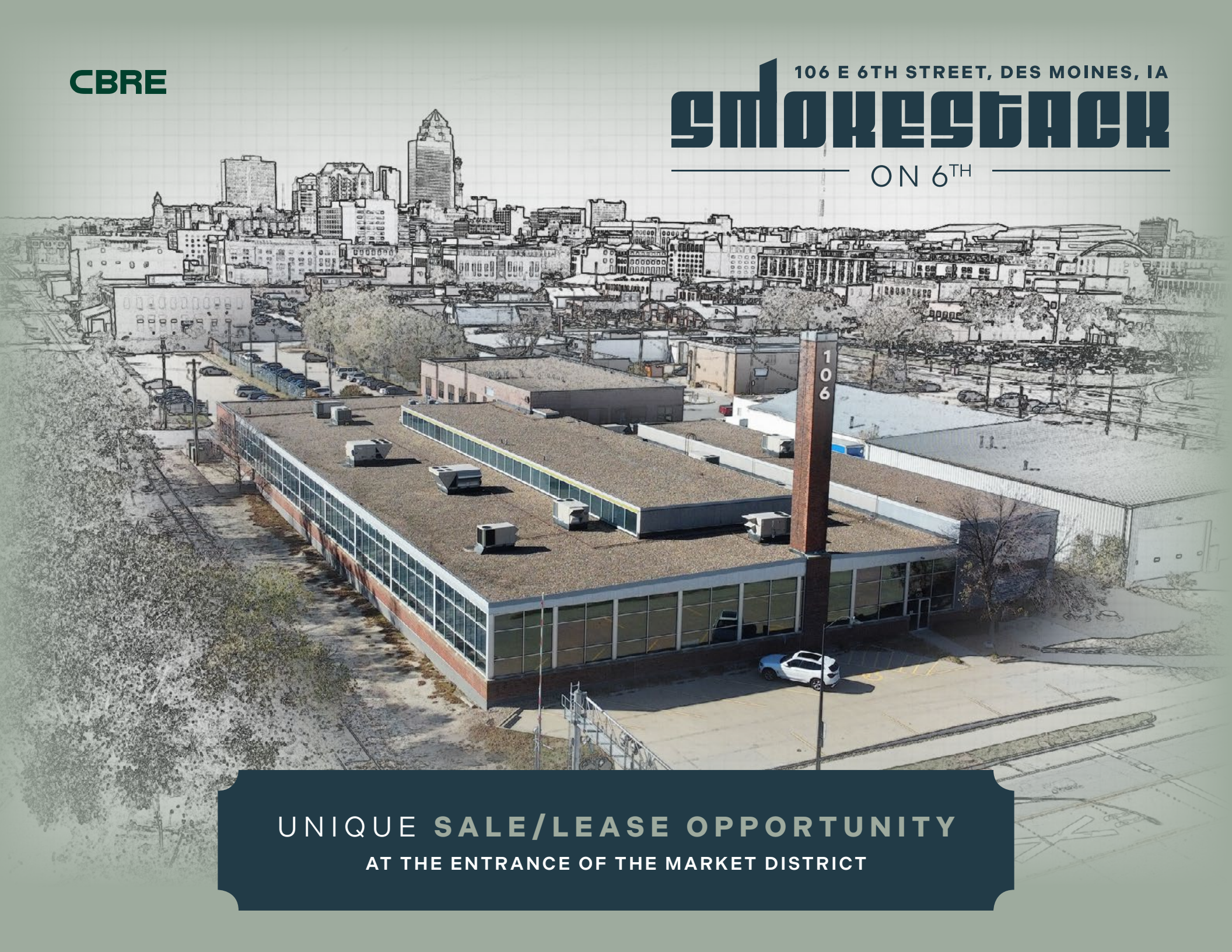


CBRE

106 E 6TH STREET, DES MOINES, IA

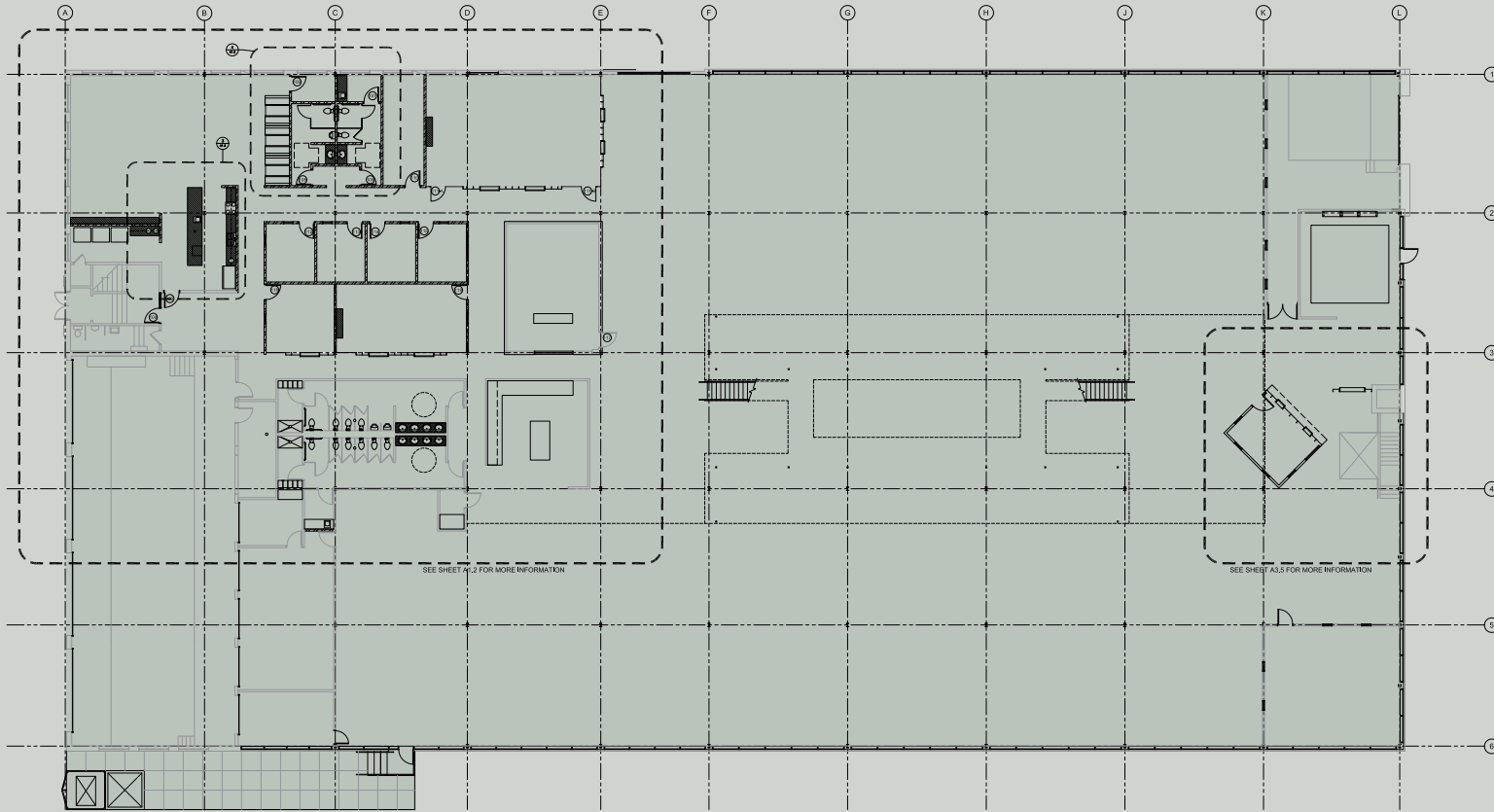
SMOKESTACK

ON 6TH



UNIQUE SALE/LEASE OPPORTUNITY
AT THE ENTRANCE OF THE MARKET DISTRICT

PROPERTY DETAILS



FIRST FLOOR
38,640 SF
SECOND FLOOR
11,211 SF
TOTAL
49,851 SF
BASEMENT
2,742 SF



**SINGLE STORY
REDEVELOPED
IN 2016**



**UNIQUE SINGLE/
MULTI-TENANT
CAPABILITY**



**ASKING
PRICE OF
\$5,950,000**



**RENTAL RATE OF
\$8.50 PSF NNN TO
\$10.50 PSF NNN**



**50,000 SF
SALE OR LEASE
OPPORTUNITY**

UNIQUE BUILDING AMENITIES

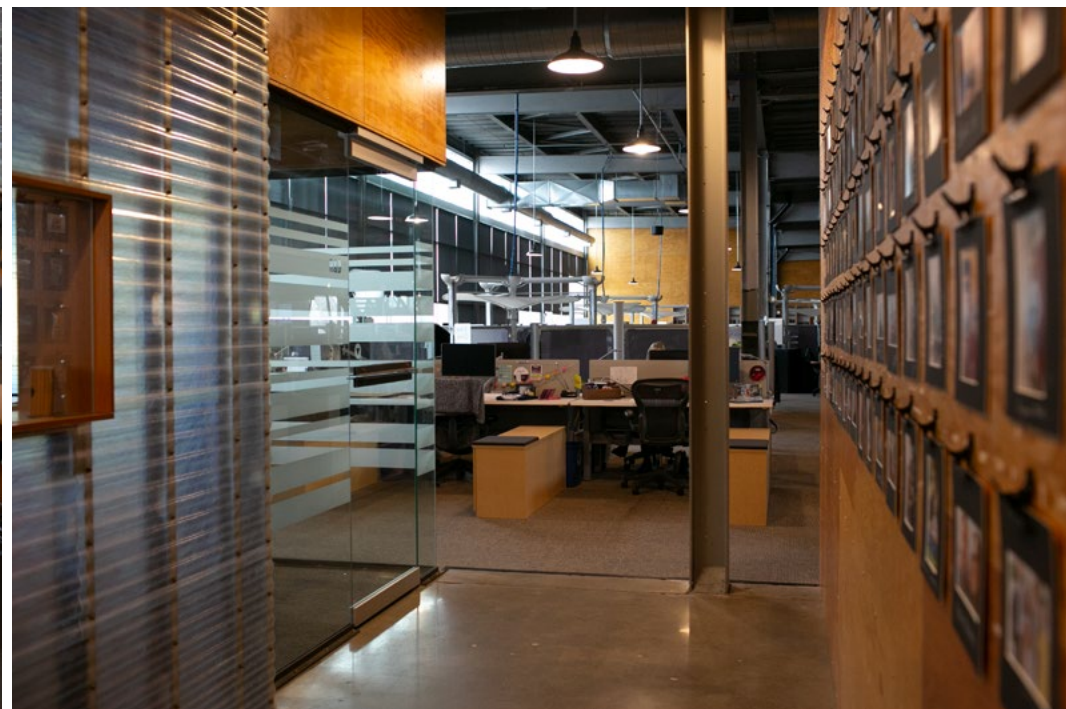
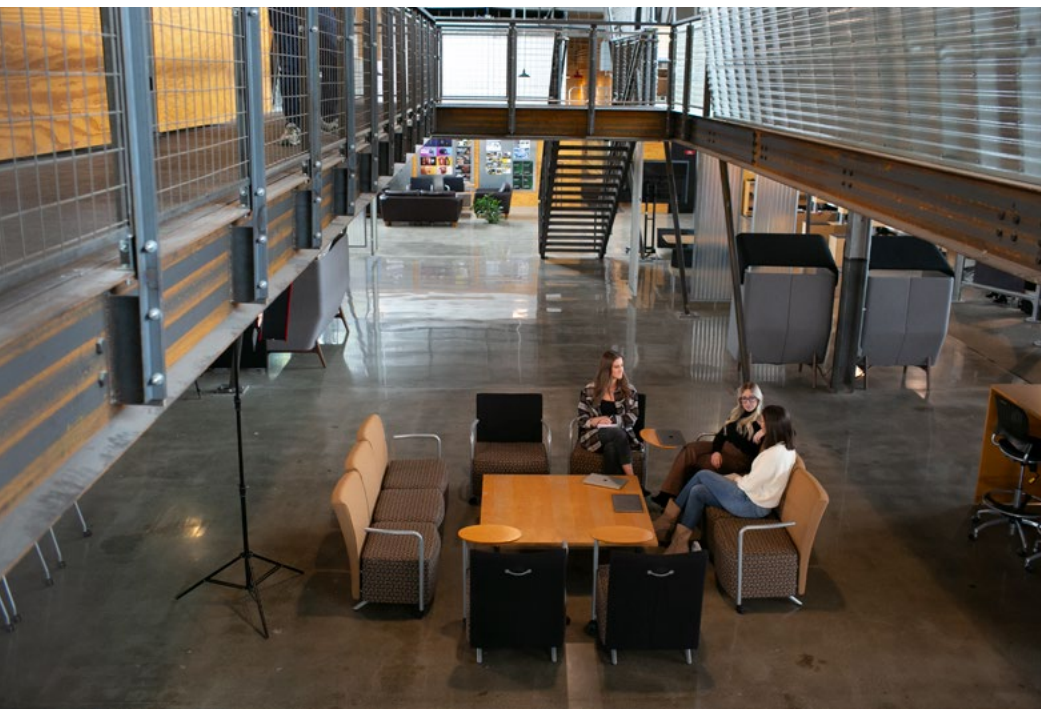
130+ PARKING SPACES AVAILABLE &
PARKING LOT ACROSS E 6TH ST

FOOTSTEPS AWAY FROM THE EAST
VILLAGE & STATE CAPITOL GROUNDS

CONFERENCE ROOMS, BREAKOUT
ROOMS AND PHONE ROOMS

LUNCH/BREAK ROOM

DOCK AREA FOR FURTHER
CONVERSION OR EXECUTIVE PARKING



RECENT IMPROVEMENTS



ROOF
REPLACED
RECENTLY AT
A COST OF
\$315,000



NEW HVAC
REPLACED IN
2019/2020 AT
A COST OF
\$250,000



TUCKPOINTING
OF THE
EXTERIOR OF
THE BUILDING
AT A COST OF
\$145,000



SECOND FLOOR
WINDOW
REPLACEMENT
AND WORK
AT A COST OF
\$120,000



REPLACEMENT
OF 1ST FLOOR
WINDOWS AT
A COST OF
\$20,000



TOTAL RECENT
CAPITAL
IMPROVEMENTS
AT A COST OF
\$850,000



MARKET DISTRICT & EAST VILLAGE: A THRIVING COMMUNITY



The Market District is a thriving urban neighborhood that offers a multitude of benefits to its residents. This walkable community provides a high-quality live, work, play experience. With a range of housing options, office spaces, and amenities within walking distance, the Market District demonstrates the new era of urban development.

MARKET DISTRICT & EAST VILLAGE AT A GLANCE

3,400+
HOUSING UNITS

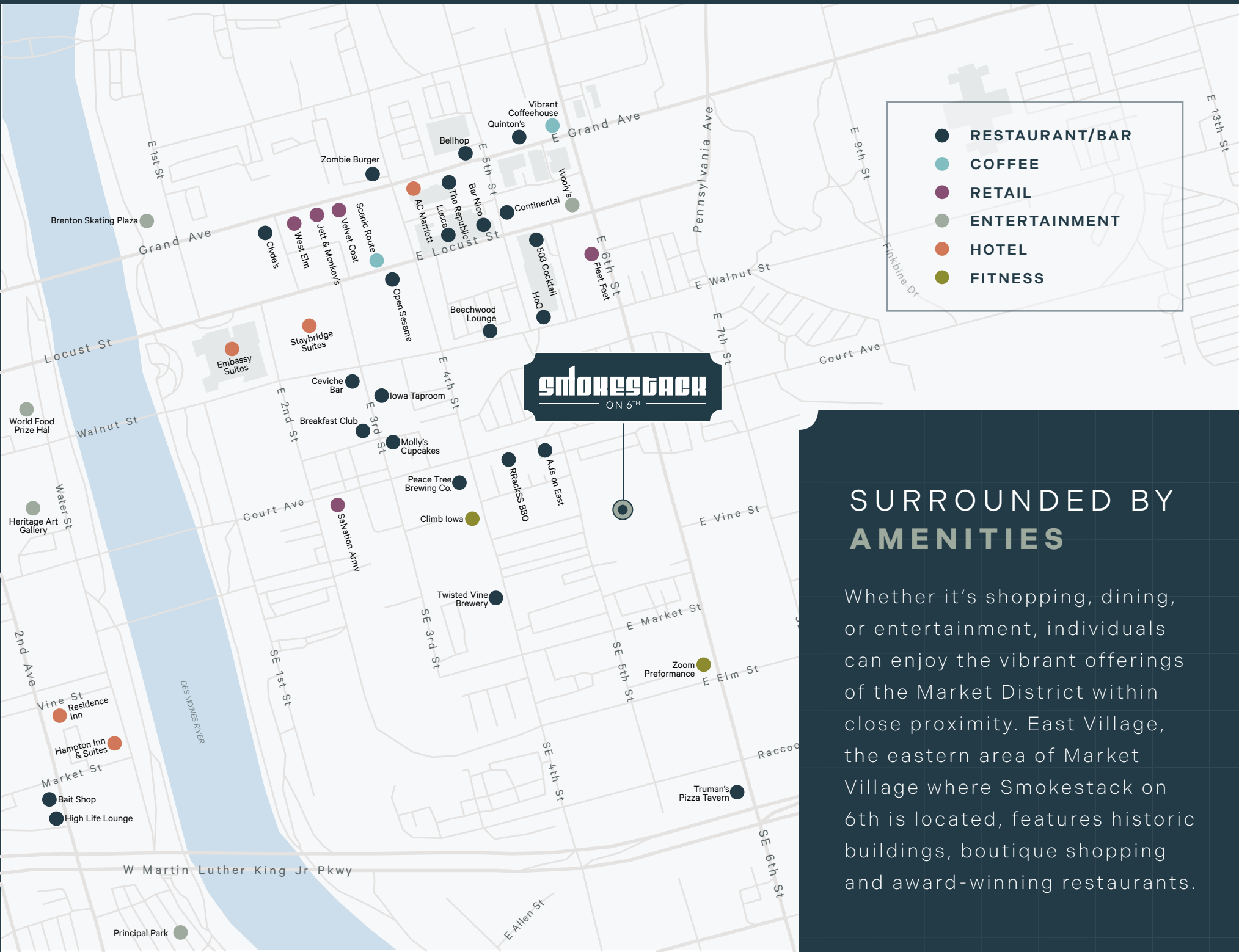
7,500
PARKING STALLS

210,000+
SF OFFICE SPACE

135,000+
SF RETAIL SPACE

16.7%
POPULATION
GROWTH

\$100M+
RECENT
MULTI-FAMILY
DEVELOPMENT



- RESTAURANT/BAR
- COFFEE
- RETAIL
- ENTERTAINMENT
- HOTEL
- FITNESS

Smokestack
ON 6th

SURROUNDED BY AMENITIES

Whether it's shopping, dining, or entertainment, individuals can enjoy the vibrant offerings of the Market District within close proximity. East Village, the eastern area of Market Village where Smokestack on 6th is located, features historic buildings, boutique shopping and award-winning restaurants.



INTERSTATE 235
DRIVE TIME | DISTANCE
3 MIN | 0.8 MI

ROUTE 163
DRIVE TIME | DISTANCE
5 MIN | 2.1 MI

DOWNTOWN DES MOINES
DRIVE TIME | DISTANCE
5 MIN | 1.0 MI

IOWA STATE CAPITOL BUILDING
DRIVE TIME | DISTANCE
3 MIN | 0.7 MI

smorestack
ON 6TH

DES MOINES INTERNATIONAL AIRPORT
DRIVE TIME | DISTANCE
12 MIN | 4.8 MI

**CONVENIENT
COMMUTE**

DES MOINES OVERVIEW

As one of the fastest growing metro areas in the Midwest, Des Moines has a force for attraction. With ample land for growth, steady population increase, environmentally friendly energy sources and low risk for natural disaster, Des Moines attracts large and innovative businesses.

#1

BEST PLACE TO LIVE IN THE MIDWEST FOR HIGH SALARIES & LOW COST OF LIVING

(ASCENT, 2021)

#2

SAFEST PLACE TO LIVE

(U.S. NEWS & WORLD REPORT, 2021)

#4

RISING STAR FOR TECH JOBS

(COMPTIA, 2021)

#5

BEST PLACES TO LIVE IN THE U.S. FOR FAMILIES

(U.S. NEWS & WORLD REPORT, 2022)

#4

BEST PLACE TO RAISE KIDS

(SMARTASSET, 2021)

#4

MOST SUSTAINABLE METRO

(COMPTIA, 2021)

#7

MOST AFFORDABLE HOUSING MARKET

(GOODHIRE, 2022)



CONTACT

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CBRE

106 E 6TH STREET, DES MOINES, IA
SMOKESTACK
ON 6TH

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