

# Ingersoll Office Building

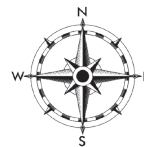
Perfect For Owner-User or Tenant

3706 Ingersoll Ave  
Des Moines, Iowa  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

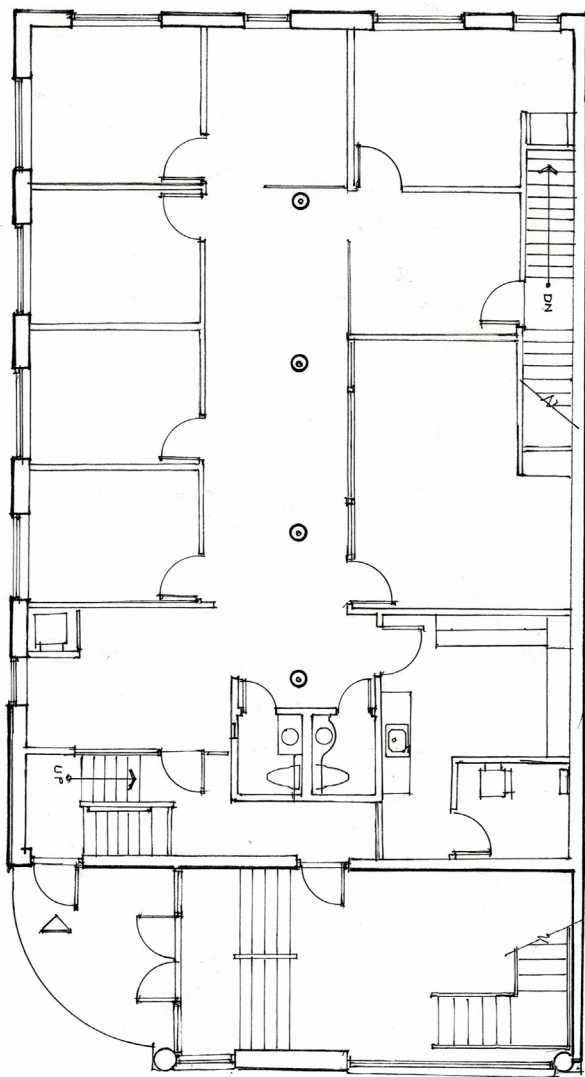
Lease Rate	Sale Price	2 <sup>nd</sup> Floor: 2,400 SF	3 <sup>rd</sup> Floor: 2,000 SF
+ \$16.00/SF Modified Gross	+ Negotiable	+ 5 Offices	+ 2 Offices
<b>Building Features</b>		+ Conference Room	+ Conference Room
		+ Reception	+ Kitchenette
		+ Kitchenette	+ 1 Restroom
		+ Excess Storage areas	+ Rooftop Patio
		+ 2 Restrooms	
+ 3-Story Office/Retail Building			
+ 4,400 SF Available			
+ On-site Parking			
+ 2 Top Floors Can Be Combined or Separated			



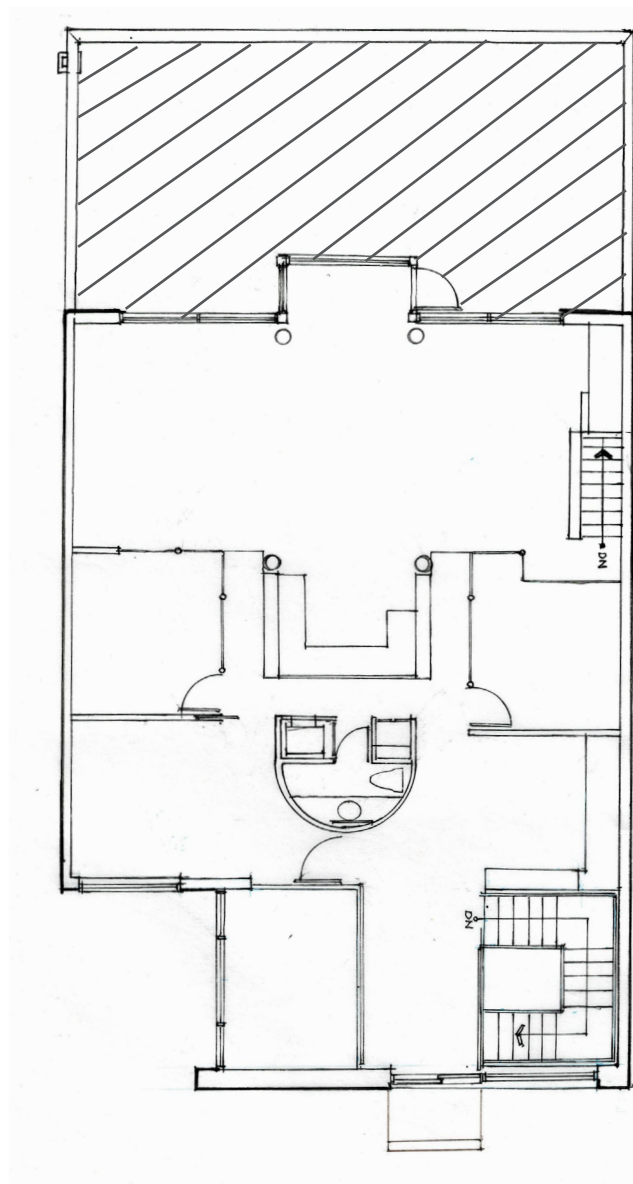
# Floor Plan



2<sup>nd</sup> Floor

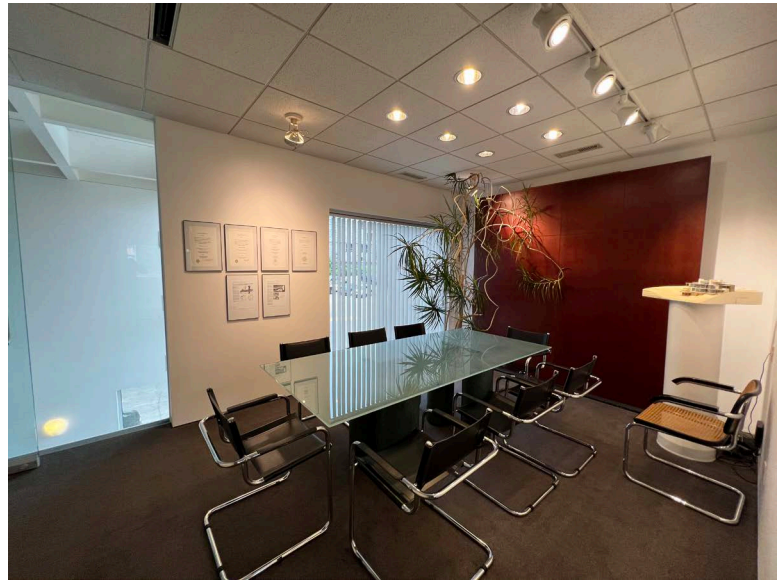
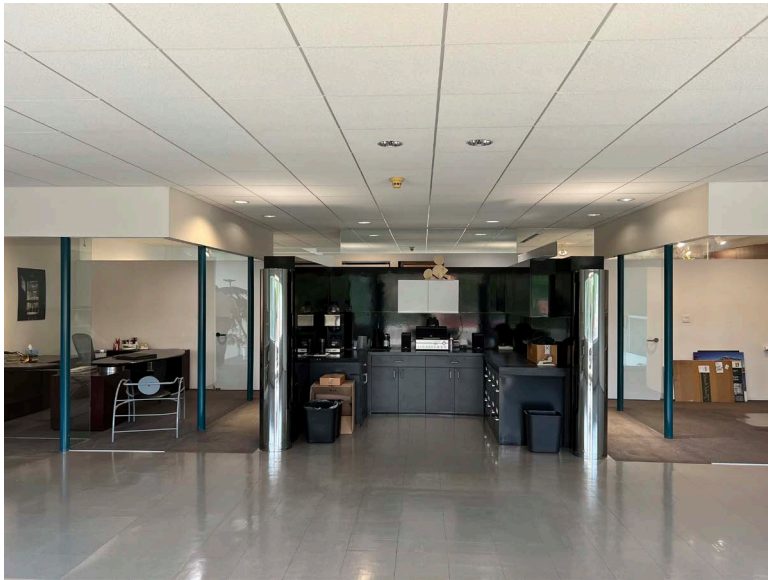
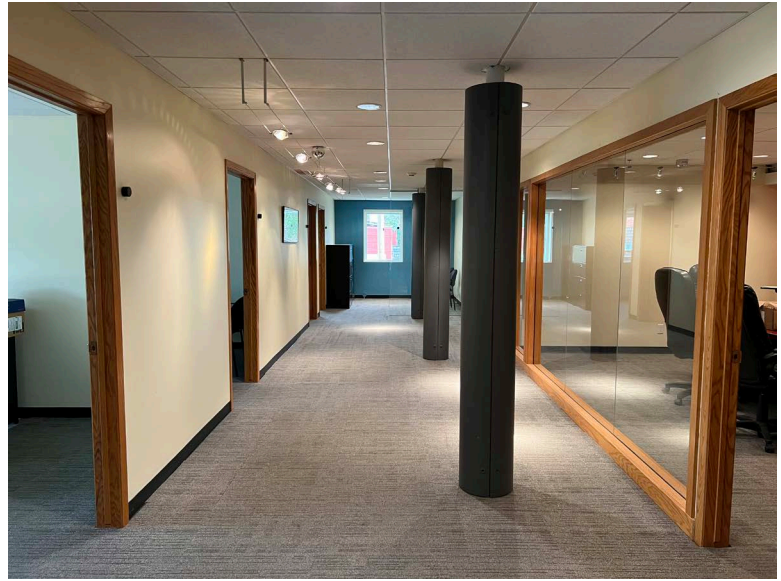
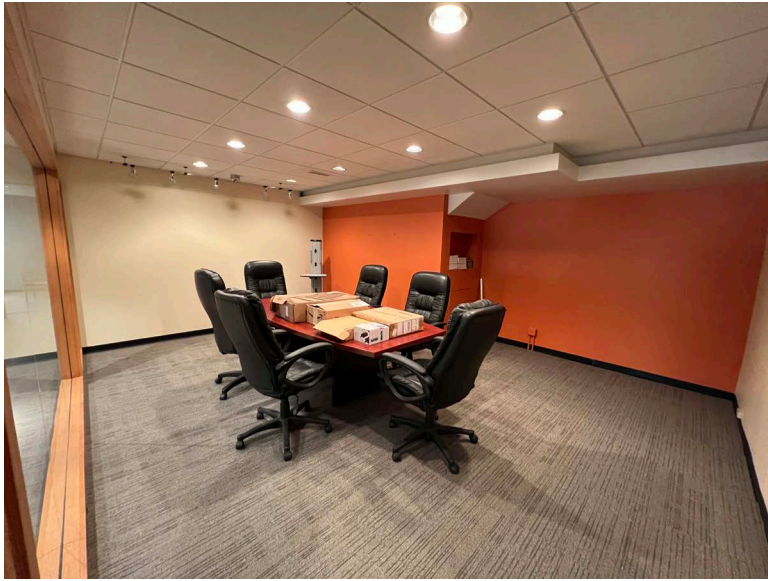


3<sup>rd</sup> Floor





# Interior Photos





## Ingersoll Office Building

3706 Ingersoll Ave | Des Moines, Iowa

For Sale or Lease

# Location



## Contact Us

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