

# FOR LEASE



KNAPP  
PROPERTIES



## 303 WATSON POWELL JR WAY

*Des Moines, Iowa 50309*

Office Space Available  
8,134 +/- RSF

**ANGIE TESSAU, CCIM, SIOR**

515.707.6889  
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Licensed in IA

**KOREY BIRKENHOLTZ**

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# 303 WATSON POWELL JR WAY FOR LEASE



CLASS C



OFFICE SPACE



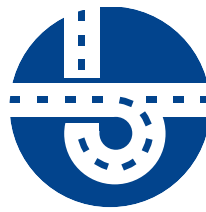
PARKING LOT



MANAGED BY KNAPP PROPERTIES



PARKING RAMP



INTERSTATE ACCESS



ENTERTAINMENT NEARBY



RESTAURANTS NEARBY



HOTEL NEARBY

## BUILDING HIGHLIGHTS

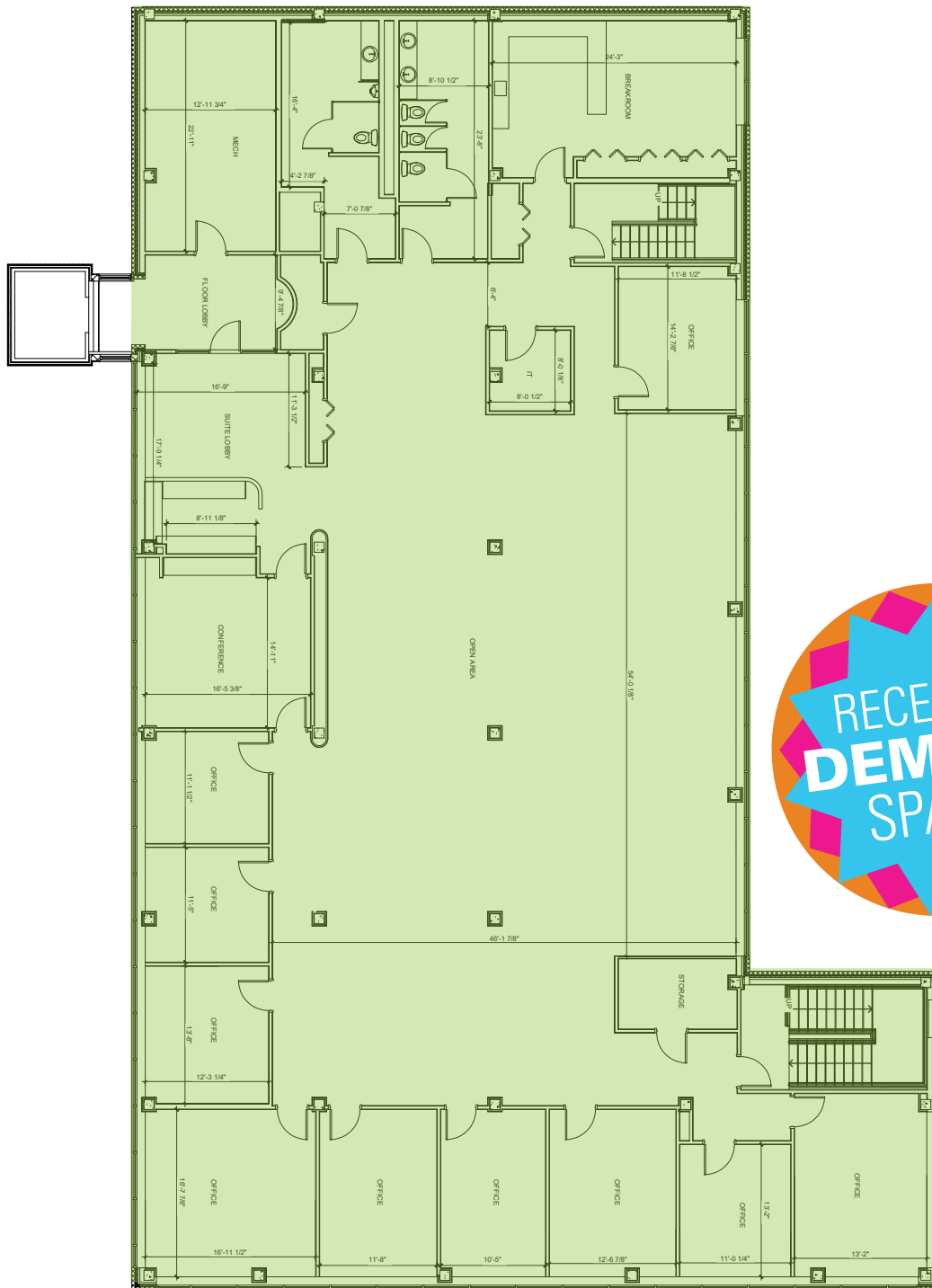
- On-site parking lot
- Conveniently located near the skywalk
- Building signage available
- Proportionate share of basement storage
- South of Iowa Events Center, Wells Fargo Arena, Hy-Vee Hall, and Hilton Des Moines Downtown Hotel
- Close to many great local restaurants and shopping

## 3<sup>RD</sup> FLOOR HIGHLIGHTS

- Large break room with stove, dishwasher & refrigerator
- Private offices around the perimeter
- Mail room
- 1 conference room
- Private restrooms
- Split HVAC system



# 303 WATSON POWELL JR WAY AVAILABILITY *Suite 300*



## **SUITE #300** **OFFICE SPACE**

8,134 RSF (approx.)

*Available Now*

*Lease Rate: \$11 PSF NNN*

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611 5th Ave

1

2

303  
WATSON  
POWELL  
JR WAY



3

4

5

6

# AVAILABLE PARKING LOTS

4th St

Grand Ave



# DEMOGRAPHICS

## 303 WATSON POWELL JR WAY

5 mile radius

### INCOME



\$55,609

Median Household Income



\$89,991

Median Net Worth



\$168,293

Median Home Value



\$46,145

Median Disposable Income

### EDUCATION



30%

Bachelor's/Grad/Prof Degree

### BUSINESS



8,581

Total Businesses



165,662

Total Employees

### KEY FACTS



214,006

Total Population



257,493

Total Daytime Population



36.2

Median Age



88,938

Households

### TRAFFIC



12,000

3rd Street



2,880

Watson Powell Jr Way

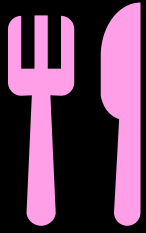
### EMPLOYMENT



4.4%

Unemployment Rate

# *nearby* ATTRACTIONS



491

Restaurants



67

Bars and  
Pubs



34

Coffee  
Shops



58

Grocers



75

C-Stores



146

Retail  
Shopping



44

Hotels



77

Attractions/  
Entertainment

## Average Annual Spend per Household on Eating Out



\$324

Breakfast



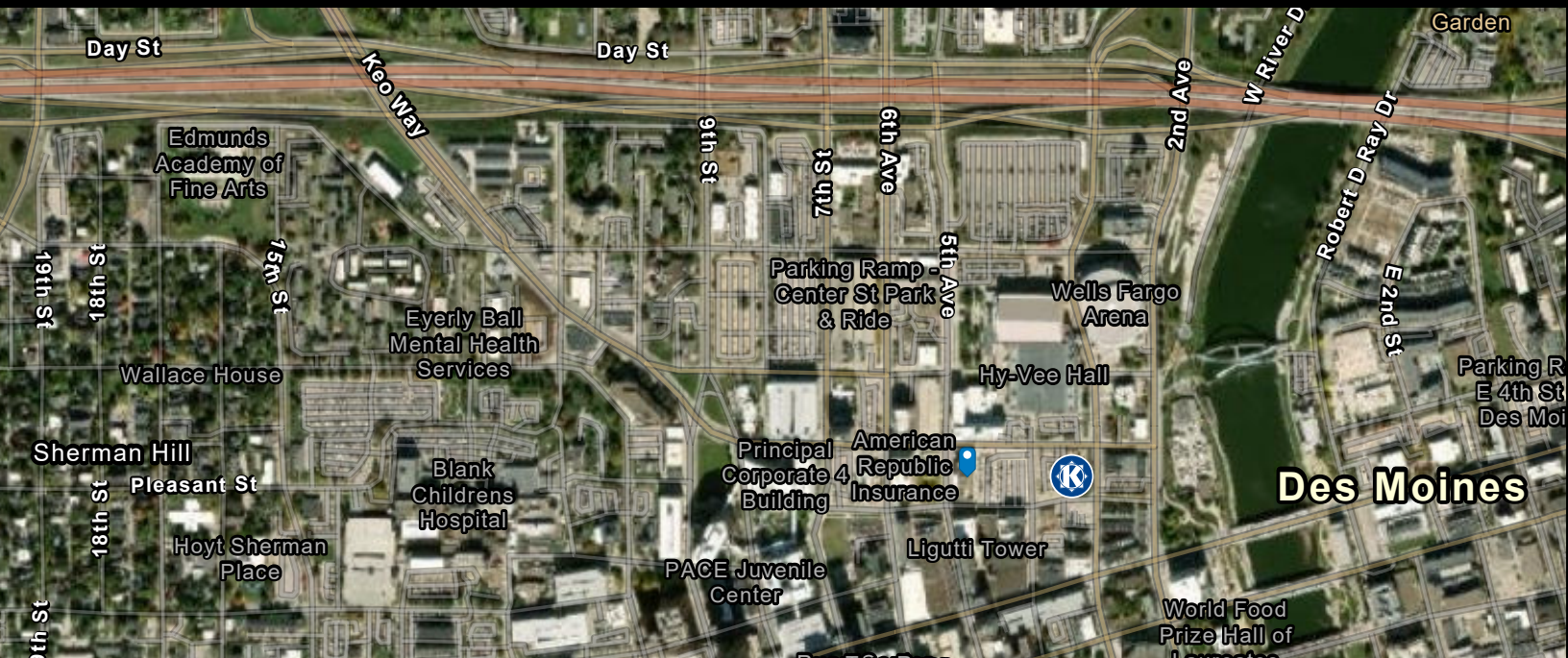
\$997

Lunch



\$1,507

Dinner





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