

FOR LEASE

2501 GRAND AVE

2501 GRAND AVE DES MOINES, IA 50312



PROPERTY DESCRIPTION

Previous Law Office located across the street from Terrace Hill. 2,646 square feet available on the main floor with common break room, restrooms and conference rooms. 1,182 square feet on the lower level. Can combine for one tenant.

PROPERTY HIGHLIGHTS

- Private parking lot
- Private offices
- Shared entrance, restrooms, conference room and break room

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,182 - 3,828 SF
Building Size:	11,920 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	464	1,955	7,405
Total Population	719	3,059	12,510
Average HH Income	\$72,178	\$63,230	\$64,768



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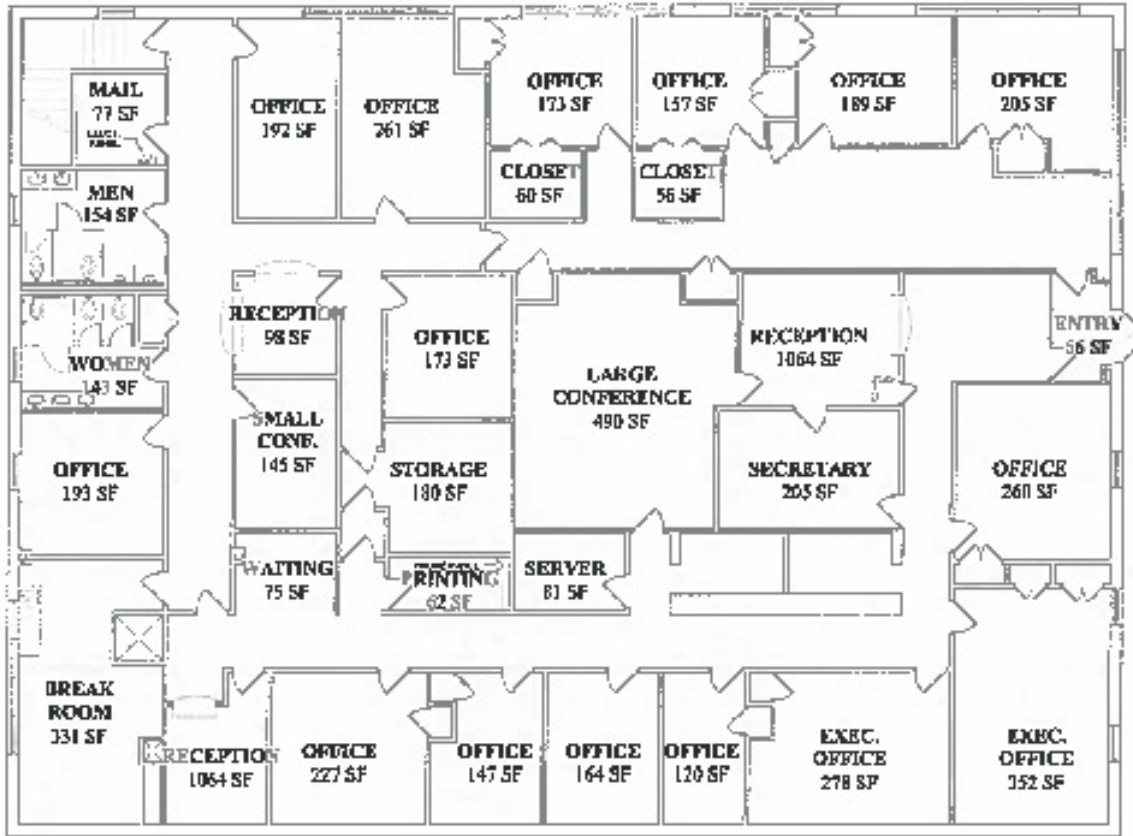
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TOTAL UPPER FLOOR



UPPER FLOOR - EXISTING

SCALE: 1/8" = 1'-0"



Ferguson

Commercial Real Estate Services

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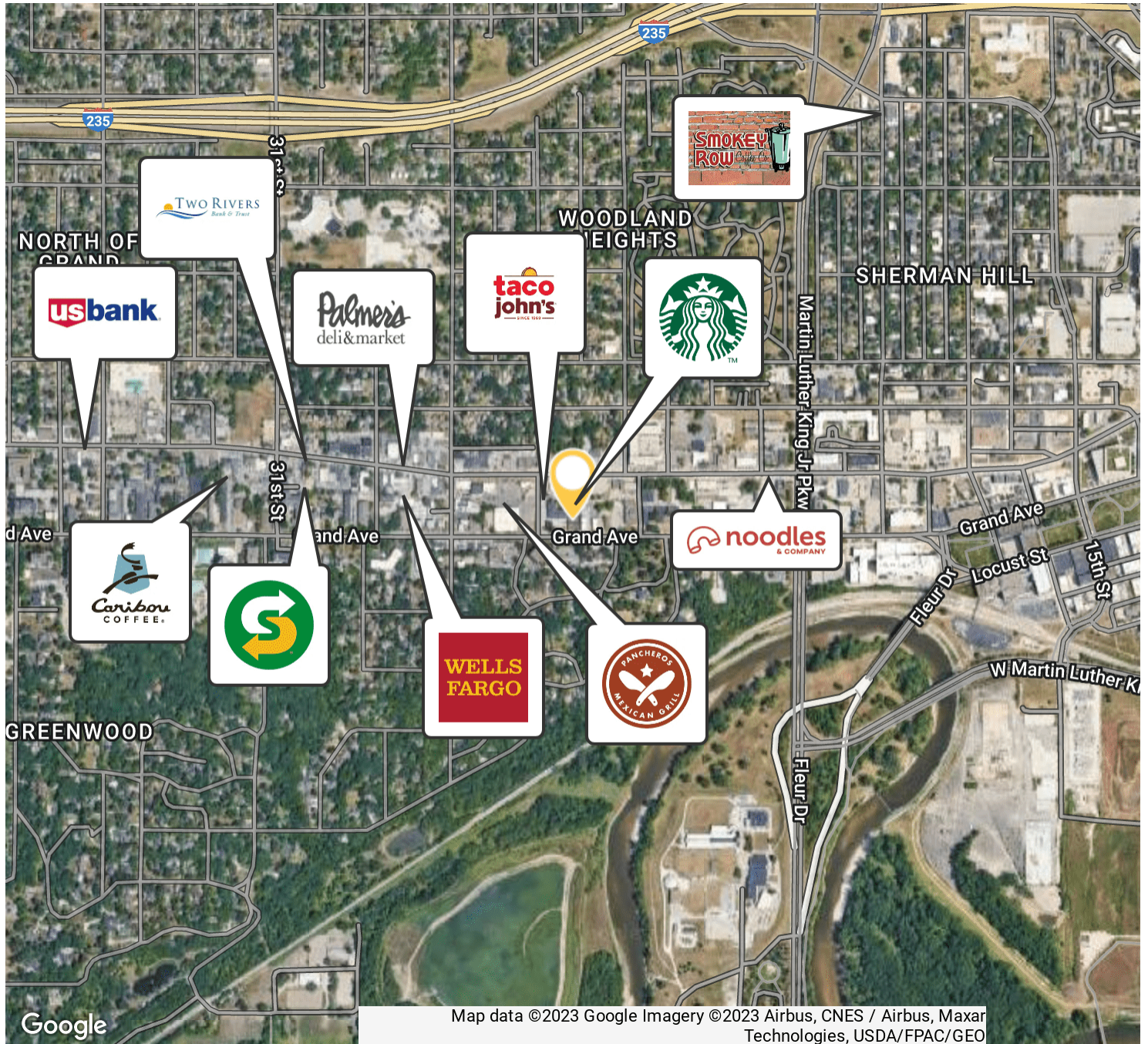
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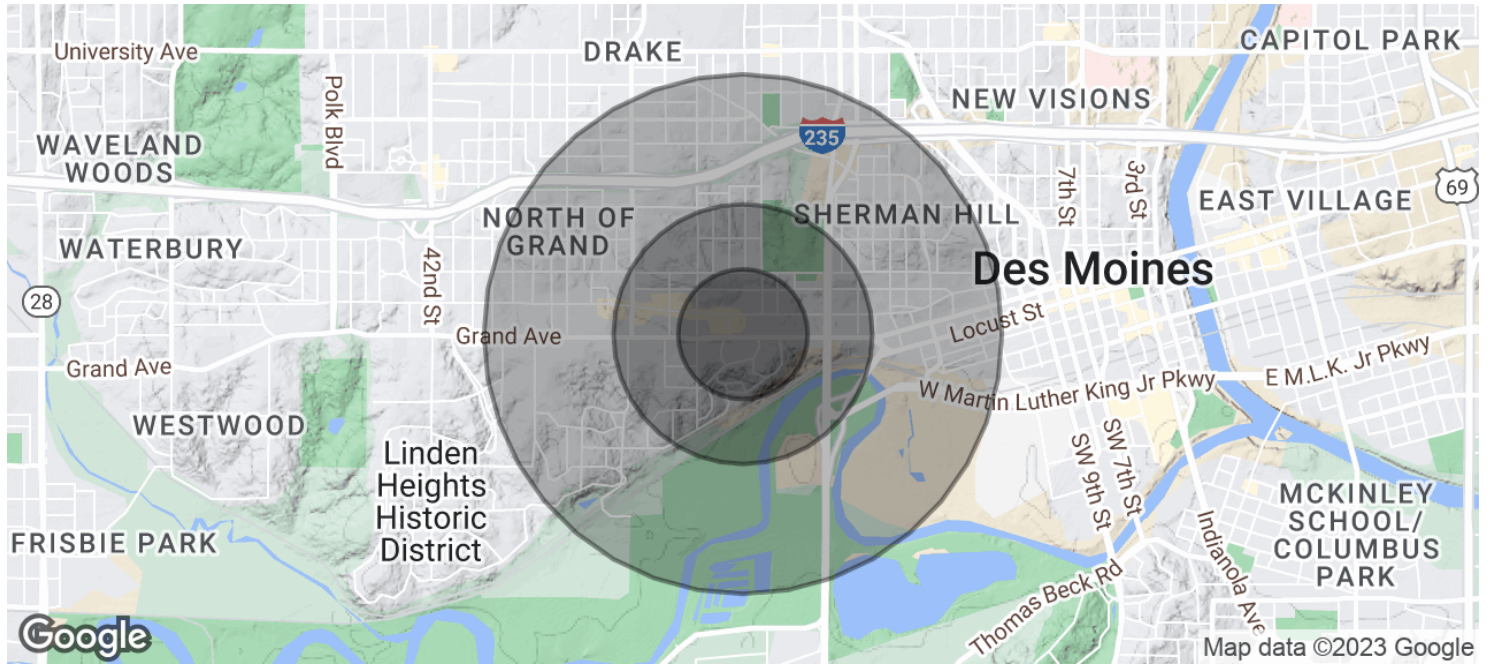
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	719	3,059	12,510
Average Age	35.5	34.4	35.2
Average Age (Male)	30.0	30.0	33.8
Average Age (Female)	38.6	37.1	36.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	464	1,955	7,405
# of Persons per HH	1.5	1.6	1.7
Average HH Income	\$72,178	\$63,230	\$64,768



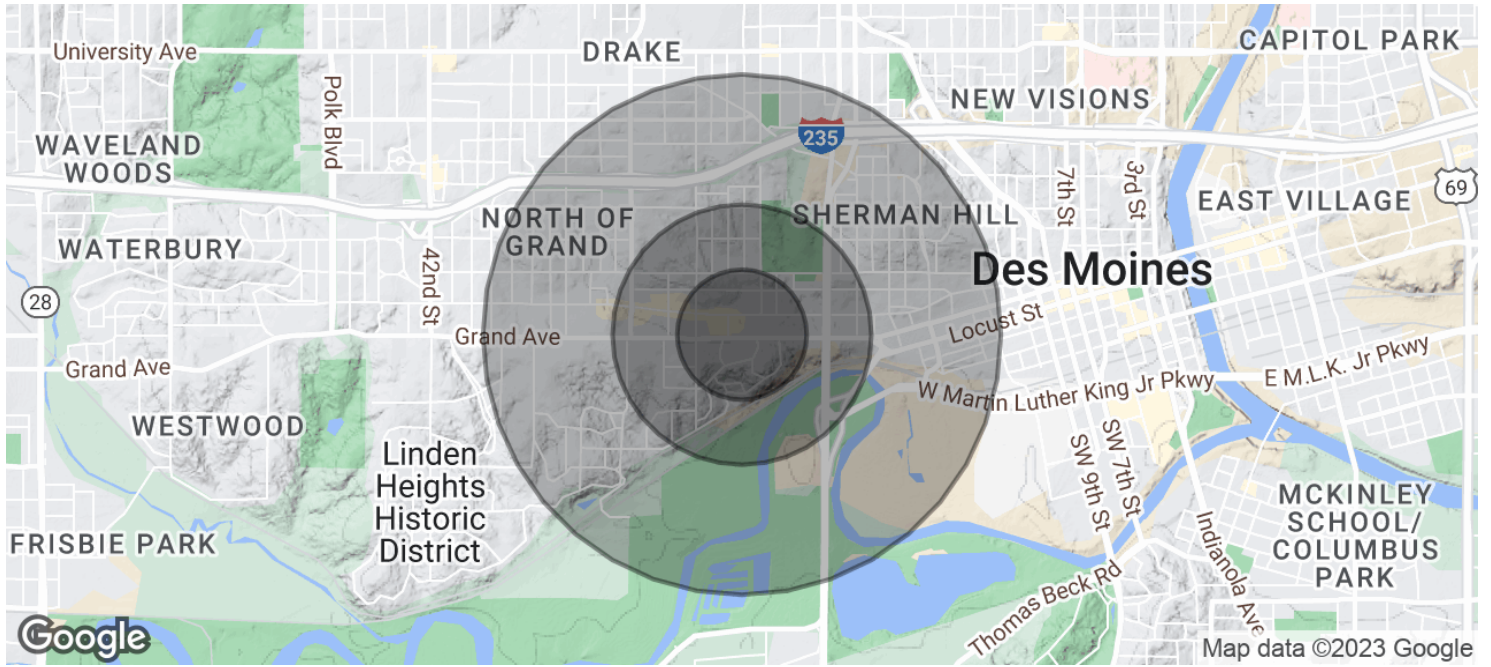
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Average House Value

\$176,586

\$176,162

\$191,928

* Demographic data derived from 2020 ACS - US Census



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