



Retail or Office

Available Space

- + Building 580: 1,804 SF
- First generation space

TI Allowance

- + TI's Negotiable – Available for Qualified Tenant
- + Lease rate includes Grey Shell only

Lease Rate

- + \$9.75/SF NNN

Operating Expenses

(Includes property taxes, insurance & CAM)

- + \$4.78/SF

Property Features

- + Storefront & monument signage available
- + Ample at the door parking
- + Located on highly visible signalized intersection - 28,000 VPD
- + Grease trap available for restaurant tenants
- + On MTA bus route

Contact Us

Grant Wright, CCIM

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

Bill Wright

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

580 SW 9th Street
Des Moines, Iowa 50309
www.cbre.com/desmoines



Chris Pendroy, CCIM, SIOR

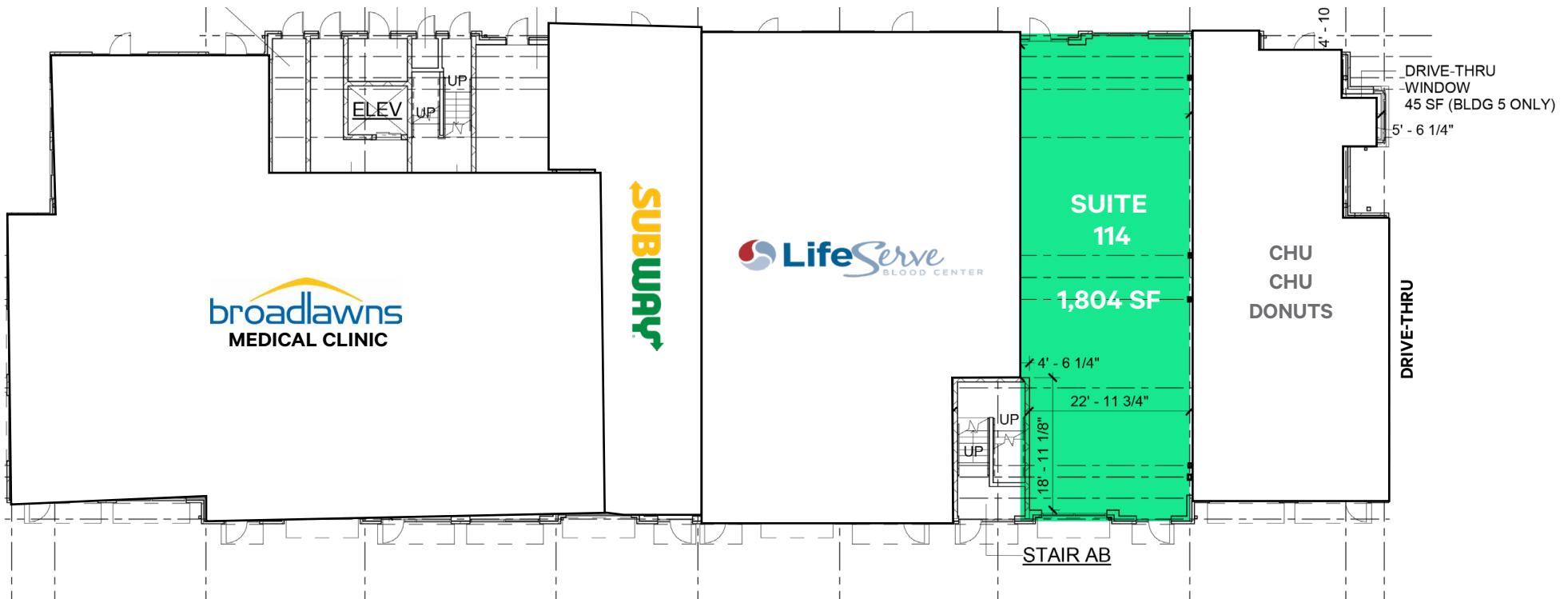
Senior Vice President
+1 515 402 6600
chris.pendroy@cbre.com
Licensed in the State of Iowa.

Dakota Little

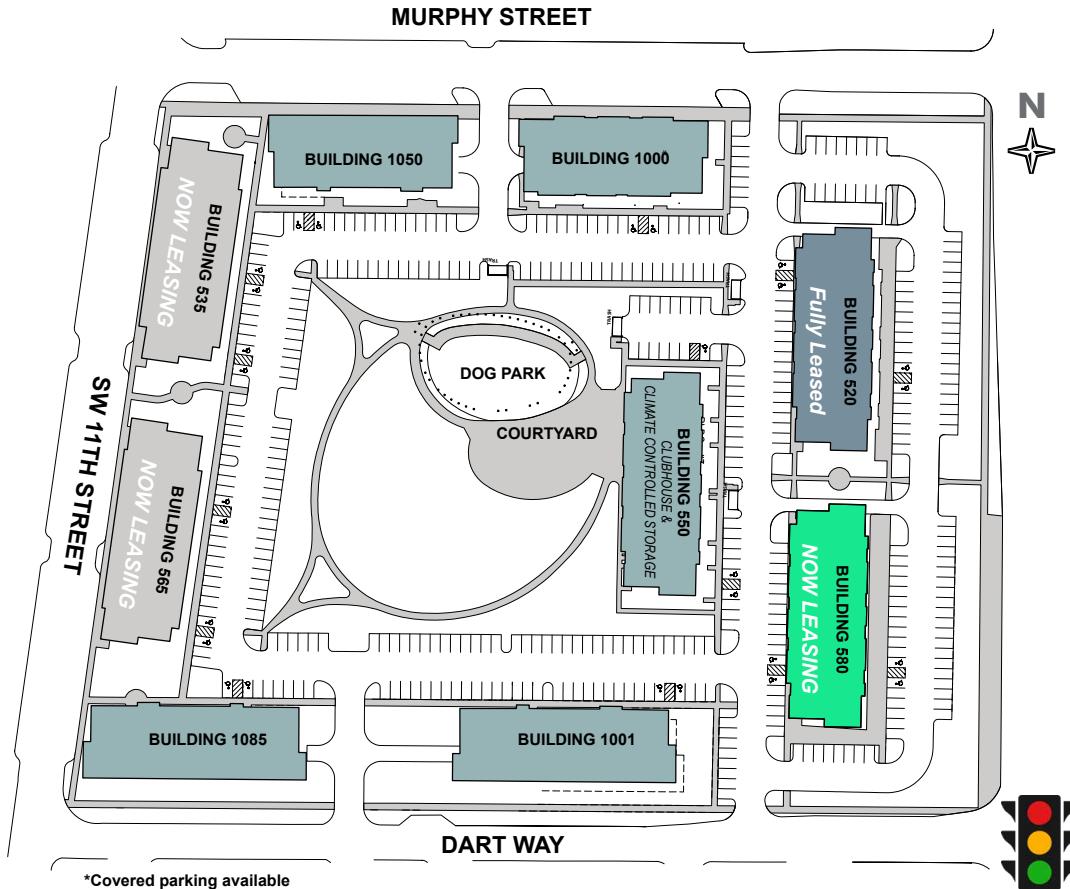
Sales Associate
+1 515 745 4378
dakota.little@cbre.com
Licensed in the State of Iowa.

Lease Plan

AVAILABLE SPACE = ■



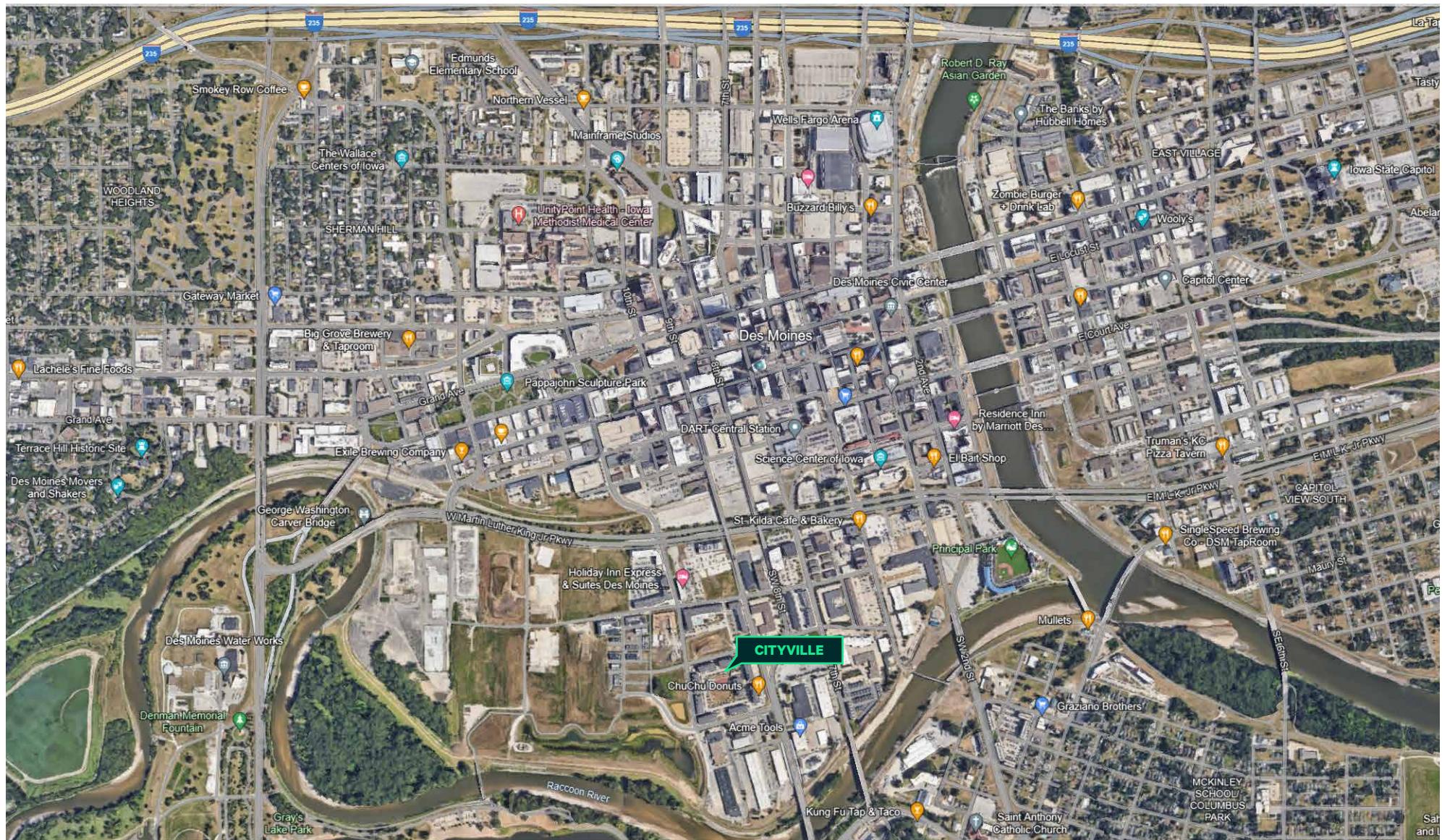
Site Plan & Demographics



	1/2-Mile	1-Mile	2-Mile
Population	1,820	10,034	40,511
Median Household Income	\$78,190	\$58,693	\$53,847
Average Household Income	\$114,089	\$86,622	\$77,924
Median Age	35.1	35.8	34.9



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.