

NEW RETAIL & RESTAURANT SPACE FOR LEASE

Star Lofts

2701 Ingersoll Avenue

DES MOINES | IOWA

CBRE

Bill Wright

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

Grant Wright, CCIM

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

Dakota Little

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

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2701 INGERSOLL AVENUE | DES MOINES

Property Overview

Located on bustling Ingersoll Avenue with over 15,000 daily vehicles, Star Lofts is a groundbreaking mixed-use development. It's Iowa's first zero-carbon certified building, constructed entirely from mass timber, a revolutionary wood product known for its strength and stability.

Building Features

Building Signage Available

Grease Interceptor, Hood Shaft Installed

34 On-Site Parking Stalls and Over 100 Street Parking Stalls within a 1 Block Radius

20 Residential Units Above Commercial Level

Available Space

Suite A
1,618 SF end cap space

Suite D
1,000 - 2,609 SF end cap with 397 SF patio space

Pricing

\$30.00/SF NNN

\$50/SF Tenant improvement allowance available for qualified tenants

Year 1 OPEX: \$12.00/SF



The floor plan shows a rectangular building layout. On the left is Suite A (1618 SF), labeled 'AVAILABLE SPACE'. In the center are two units: 'The Refill Market SUSTAINABLE GROCERY' and 'ZENKO TEA'. On the right is Suite D (2609 SF), also labeled 'AVAILABLE SPACE'. The rightmost section is a 'PATIO'. The plan includes a staircase in the top left, another staircase and restrooms in the top right, and several small square symbols representing doors or windows. A north arrow is in the top right corner.

The site plan shows a parking lot with 34 stalls and a building with a 10' patio. The lot is bounded by Linden St to the north and Ingersoll Ave to the south. The building is located on the east side of the lot. The plan includes various features such as existing buildings, docks, trash enclosures, and planters. Dimensions for the lot and building are provided, along with bearings and distances for the boundaries. A north arrow is located in the top right corner.

Linden St

N89°54'34"E 180.00'

34 STALLS

10' PATIO

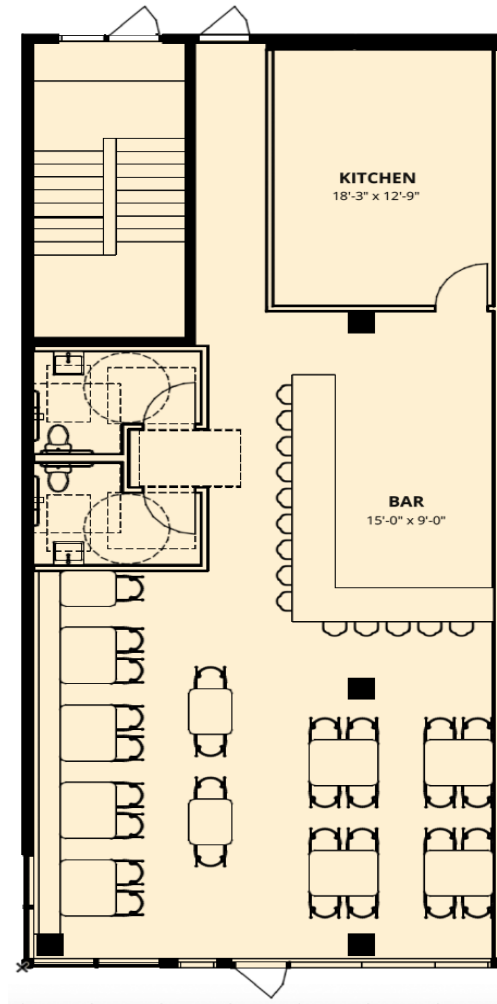
S89°49'07"W 180.00'

Ingersoll Ave

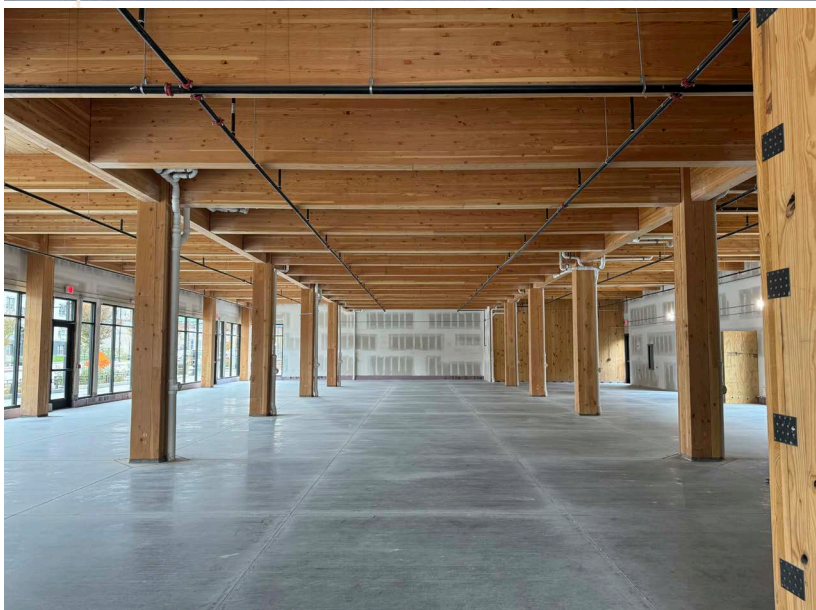
EXIST BUILDING
EXIST DOCK
EXIST BOLLARDS
EXIST TRASH
EXIST STOOP
EXIST OVERHANG
EXIST BUILDING
EXIST OVERHANG
EXIST BUILDING
EXIST POC
EXIST PLANTER
EXIST TRASH
EXIST POC BAND
EXIST BRICK
EXIST POC BAND

SAMPLE FLOOR PLAN

RESTAURANT SPACE SUITE A



PROPERTY PHOTOS



DEMOGRAPHICS

2024

	1 MILE	3 MILES	5 MILES
Businesses	734	4,910	9,781
Employees	13,525	113,546	171,739
Population	13,625	95,320	226,371
Daytime Population	18,513	150,771	274,476
Households	7,034	42,862	94,438
Avg HH Income	\$87,829	\$94,548	\$90,703

3 MILE DEMO HIGHLIGHTS

113,546
Employees

\$94,548
Average Household Income

100,000
Population By 2029



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