

NEW RETAIL & RESTAURANT SPACE FOR LEASE

Star Lofts

2701 Ingersoll Avenue

DES MOINES | IOWA

CBRE

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Star Lofts

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

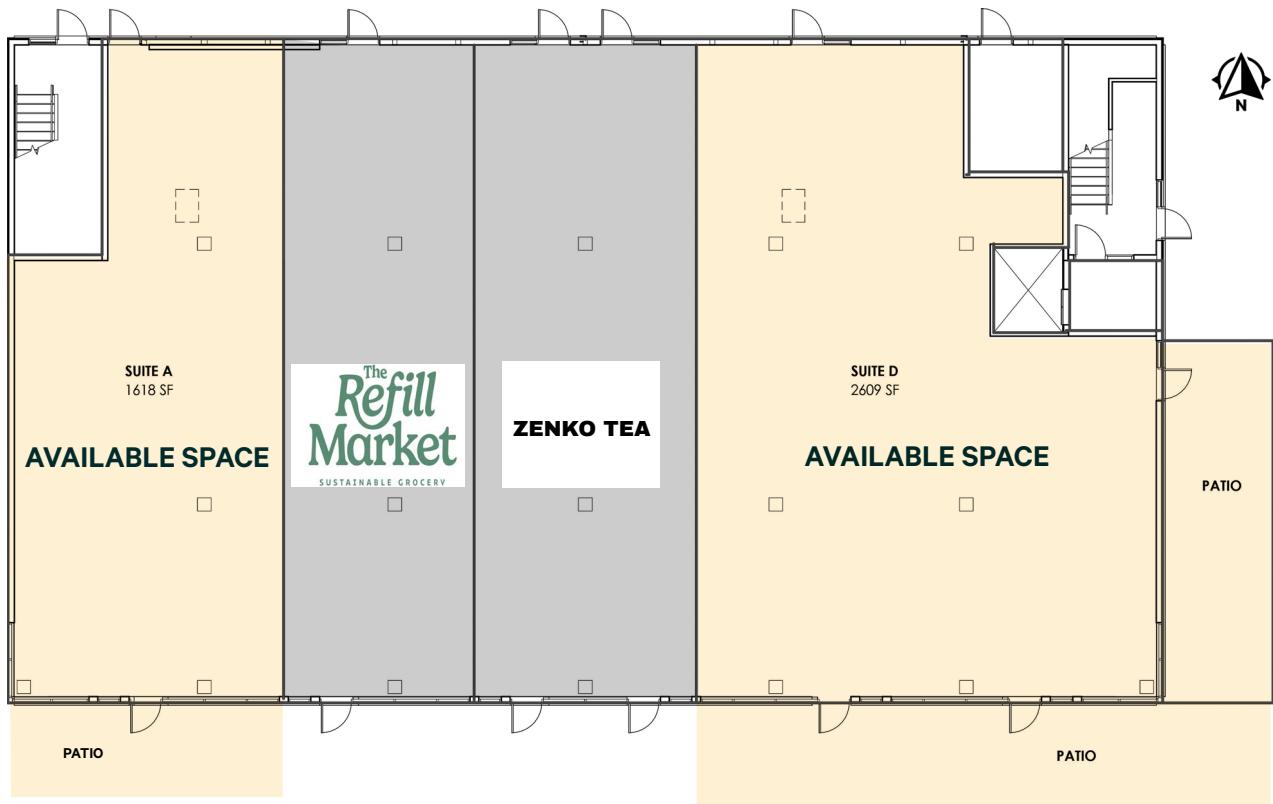
\$30.00/SF NNN

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

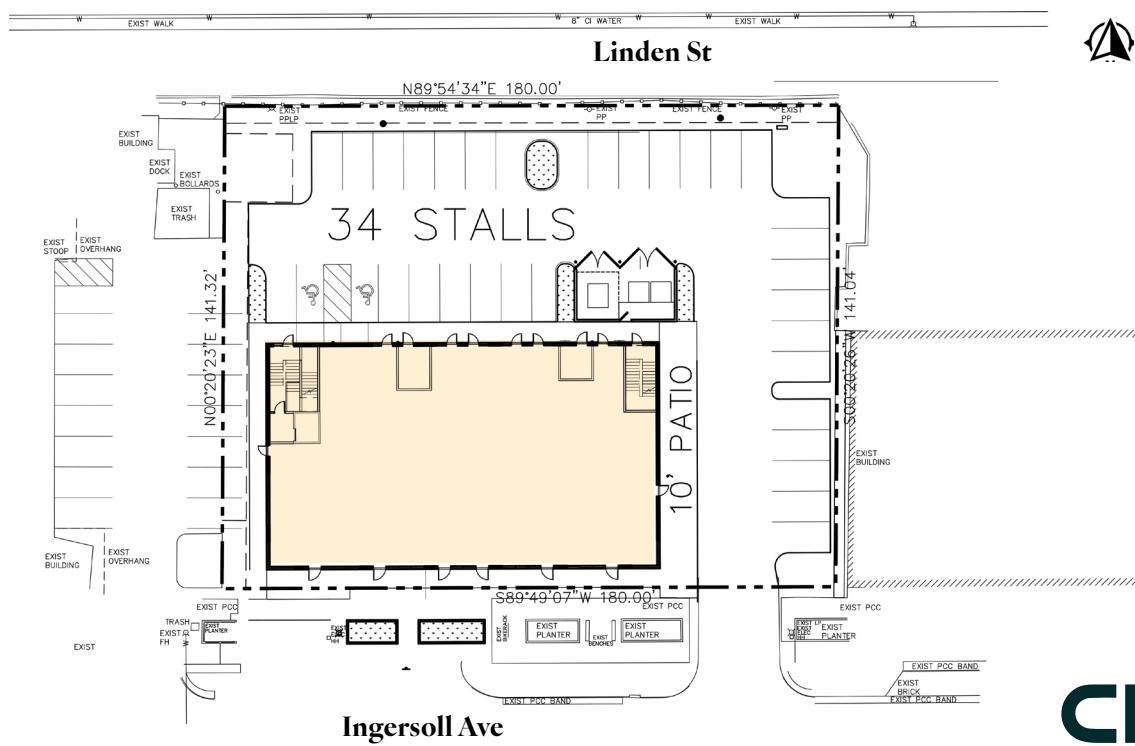
Year 1 OPEX: \$12.00/SF



FLOOR PLAN



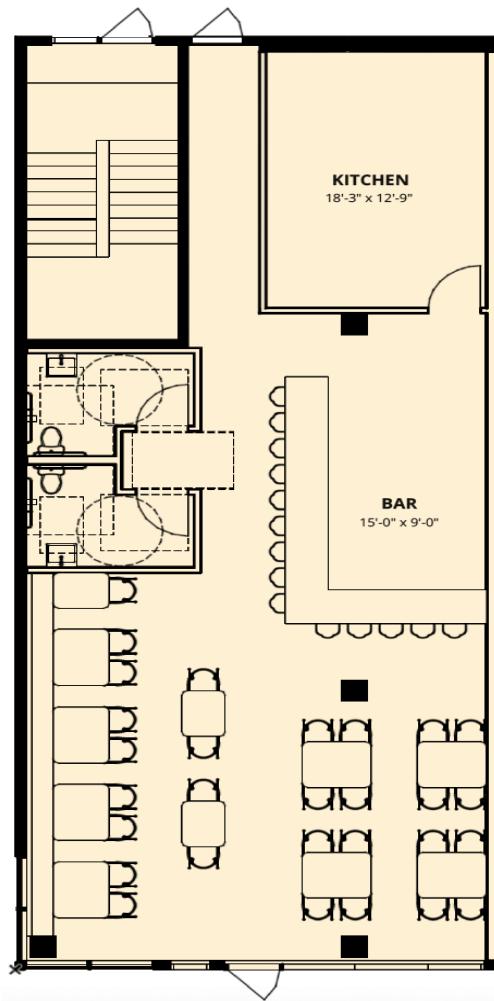
SITE PLAN



CBRE

SAMPLE FLOOR PLAN

RESTAURANT SPACE SUITE A



CBRE

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 |

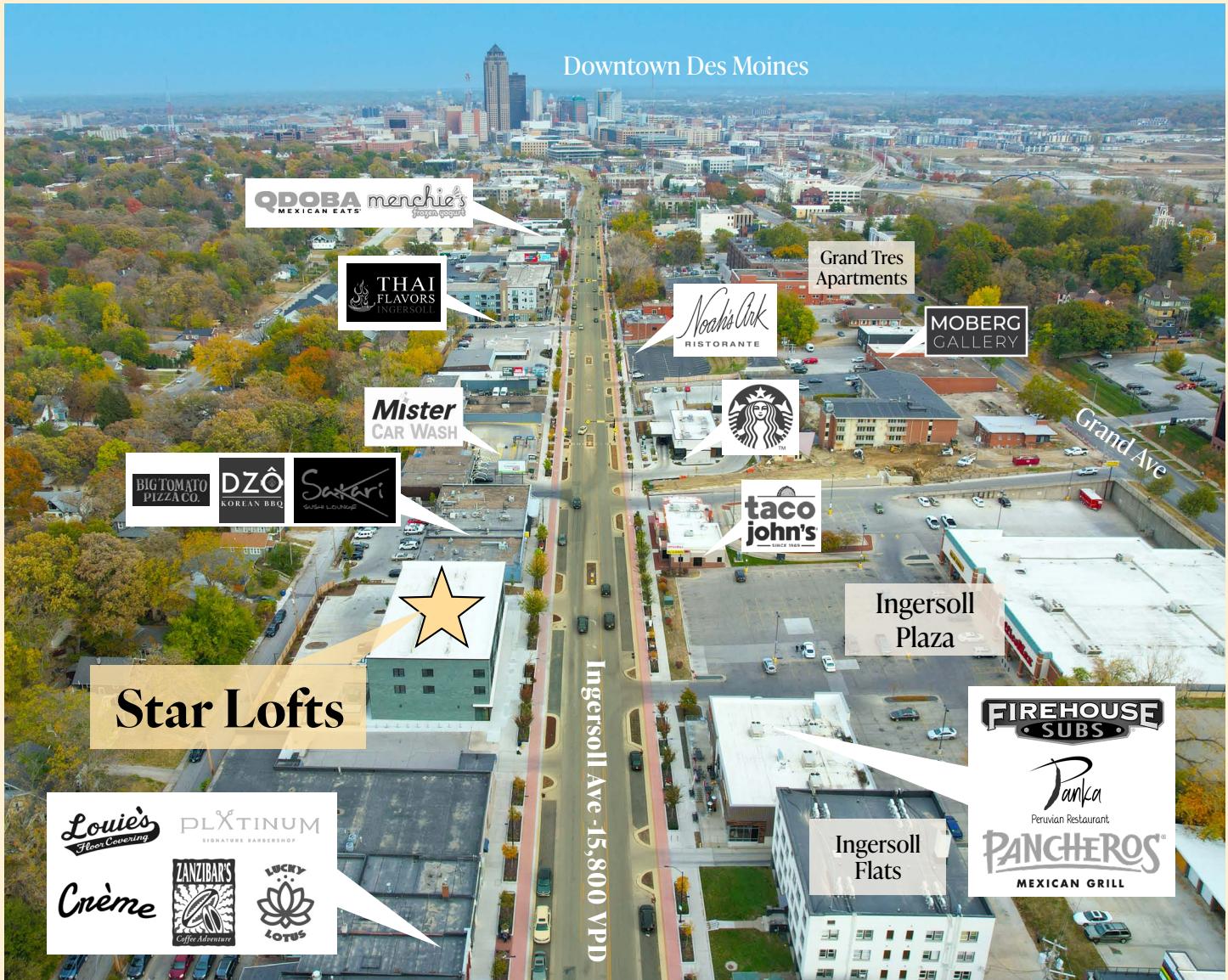
3 MILE DEMO HIGHLIGHTS

113,546
Employees

\$94,548
Average Household Income

100,000
Population By 2029

Downtown Des Moines



Star Lofts

Ingersoll Ave - 15,800 VPD

Star Lofts

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DES MOINES, IOWA 50312

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