



OFFICE SPACE FOR LEASE

1300 Walnut Street

DES MOINES, IOWA

**CBRE**



Historic office building on the cultural corridor of Walnut Street located in the Western Gateway of Des Moines.

The property is located within easy walking distance to numerous restaurants and attractions including The Walnut, Vibes Kitchen & Bar, Jimmy John's, Ritual Café, Blu Thai Food and Sushi, Horizon Line Coffee, Exile Brewing and the Pappajohn Sculpture Park.

# Listing Details



## Available Suite

- Suite 102 - 2,893 RSF (former medical space)



## Lease Rates

- Suite 102 - \$12.00 / SF NNN
- Operating Expenses - \$13.18 / SF

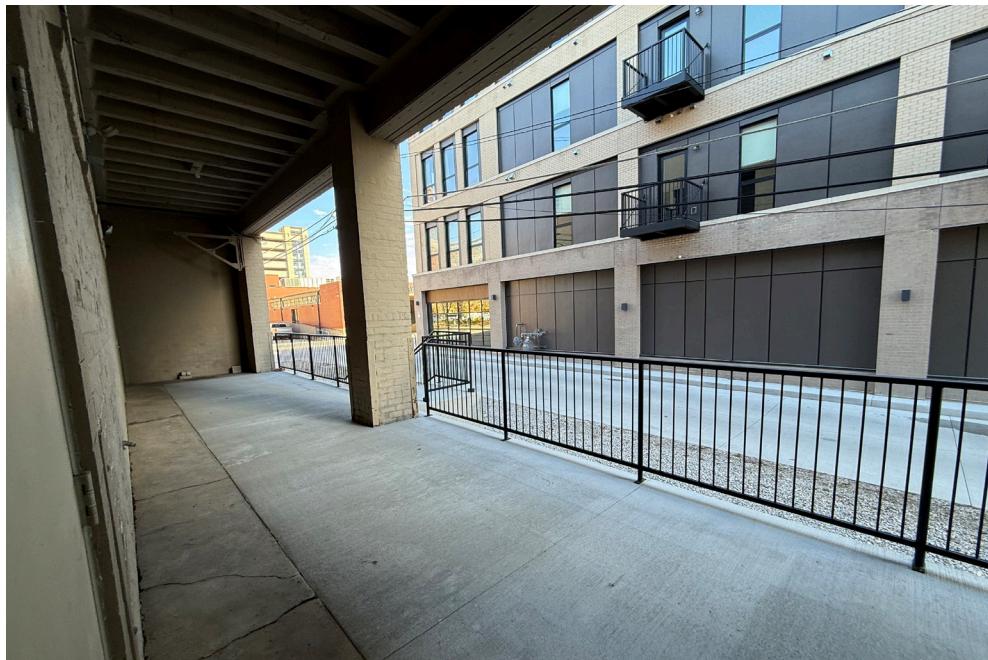
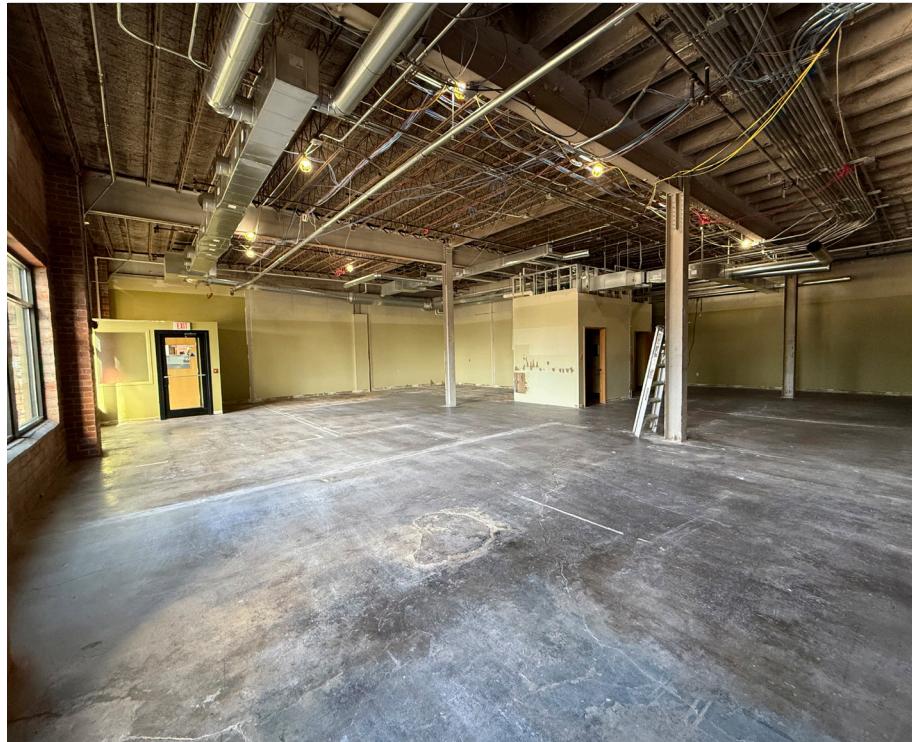


## Space Description

- Open ceilings with exposed brick & large windows
- Nearby parking garage available for tenant parking needs
- Tenant improvements available



# Interior

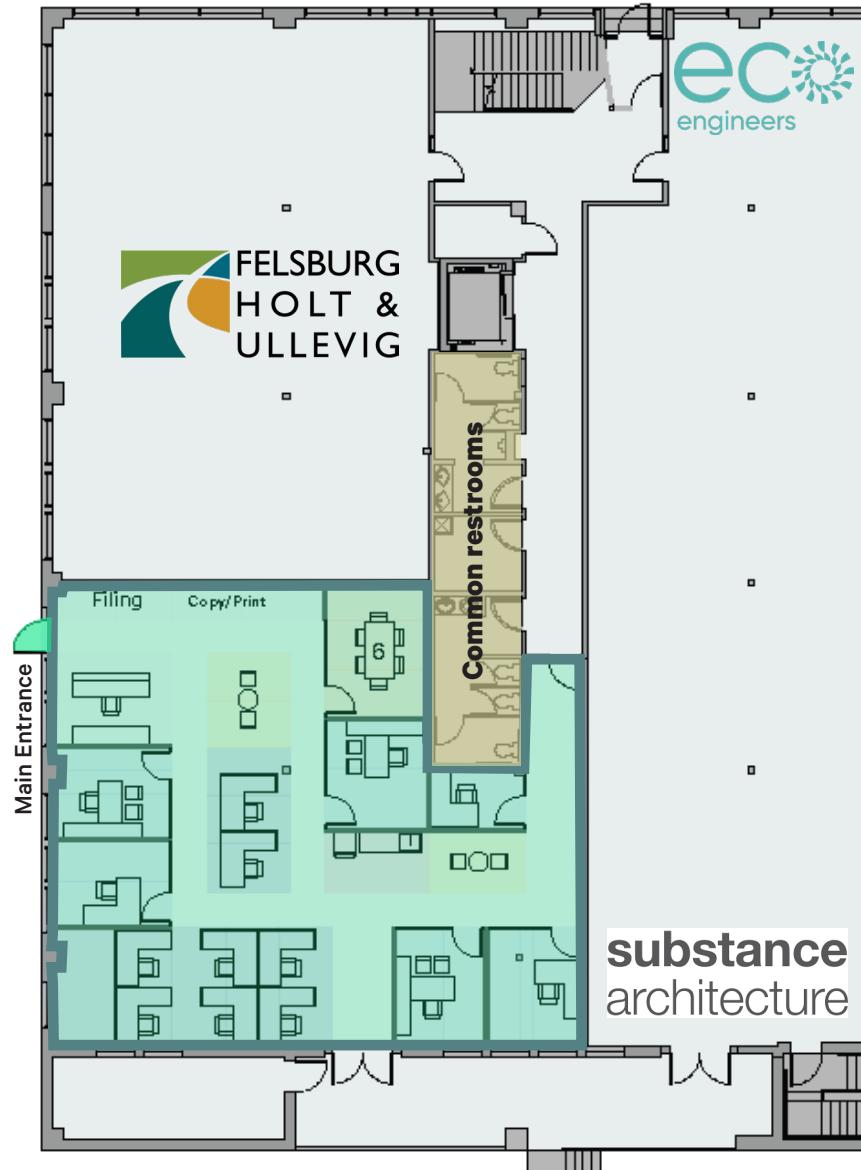


# Floor Plans

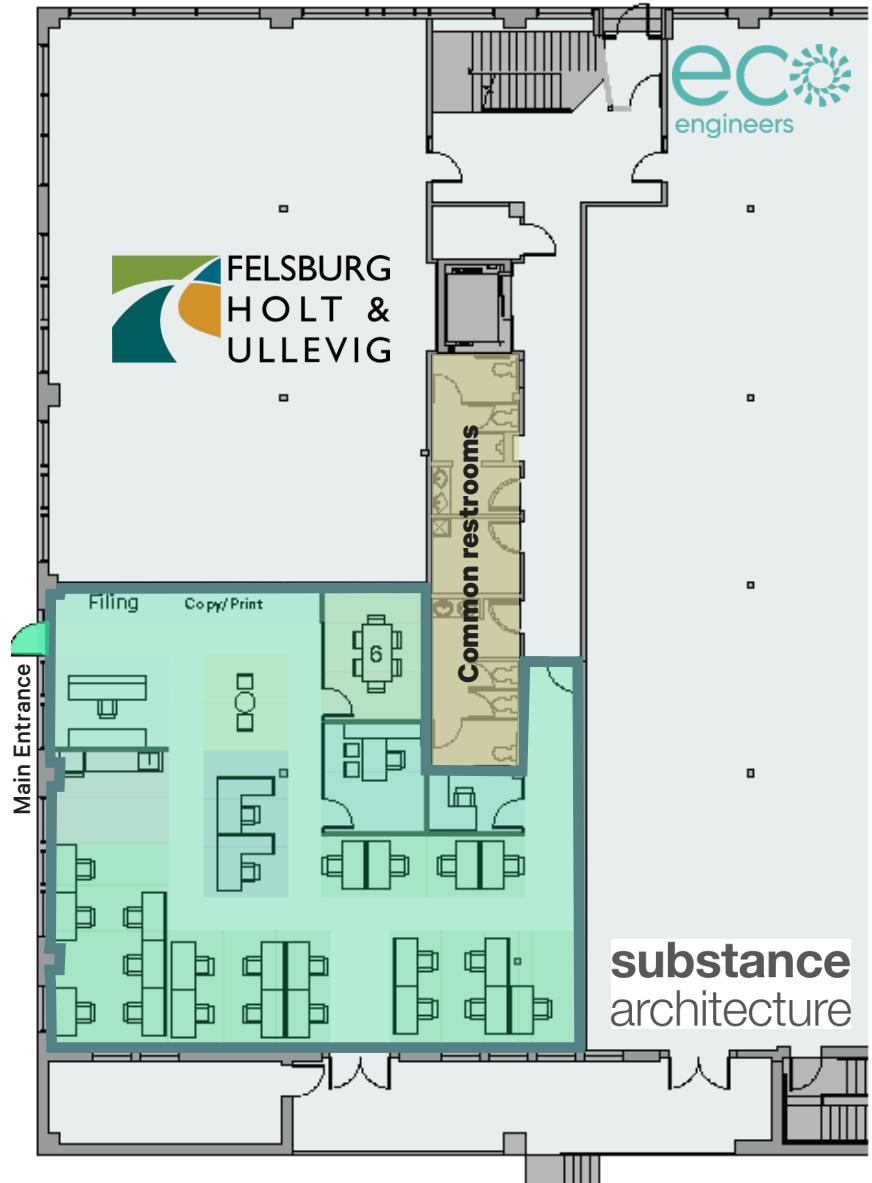
## Suite 102

Former Medical Space - 2,893 RSF

### Finance Test Fit



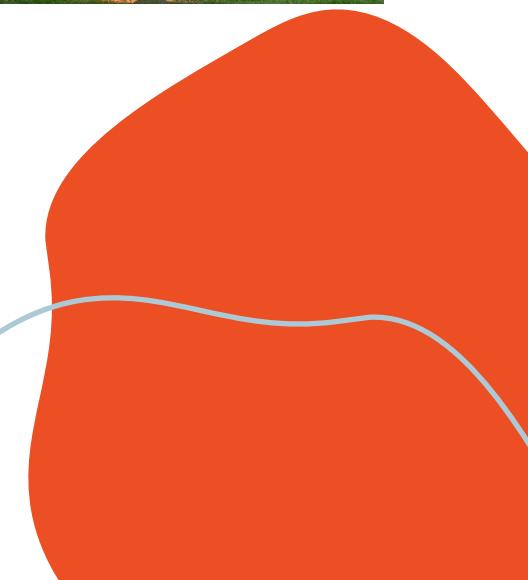
### Tech Test Fit



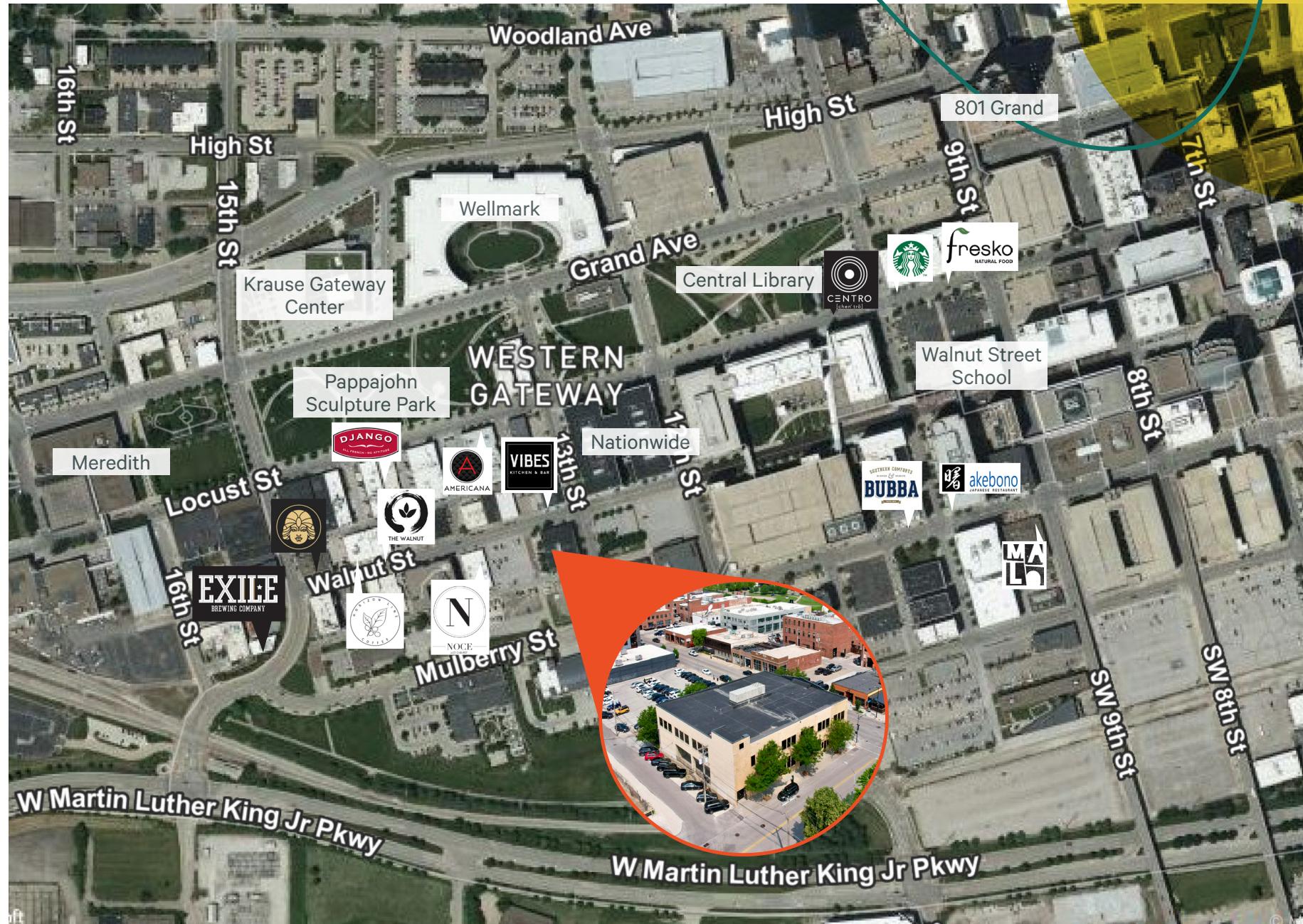
# The Neighbors

## Pappajohn Sculpture Park

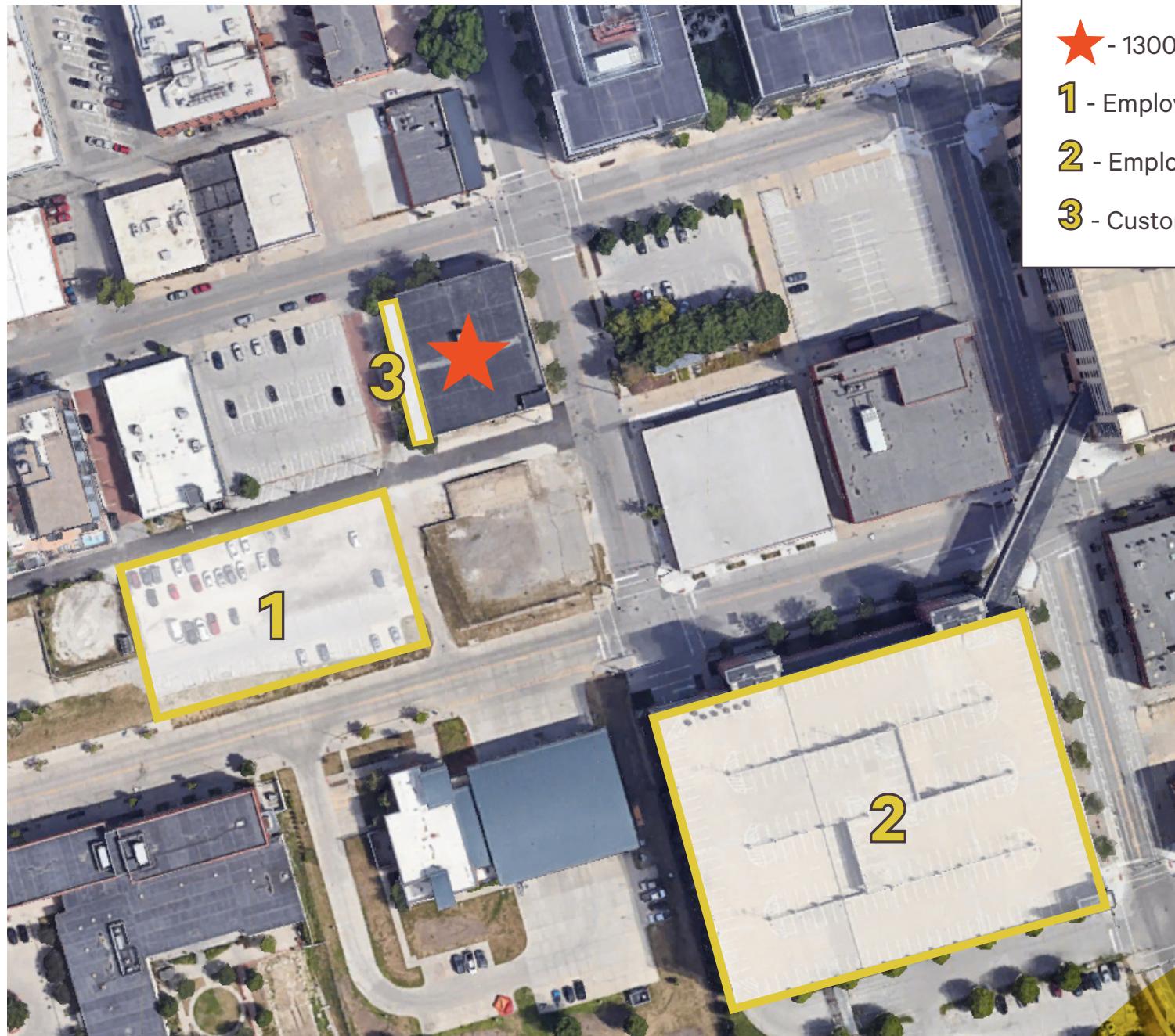
The John and Mary Pappajohn Sculpture Park features artwork by more than two dozen of the world's most celebrated artists. This accessible setting, coupled with the skilled landscape design and caliber of the art, makes it unlike any other sculpture park in the United States. The 4.4 acre park, located within a major crossroads of the urban grid, creates a pedestrian-friendly entryway to downtown Des Moines. The Pappajohns' contribution of more than 30 works for the park is the most significant donation of artwork ever made to the Des Moines Art Center.



# Property Location



# Parking Map



- ★ - 1300 WALNUT STREET
- 1 - Employee Parking Lot
- 2 - Employee Parking Ramp
- 3 - Customer Parking

# Contact Us

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