



**Davis Brown**

# TOWER

215 10TH STREET | DES MOINES | IOWA

**CBRE**

**CLASS A OFFICE & RETAIL SPACE FOR LEASE**





# PROPERTY OVERVIEW

## Building Features

Park where you work & make your downtown work life easy. 710 rare interior parking stalls connected to skywalk.

Downtown Des Moines' premier restaurant corridor featuring eateries like Centro, Akebono, Malo & Bubba

Premier building tenants include: Davis Brown Law Firm, Akebono & Global Atlantic

## Available Space

**3,500 - 7,139 SF** 1st Floor Restaurant/Retail

**2,004 SF** 2nd Floor Office with access from lobby and skywalk

**10,986 SF** 12th Floor Office

**2,000 - 11,079 SF** 11th Floor Office

## Lease Rates

**Office** \$24.50/SF Modified Gross

**Restaurant/Retail** Negotiable

\$75/SF Tenant improvement allowance available on shell space for qualified tenants

## 2-Mile Key Demographics

51,164

**POPULATION**

127,161

**DAYTIME POPULATION**

\$67,011

**AVG HOUSEHOLD INCOME**

2.25

**HOUSEHOLD SIZE**

32.8

**MEDIAN AGE**

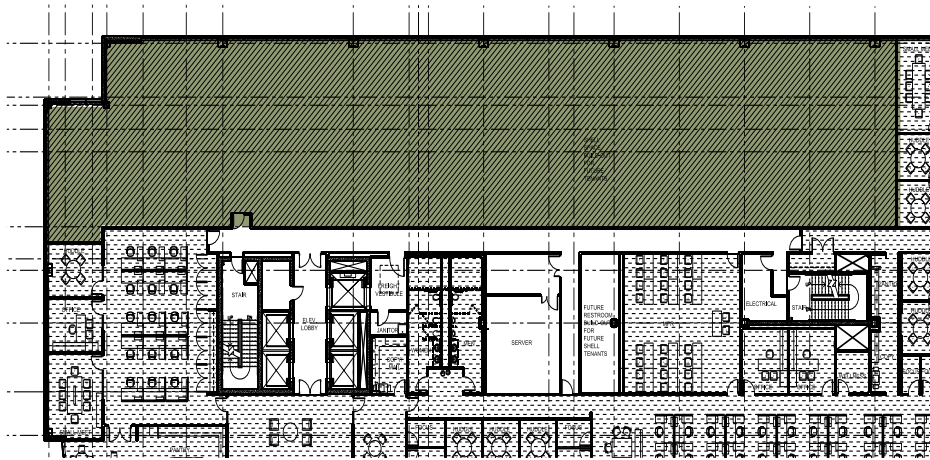
85%

**HIGH SCHOOL DIPLOMA**



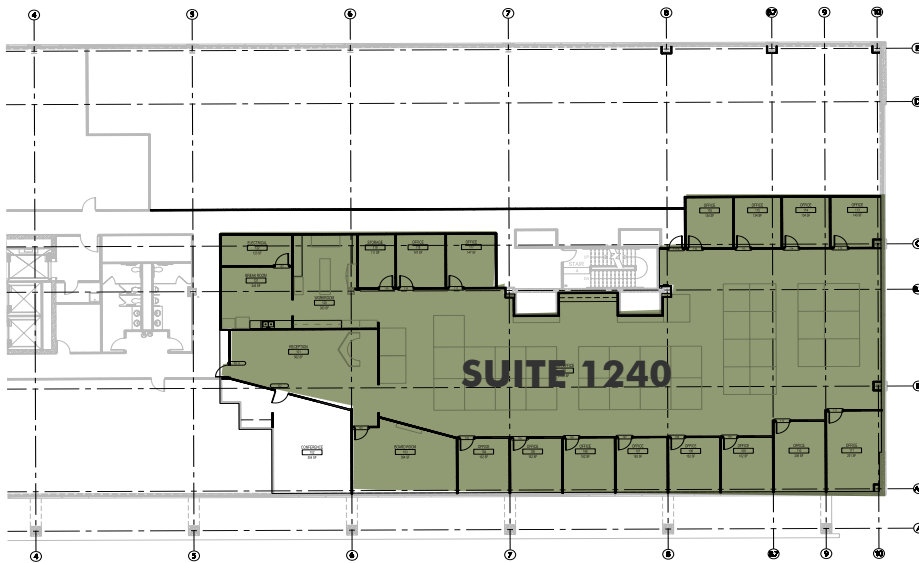
# SPACE DETAILS

## 11th Floor



- + 2,000 SF up to 11,079 SF
- + Former Aviva Investor's space
- + Existing buildout over \$100/SF
- + Premier space
- + Right off elevator corridor

## 12th Floor

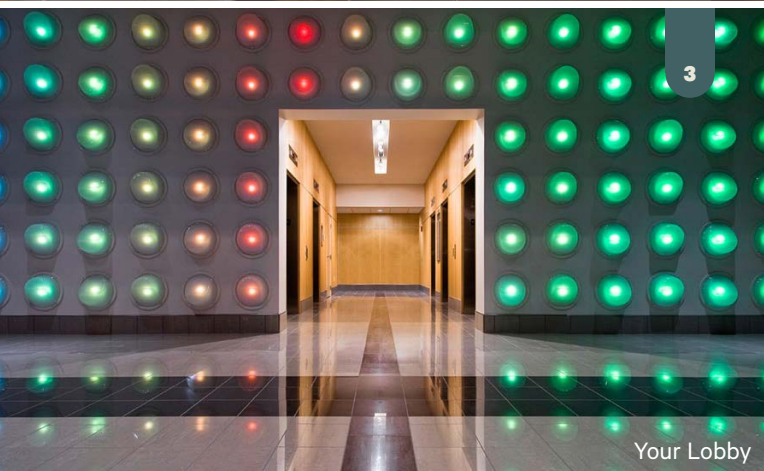


- + 10,986 SF
- + Collaborative design opportunity
- + Great views south & east over the new Gray's Lake Corridor development



*\*For more information on additional spaces, contact brokers.*





## EXPERIENCES MATTER.

- [1] Akebono On-site Japanese restaurant
- [2] Fresko Eatery
- [3] Your DBT lobby
- [4] Curio Conference Room
- [5] Bubba Southern Comfort - Supper & Spirits
- [6] Fort Des Moines Curio Collection



# STEPS AWAY

## 11th Floor

Your Neighborhood	Distance From Your Building
Akebono	Inside Davis Brown Tower
Centro	450 Feet
South Union Bread	450 Feet
Fresko	465 Feet
Malo	50 Feet
Bubba	50 Feet
Proudfoot & Bird	25 Feet
Hob Nob	25 Feet
Fort Des Moines Curio Collection by Hilton	25 Feet
Skywalk System	Connected to Your Building

SURROUND YOUR EMPLOYEES WITH AMENITIES.





# AREA MAP

## Restaurants & Cafes

- 1 Jimmy Johns
- 2 Pizza Mie
- 3 Smokey D's Barbeque
- 4 Vibes Kitchdn & Bar
- 5 Big Grove Brewery & Taproom
- 6 Ritual Cafe
- 7 Horizon Line
- 8 The Walnut
- 9 Exile Brewery
- 10 Django
- 11 Americana
- 12 St. Kilda Collective
- 13 South Union
- 14 Centro
- 15 Starbucks
- 17 Akebono 515
- 18 Bubba Southern Comfort Food
- 19 Malo

## Entertainment & Culture

- 1 Pappajohn Sculpture Park
- 2 Des Moines Public Library
- 3 The Gas Lamp
- 4 The Cave Wine Bar
- 5 Tee Hee's Comedy Club
- 6 Noce Jazz Club
- 7 Hello Marjorie
- 8 Wellmark YMCA

## Hotels

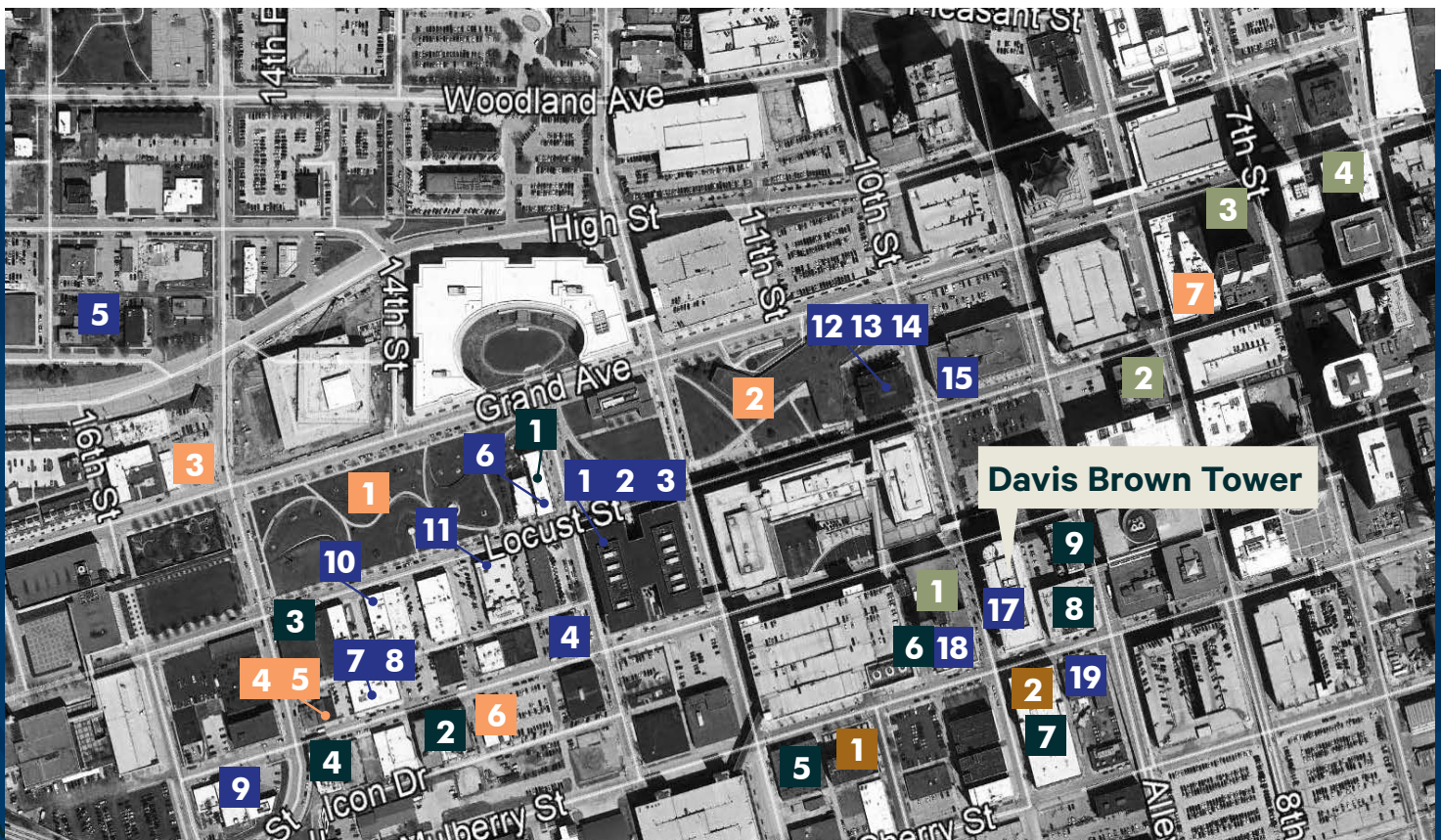
- 1 Hotel Fort Des Moines (Fall 2020)
- 2 Des Lux Hotel
- 3 Marriott Downtown
- 4 Hyatt Place Downtown

## Condos

- 1 Mulberry Lofts
- 2 111 City Lofts
- 3 Artisan Row

## Apartments

- 1 Arlington Hallet Apartments
- 2 Flux Apartments
- 3 14Forty Apartments
- 4 Crane Artist Lofts
- 5 Station 121
- 6 Clemens Apartments
- 7 10th Street Studio
- 8 Maxwell
- 9 Hubbell Tower





# CLASS A RETAIL & OFFICE SPACE FOR LEASE



**Davis Brown**

# TOWER

215 10TH STREET | DES MOINES | IOWA

**RILEY HOGAN**

Senior Vice President

+1 515 778 0739

[riley.hogan@cbre.com](mailto:riley.hogan@cbre.com)

Licensed in the State of Iowa

**TYLER DINGEL, CCIM**

Executive Vice President

+1 515 865 2985

[tyler.dingel@cbre.com](mailto:tyler.dingel@cbre.com)

Licensed in the State of Iowa

**CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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 marks 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.