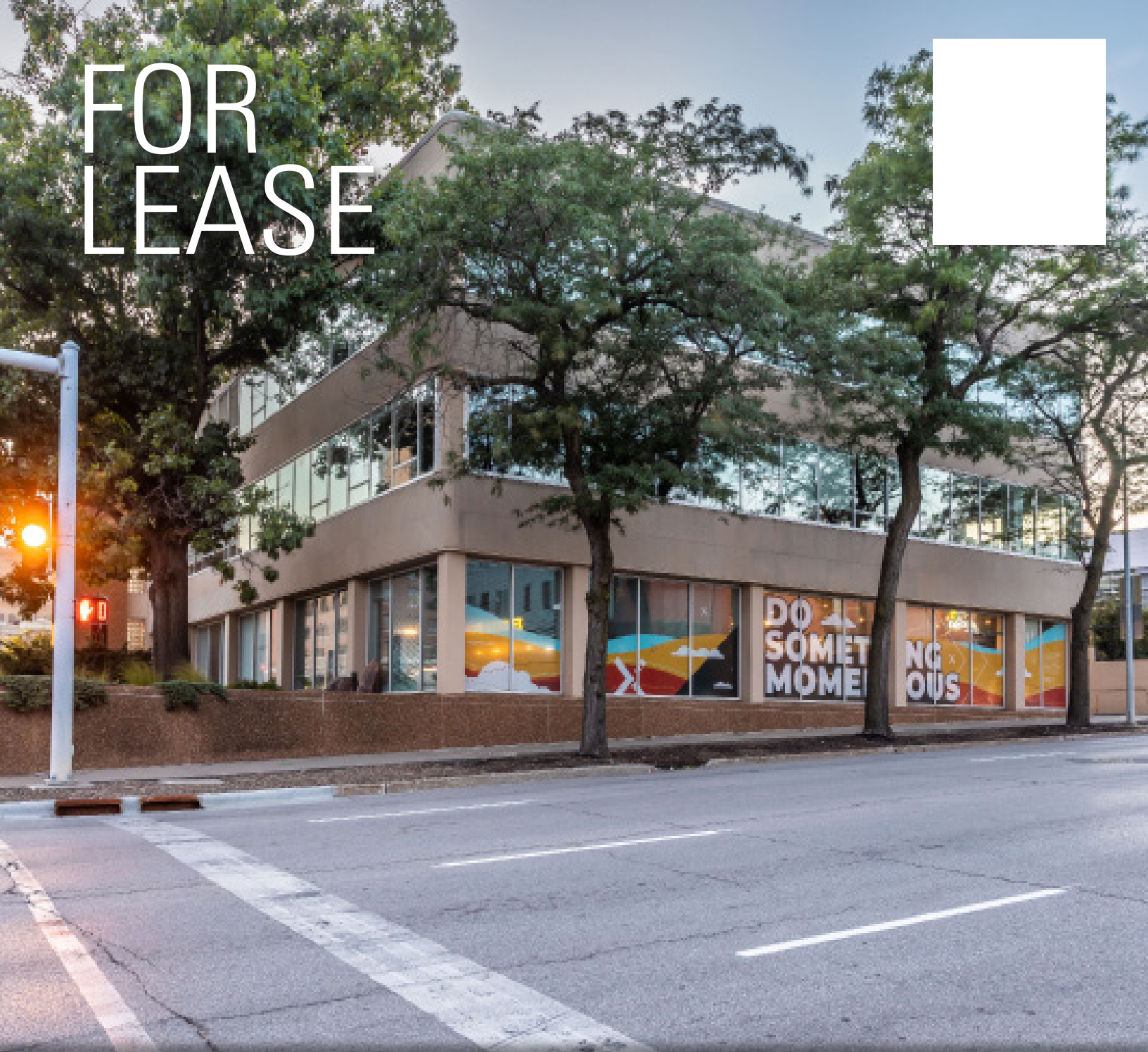
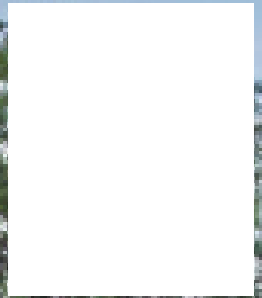


FOR LEASE



303 WATSON POWELL JR WAY

Des Moines, Iowa 50309

Office Space Available
8,134 +/- RSF

ANGIE TESSAU, CCIM, SIOR
515.707.6889
angiet@knapplc.com
Licensed in IA

KOREY BIRKENHOLTZ
515.480.6596
korey@knapplc.com
Licensed in IA

303 WATSON POWELL JR WAY FOR LEASE



CLASS C



OFFICE SPACE



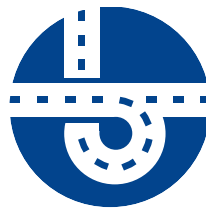
PARKING LOT



MANAGED BY KNAPP PROPERTIES



PARKING RAMP



INTERSTATE ACCESS



ENTERTAINMENT NEARBY



RESTAURANTS NEARBY



HOTEL NEARBY

BUILDING HIGHLIGHTS

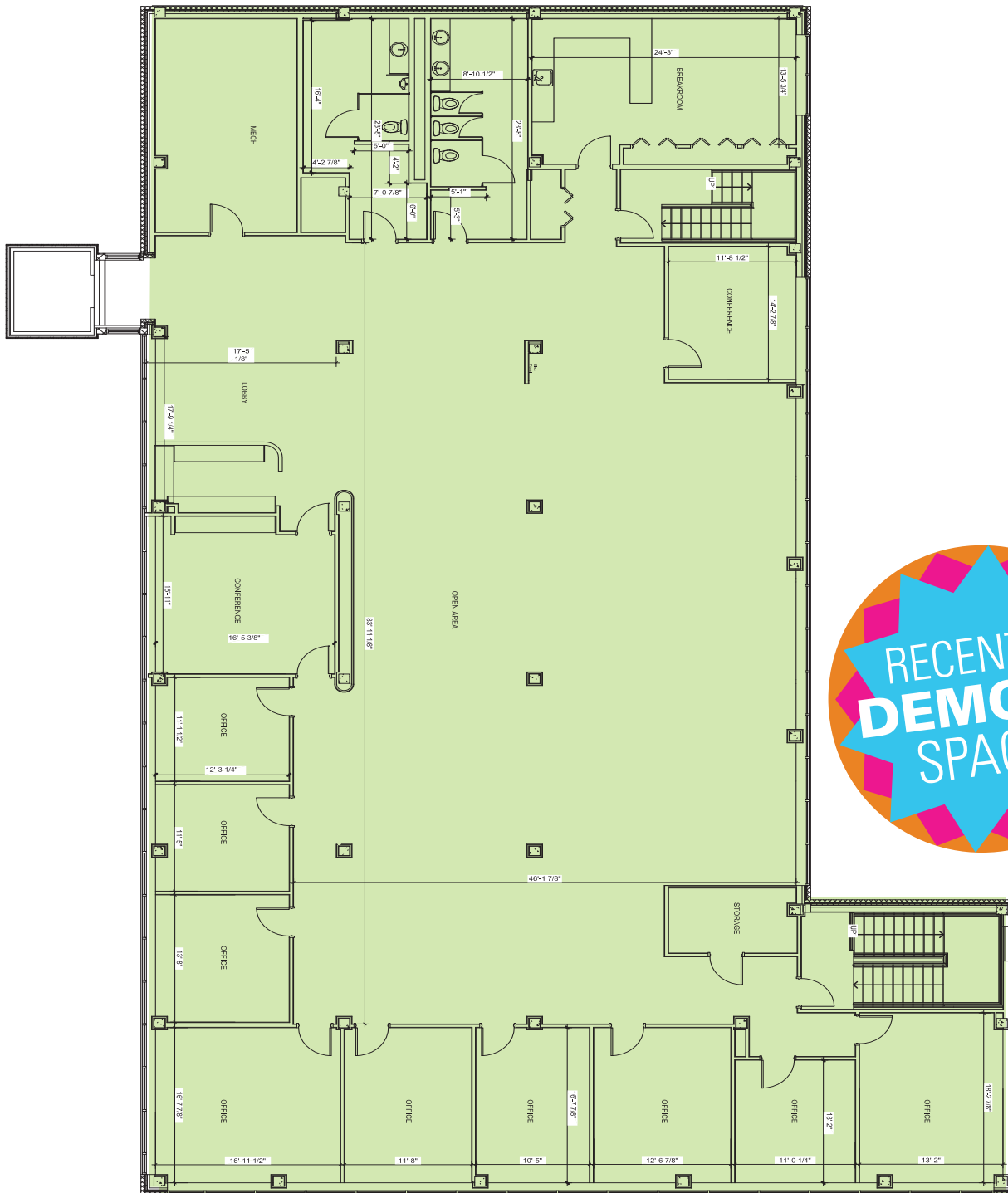
- On-site parking lot
- Conveniently located near the skywalk
- Building signage available
- Proportionate share of basement storage
- South of Iowa Events Center, Wells Fargo Arena, Hy-Vee Hall, and Hilton Des Moines Downtown Hotel
- Close to many great local restaurants and shopping

3RD FLOOR HIGHLIGHTS

- Large break room with stove, dishwasher & refrigerator
- Private offices around the perimeter
- Mail room
- 1 conference room
- Private restrooms
- Split HVAC system



303 WATSON POWELL JR WAY AVAILABILITY *Suite 300*



SUITE #300 **OFFICE SPACE**

8,134 RSF (approx.)

Available Now

Lease Rate: \$11 PSF NNN

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611 5th Ave

1

2

303
WATSON
POWELL
JR WAY



3

4

5

6

AVAILABLE PARKING LOTS

4th St



Grand Ave

DEMOGRAPHICS

303 WATSON POWELL JR WAY

5 mile radius

INCOME



\$55,609

Median Household Income



\$89,991

Median Net Worth



\$168,293

Median Home Value



\$46,145

Median Disposable Income

EDUCATION



30%

Bachelor's/Grad/Prof Degree

BUSINESS



8,581

Total Businesses



165,662

Total Employees

KEY FACTS



214,006

Total Population



257,493

Total Daytime Population



36.2

Median Age



88,938

Households

TRAFFIC



12,000

3rd Street



2,880

Watson Powell Jr Way

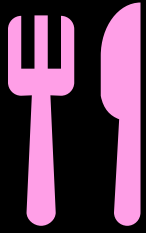
EMPLOYMENT



4.4%

Unemployment Rate

nearby ATTRACTIONS



491

Restaurants



67

Bars and
Pubs



34

Coffee
Shops



58

Grocers



75

C-Stores



146

Retail
Shopping



44

Hotels



77

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$324

Breakfast



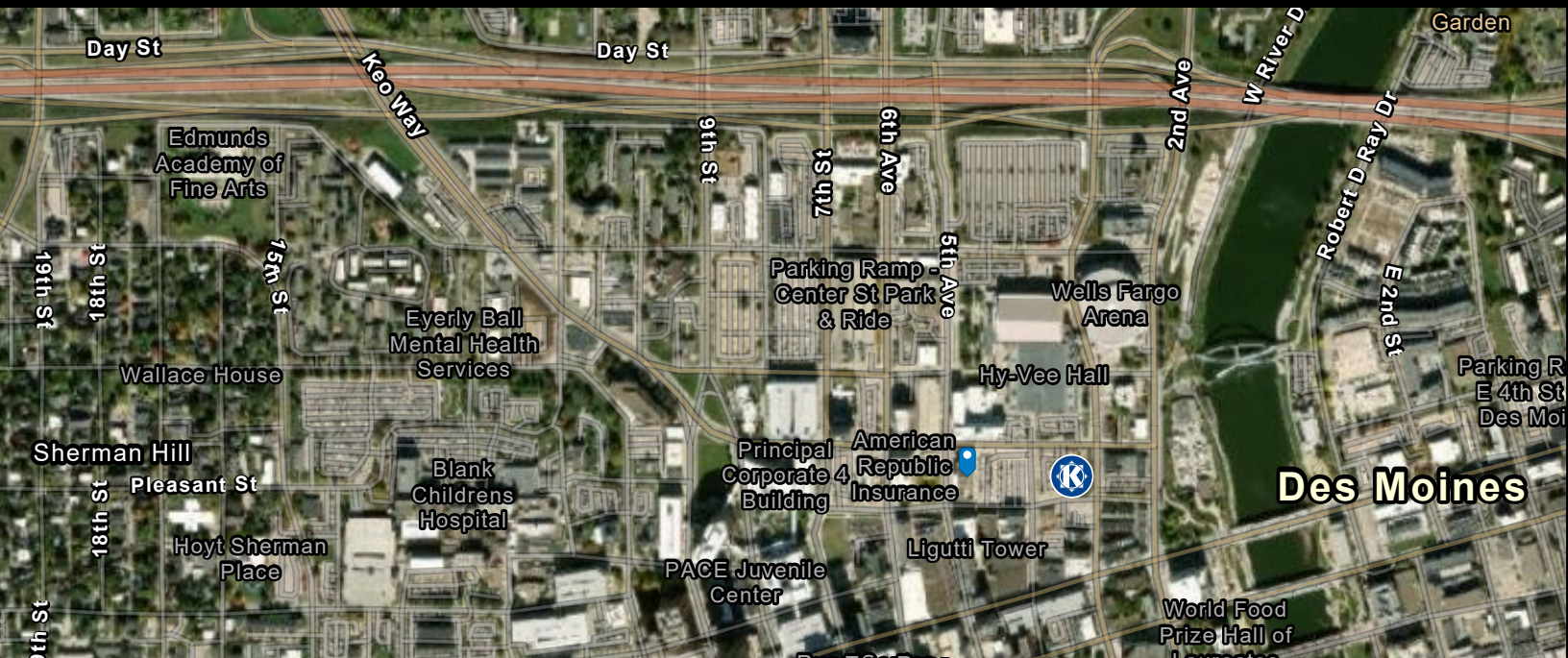
\$997

Lunch



\$1,507

Dinner





FOR LEASE **303 WATSON POWELL JR WAY**

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