

# FOR LEASE



**KNAPP**  
PROPERTIES



## 3620 SW 61ST STREET

Des Moines, Iowa 50321

Space Available  
5,400 RSF +/-

**ANGIETESSAU**, CCIM, SIOR  
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AngieT@KnappLC.com  
Licensed in IA

**KOREY BIRKENHOLTZ**  
515.480.6596  
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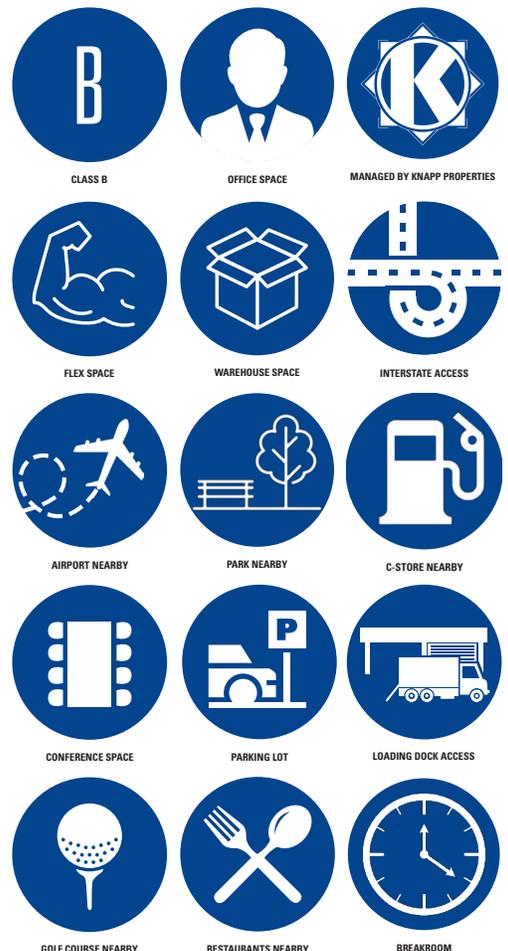
Position your business for success at 3620 SW 61st Street, Suite 360—an adaptable, professional space with a mix of office & warehouse functionality. Conveniently located near major roadways & local dining, this suite is well-suited for operational or service-oriented businesses.

### BUILDING HIGHLIGHTS

- 4 private offices, 2 conference rooms & breakroom
- Warehouse space with overhead door & dedicated warehouse office
- Ample on-site parking available for employees & visitors
- Move-in ready layout with existing infrastructure
- Professional, well-maintained office building
- Affordable Des Moines location with efficient operating expenses
- Ideal for call centers, operations teams, or businesses needing functional space from day one
- Building and monument signage available

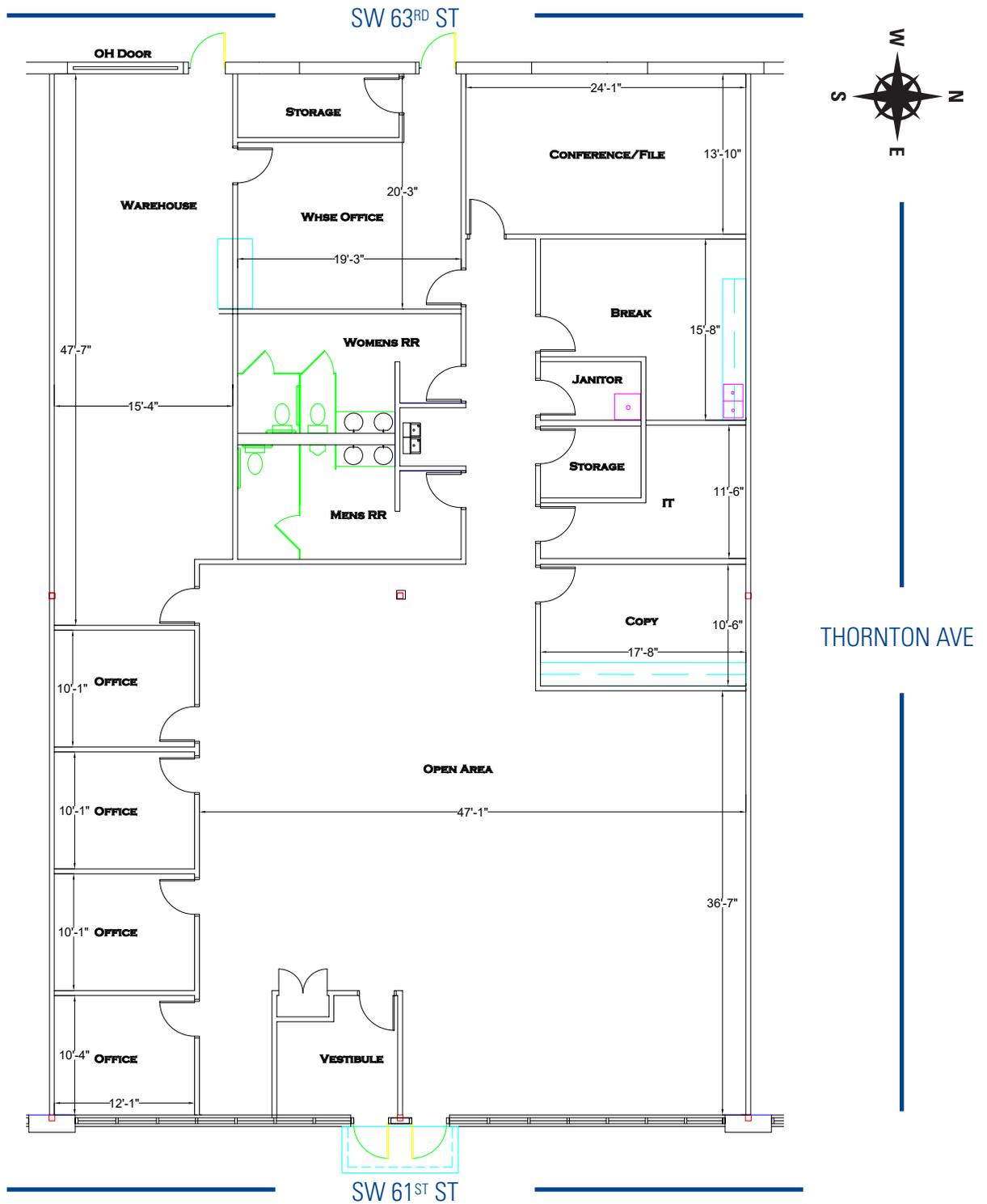
### LOCATION AMENITIES

- Located in a quiet commercial area with minimal traffic congestion
- Easy access to Hwy 28, Hwy 5 & I-35
- Historic Valley Junction nearby with restaurants & shopping
- Minutes from DM International Airport



# 3620 61<sup>ST</sup> STREET AVAILABILITY

Suite 360



**SUITE 360**  
5,400 RSF

Lease Rate:  
\$9.00 PSF NNN

*Available Now  
&  
Potential to  
Demise*

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# DEMOGRAPHICS

## 3620 SW 61<sup>ST</sup> STREET

5 mile radius

### INCOME



\$61,558

Median Household Income



\$103,959

Median Net Worth



\$210,028

Median Home Value



\$51,302

Median Disposable Income

### EDUCATION



43%

Bachelor's/Grad/Prof Degree

### BUSINESS



8,329

Total Businesses



156,427

Total Employees

### KEY FACTS



2,229.6

Population



223,343

Total Daytime Population



37.1

Median Age



76,129

Households

### TRAFFIC



25,200

Hwy 28/SE 1st St/  
SW 63rd St



15,500

Park Ave

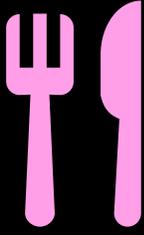
### EMPLOYMENT



3.2%

Unemployment Rate

# *nearby* ATTRACTIONS



420

Restaurants



46

Bars and  
Pubs



40

Coffee  
Shops



42

Grocers



60

C-Stores



112

Retail  
Shopping



42

Hotels



79

Attractions/  
Entertainment

## Average Annual Spend per Household on Eating Out



\$379

Breakfast



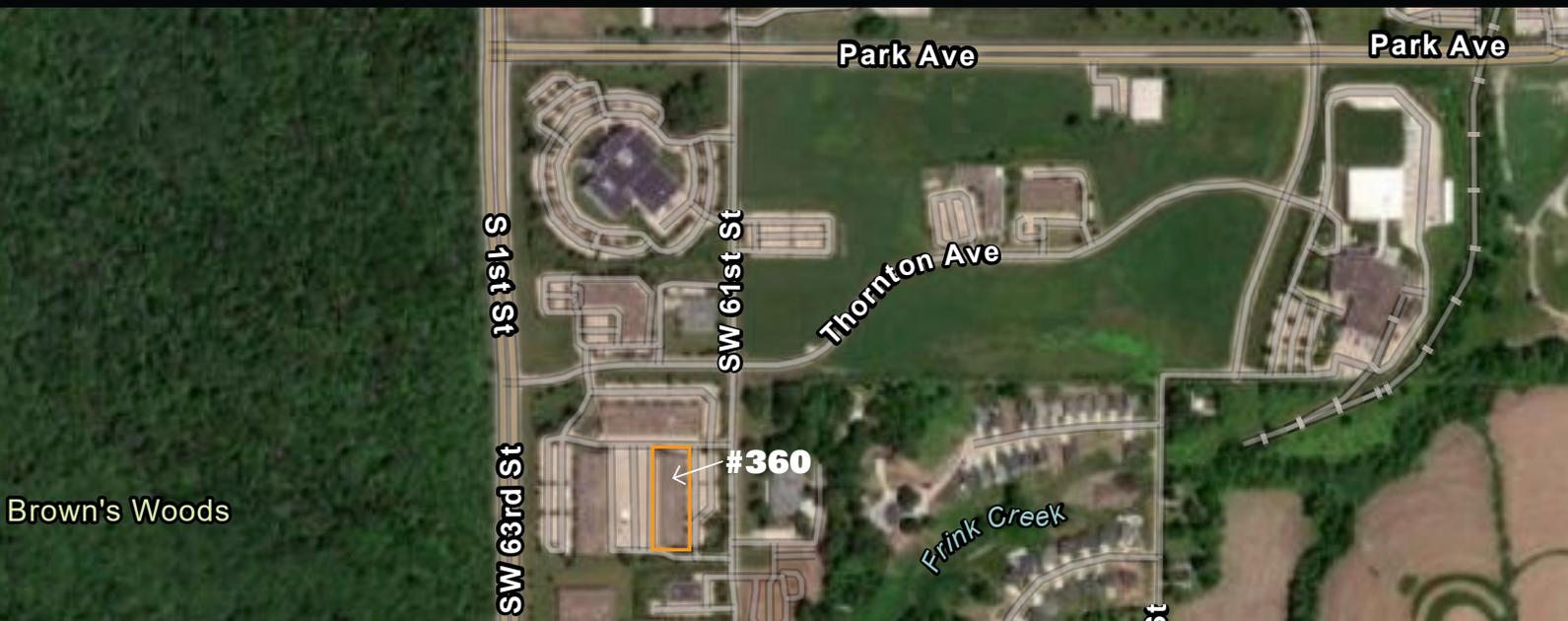
\$1,172

Lunch



\$1,778

Dinner



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