

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 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

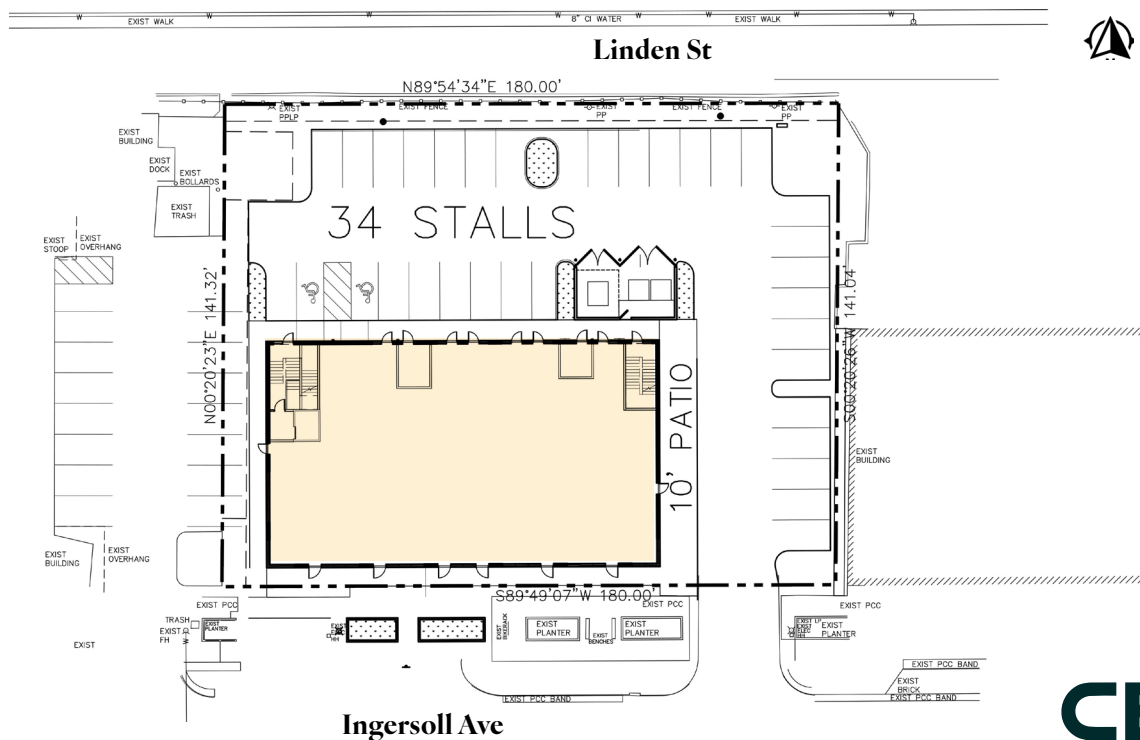
Year 1 OPEX: \$12.00/SF



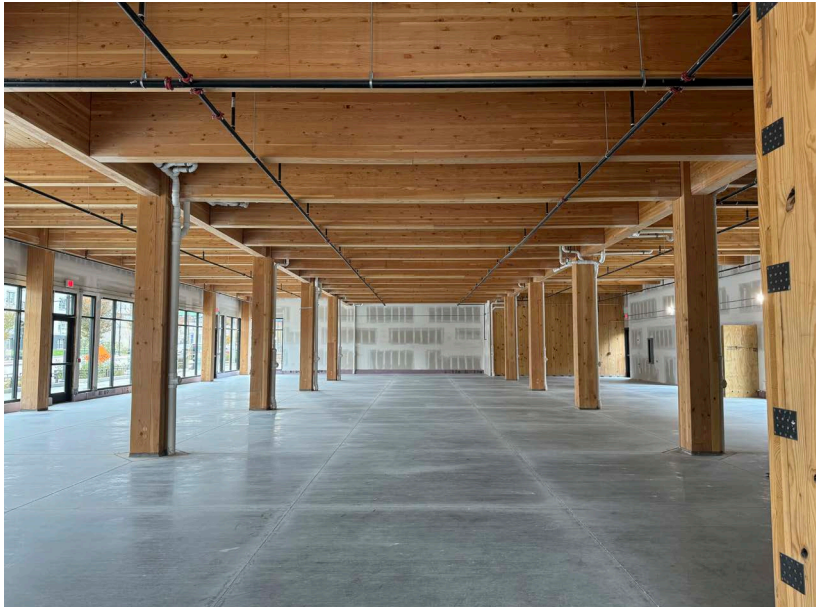
FLOOR PLAN



SITE PLAN



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

QDOBA mexchie's
MEXICAN EATS

THAI FLAVORS
INGERSOLL

Grand Tres
Apartments

Noah's Ark
RISTORANTE

MOBERG
GALLERY

Mister
CAR WASH



BIG TOMATO
PIZZA CO.

DZÔ
KOREAN BBQ

Sakari
SUSHI LOUNGE

taco
john's

Ingersoll
Plaza

Star Lofts

FIREHOUSE
SUBS

Louie's
Floor Covering

PLX TINUM
SIGNATURE BARBERSHOP

Ingersoll
Flats

Panca
Peruvian Restaurant
PANCHEROS
MEXICAN GRILL

Crème

ZANZIBAR'S
Coffee Adventure

LUCKY
LOTUS

Star Lofts

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DES MOINES, IOWA 50312



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