

For Sale or Lease

36,000 SF

Retail • Restaurant • Entertainment

The CC

216 Court Avenue, Des Moines, Iowa 50309

Spaces available at Court Center, located in the heart of the Historic Court Avenue District in Downtown Des Moines, Iowa.

CBRE



Property Highlights

- For Sale or Lease
- In-place lease on 1st floor with strong local restaurant
- Restaurant opportunities on 1st & 2nd floor
- Outdoor patio on 1st floor
- Street Level Space eligible for potential City of DSM Incentive Program (*Restore the Core*)
- Excellent visibility within Historic Court Avenue District
- Expansive window lines with open floor plans & exposed brick
- Recently completed common area & building signage updates
- OPEX: \$10.00/SF

Available Space For Lease

1st Floor (South)	3,716 RSF	\$24/SF NNN
2nd Floor (North)	7,803 RSF	\$14/SF NNN
2nd Floor (South)	4,203 RSF	\$16/SF NNN
3rd Floor (Entire Floor)	4,203 – 12,007 RSF	\$18/SF NNN

Sale Price - \$5,700,000 (\$158/SF)

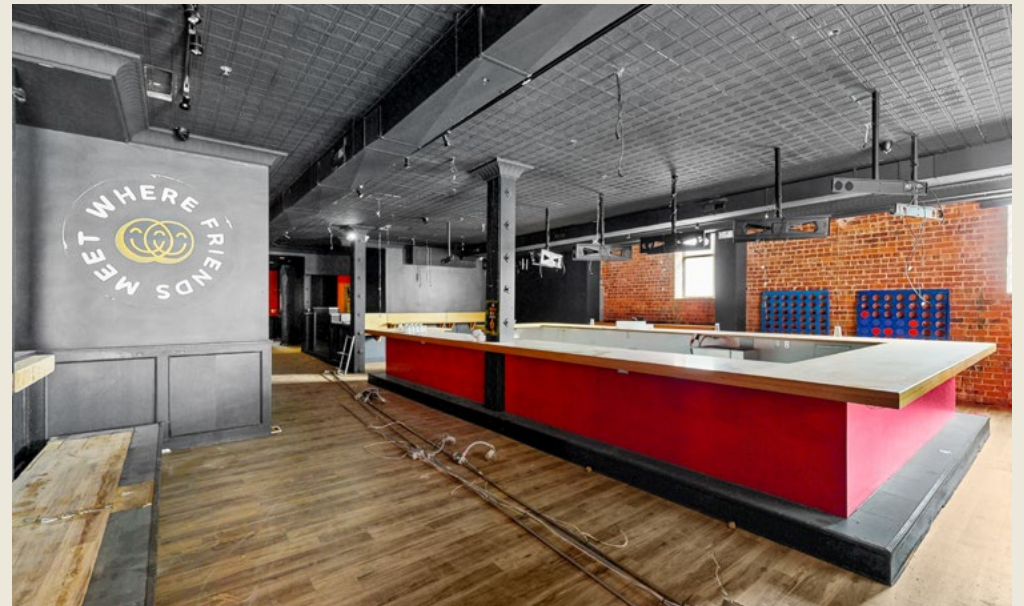
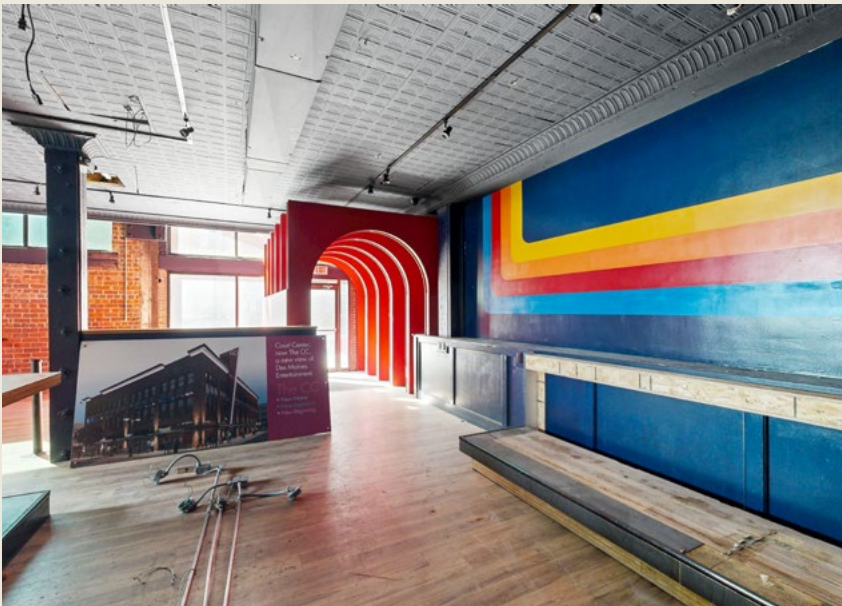
[Click Here For Virtual Tour](#)



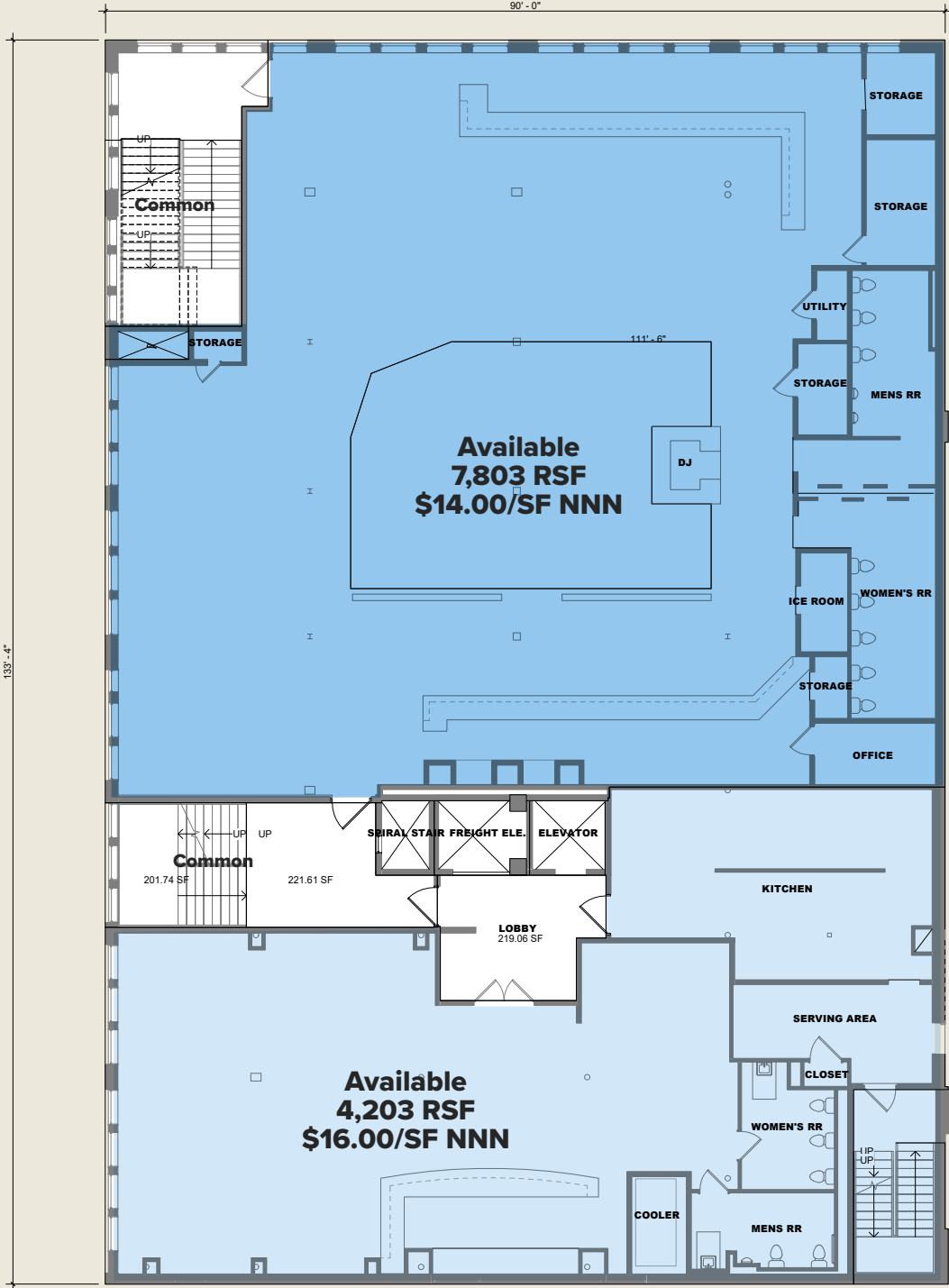
1st Floor



1st Floor (South) Photos



2nd Floor



2nd Floor (South) Photos



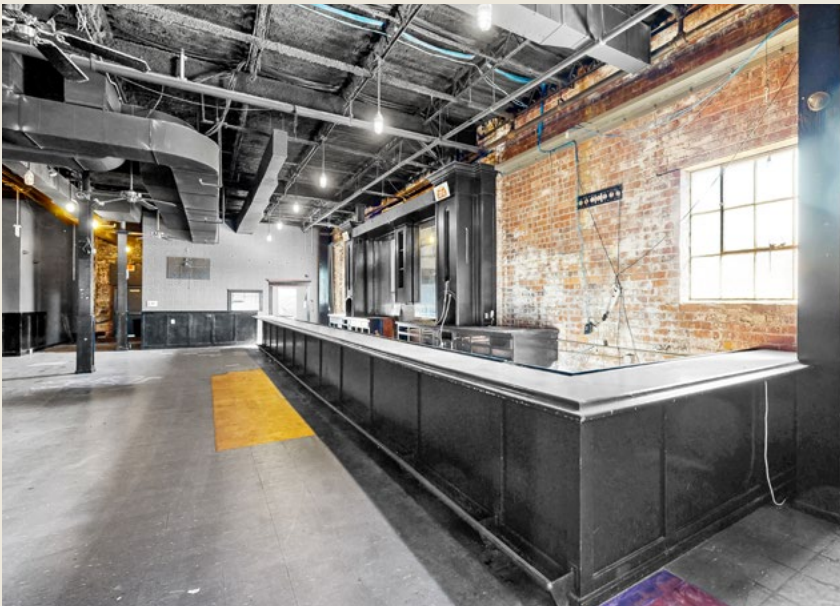
3rd Floor

4,203 - 12,007 RSF

\$18.00/SF NNN



3rd Floor Photos



Location



For Sale or Lease
36,000 SF

The CC

216 Court Avenue, Des Moines, Iowa 50309

Grant Wright, CCIM

Senior Vice President
+1 515 745 5113
grant.wright@cbre.com
Licensed in the State of Iowa

Bill Wright

Senior Vice President
+1 515 210 3050
bill.wright2@cbre.com
Licensed in the State of Iowa

Drew Rosonke

Senior Associate
+1 515 612 5494
drew.rosonke@cbre.com
Licensed in the State of Iowa

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. 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 logos 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. 2.6.2026_BSO