



FOR SUBLEASE

7,224 SF Industrial Flex

1501 NE BROADWAY AVE, DES MOINES, IA 50313

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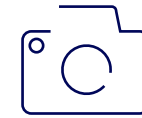
1501 NE Broadway Avenue, Des Moines

INDUSTRIAL FLEX SPACE FOR SUBLEASE

Address	Broadway Business Center 1501 NE Broadway Ave Des Moines, IA 50313
Space Details	Suites 1 & 2 7,224 SF of flex space available for sublease
Sublease available: Immediately	Office Details: <ul style="list-style-type: none">• Three (3) offices• Men's and women's restrooms• Breakroom• Lobby with coat closet/storage• Carpet tile in office area (one year old)
Existing lease expires: May, 2029	Warehouse Details: <ul style="list-style-type: none">• Two (2) 8' x 9' dock high doors• Two (2) 10' x 14' drive-in doors• Permanent concrete ramp• LED lights throughout
Rental Rates	Base Rent: \$8.35 PSF with 2.5% annual increases
2026 OPEX	Est. \$4.15 PSF



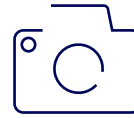
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OFFICE AREA



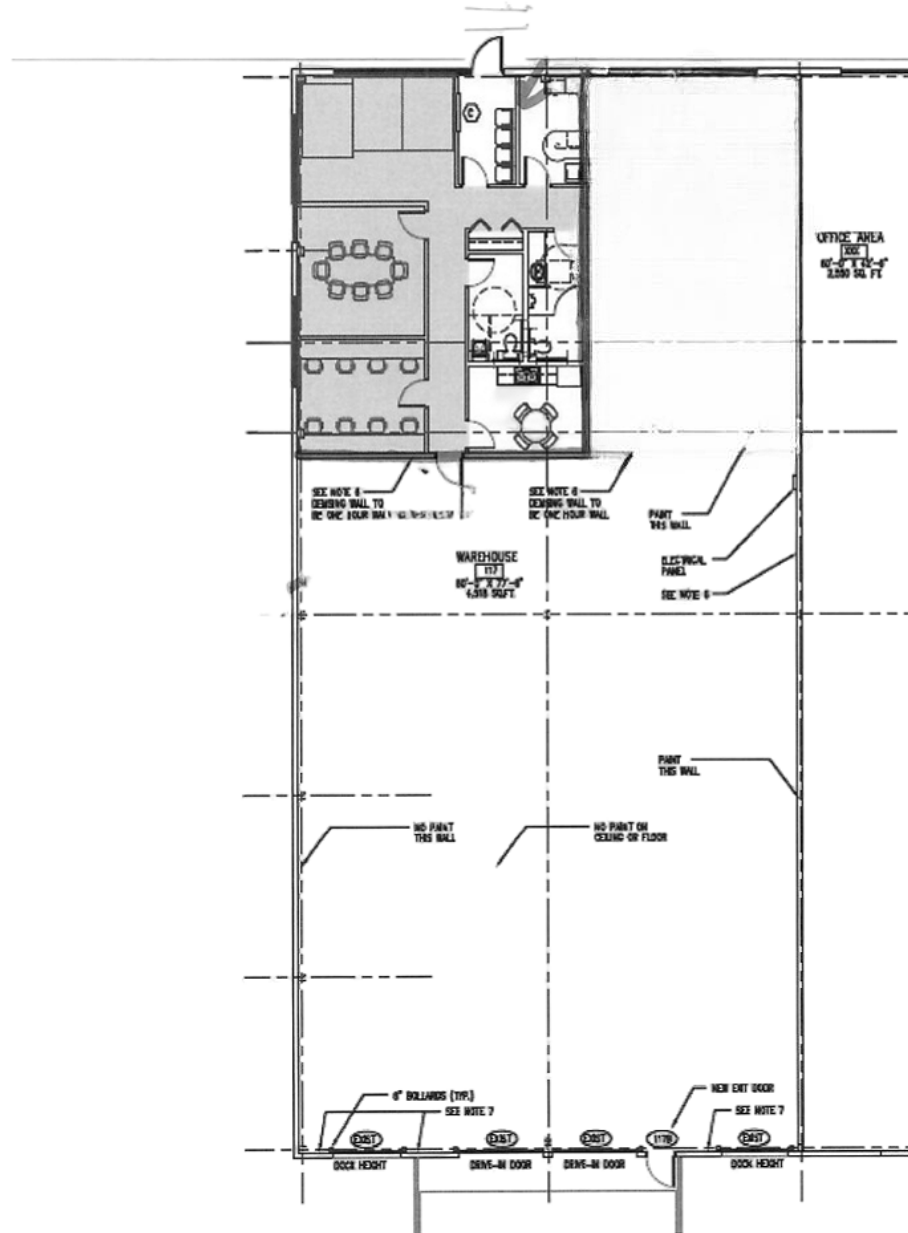
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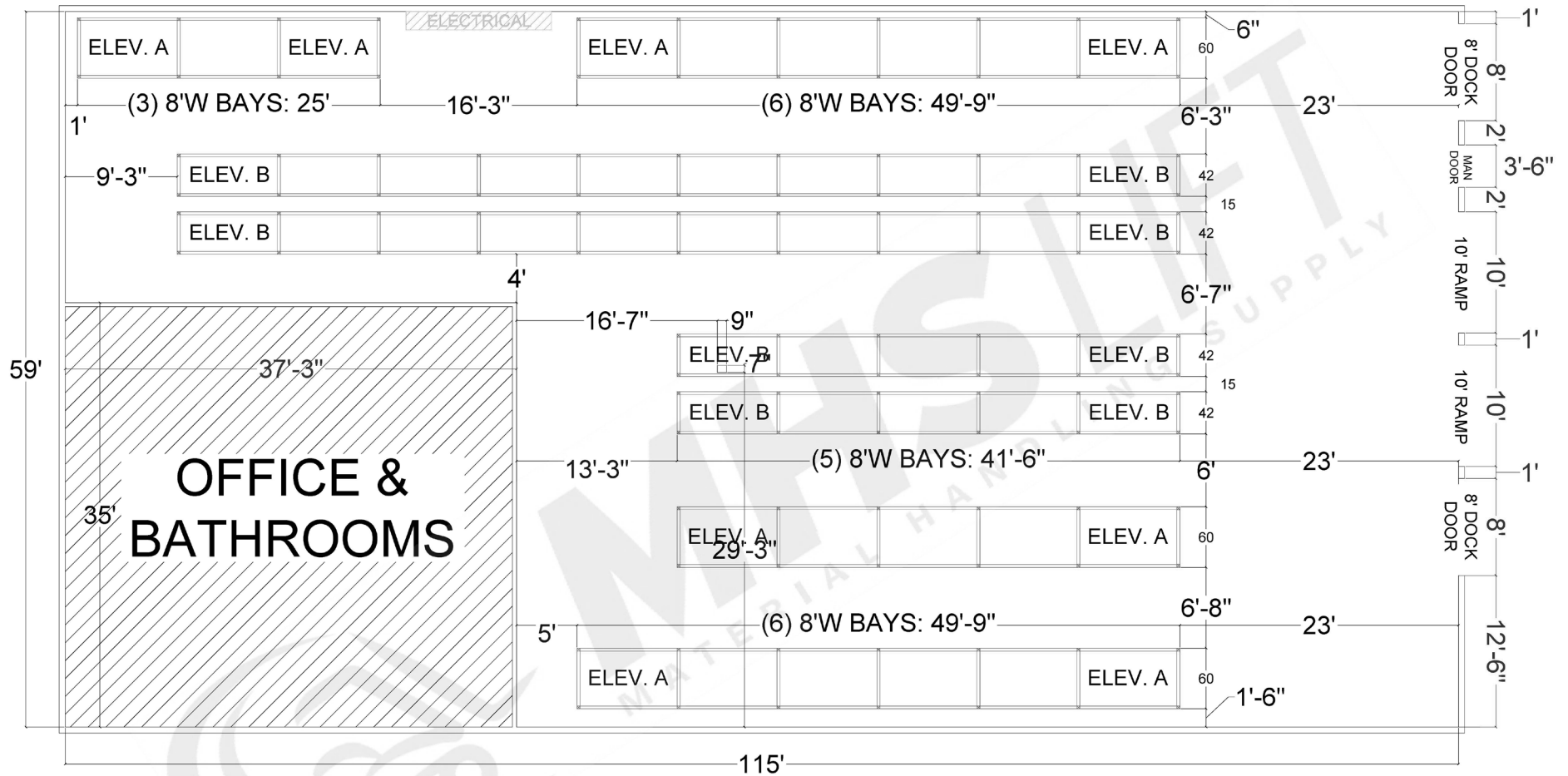
WAREHOUSE AREA



Floor Plan



Previous Racking Plan



Area Map





For more information, contact:



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