

OFFICE FINANCIAL CENTER

SIX SIXTY SIX WALNUT ST.
DOWNTOWN DES MOINES, IA

LawMark Capital Inc. acquired The Financial Center in mid-January of 2014 and has redefined leasing office space. From 1-6 person offices to multi-billion dollar banks, we can accommodate your needs.



newly renovated lobby



8 elevators



24/7 security

FEATURES & PLANNED IMPROVEMENTS

- Convenience**
 260 stall underground parking garage plus 33 surface stalls
- Safety**
 24/7 On Site Security
- Value**
 Fiber Network Hub
- Efficient**
 Highly efficient and functional floor plans
- Prestige**
 Generous window lines providing spectacular views
- Exposure**
 New Exterior LED lighting concept to create a highly visible and compelling presence
- Class**
 Restored entry canopy in keeping with the modern lines of the building that provides a unique inside to outside connection at the entry point
- Sophistication**
 Newly designed lobby with a strategic lighting scheme to emphasize way finding and highlight key building elements.
- Amenities**
 Shared 13th floor amenity floor with access to break room and extra conference spaces
- Comfort**
 New HVAC system planned

Turn-Key	Area	Lease Rate
1556	4 Room Suite	\$2,250
1510	2 Room Suite	\$1,000
1542	3 Room Suite	\$1,500
Traditional	Area	Lease Rate
400	12,434 SF	\$17.50 FSG
1260	2,550 SF	\$17.50 FSG
1300	12,434 SF	\$17.50 FSG
1601	4,764 SF	\$17.50 FSG
1702-1707	2,000 - 6,800 SF	\$17.50 FSG
1800	2,040 SF	\$17.50 FSG
2200	9,500 SF	\$17.50 FSG
2300-2301	8,567 SF	\$17.50 FSG
23rd & 24th Floors	21,001 SF	\$17.50-\$25 FSG
2400	12,434 SF	\$25.00 FSG
24th & 25th Floors	24,868 SF	\$25.00 FSG
23/24/25 Floors	33,435 SF	\$17.50-\$25 FSG
2500	12,434	\$25.00 FSG

want to learn more?

Contact Jesse Bunney

[P] 515-334-3435

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80,000

downtown Des Moines
daytime population

1M

population living in
Des Moines by 2040

The Financial Center is a **361,701 SF office complex** with **underground parking** located in the central business district of Des Moines. Des Moines is a regional financial hub, with the highest concentration of financial services employment in the nation.

YOUR NEIGHBORHOOD

- X Your New Location!
- 1 801 Grand
- 2 Hyatt Hotel
- 3 Cowles Commons
- 4 DSM Civic Center
- 5 DSM Public Library
- 6 Wellmark YMCA
- 7 Kaleidoscope
- 8 Savery Hotel
- 9 Marriott Hotel
- 10 Pappajohn Sculpture Park
- 11 Local Bites Food Court / 700 Locust Parking Garage
- 12 500 Grand Parking Garage



COMMERCIAL

ARAG BUILDING

FIVE HUNDRED GRAND AVE.
DOWNTOWN DES MOINES, IA

500 Grand Avenue (former Keck City Center) is a 246,000 square foot office/retail/parking garage complex located on 5th and Grand in the central business district of downtown Des Moines, Iowa. Next door to the Wellmark YMCA, Savory, Hyatt and Marriott Hotels, 500 Grand is a buzz of activity that will complement any office, restaurant, or retail organization.



street level presence



newly renovated exterior

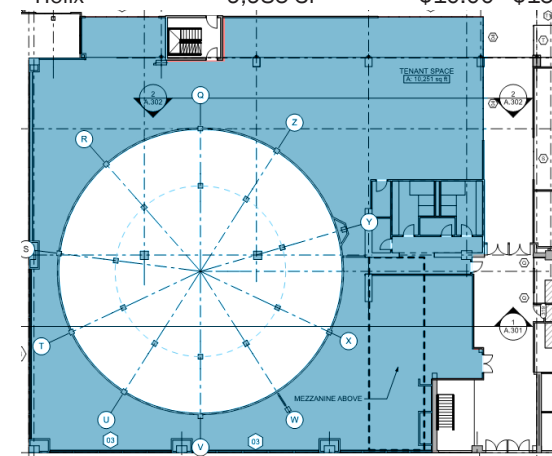


start with a clean slate

FEATURES & PLANNED IMPROVEMENTS

- **Prestige**
High traffic, four corner skywalk intersection with over 8,000 people passing through each day
- **Exposure**
New expansive glass line along the exterior and interior on the skywalk level
- **Grand**
26' ceilings that wrap around a central helix
- **Parking**
675 on-site covered spaces are available (2.41/1000SF ratio)
- **Access**
Alley Loading
- **Class**
First floor private elevator and staircase
- **Refreshed**
Newly renovated elevator cabs and lobby entry
- **Value**
Turnkey build out available for credit tenants
- **Convenience**
15 minute drive to Des Moines International Airport.

Traditional	Area	Lease Rate
1st Floor Retail	2,000 SF	\$30.00 NNN
Helix	9,985 SF	\$10.00 - \$15.00 NNN



floor plan - skywalk level

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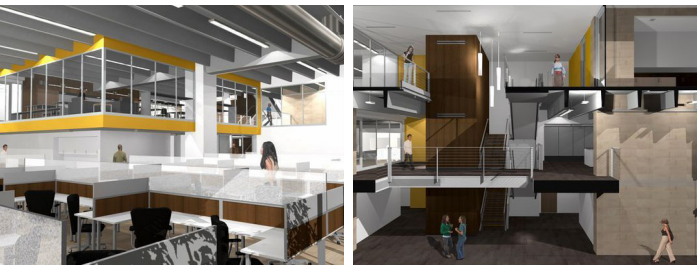


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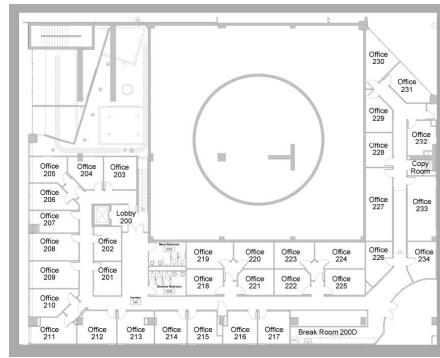
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COMMERCIAL PARTNERSHIP BUILDING

SEVEN HUNDRED LOCUST ST.
DOWNTOWN DES MOINES, IA

The 700 Locust Street Partnership Building is a 283,556 square foot office | retail | parking complex, centrally located on 7th and Locust in the heart of downtown Des Moines, Iowa. The building is ideal for both commercial office and retail tenants. With easy access to Principal, Wellmark, Wells Fargo and Nationwide employees the retail and food court market are slated to be the best in downtown Des Moines.



first floor plan



centrally located with skywalk access

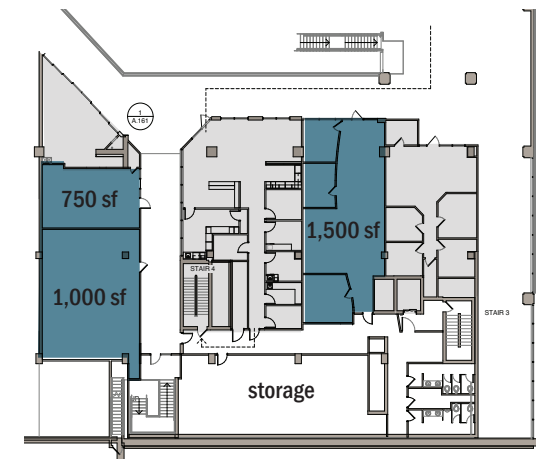


local bites food court

FEATURES & PLANNED IMPROVEMENTS

- **Sophistication**
Recently remodeled building with all new interior finishes.
- **Value**
Highly efficient and functional floor plans
- **Refreshed**
Newly renovated elevators
- **Prestige**
Generous window lines providing spectacular views
- **Convenience**
On-Site Parking available in remodeled parking garage.
- **Flexibility**
Short term single offices available.
- **Turnkey Build Out**
Space2work.com
- **On Site Amenities**
Local Bites Food Court, including:
 - Teriyaki Boys Gyros & Bites
 - China Star Farm-House
 - India Pointe Farm-Market
 - Viva Mexico BBQ Joint
 - Burger Shop

Traditional	Area	Lease Rate
200	10,000 SF	\$20.00 FSG
303	1,500 SF	\$10.00 NNN
301	1,750 SF	\$10.00 NNN



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