



# 4,868 SF of Retail or Office Space for Lease

455 SW 5<sup>th</sup> St. Suite C  
Des Moines, IA



## Property Information

455 SW 5<sup>th</sup> Street Suite C is 4,868 SF of office/retail/flex space featuring multiple private offices, conference room, open office area, kitchen/break room along with warehouse space and loading dock. The property is part of the MLK River Park development, which includes 24 acres between 3<sup>rd</sup> and 7<sup>th</sup> Street, south of MLK Parkway. MLK River Park contains 197,627 SF of office space, 49,000 SF of hip restaurants, event space and retail, 28,800 SF of flex space and over 1,250 parking spaces. Immediately adjacent to Principal Park, home of the AAA Iowa Cubs, 300 MLK restaurant and retail complex, the Science Center of Iowa, Kiwanis Miracle League Field, bike paths, hiking trails, bus routes and 3 blocks to the main bus station.

## Demographics



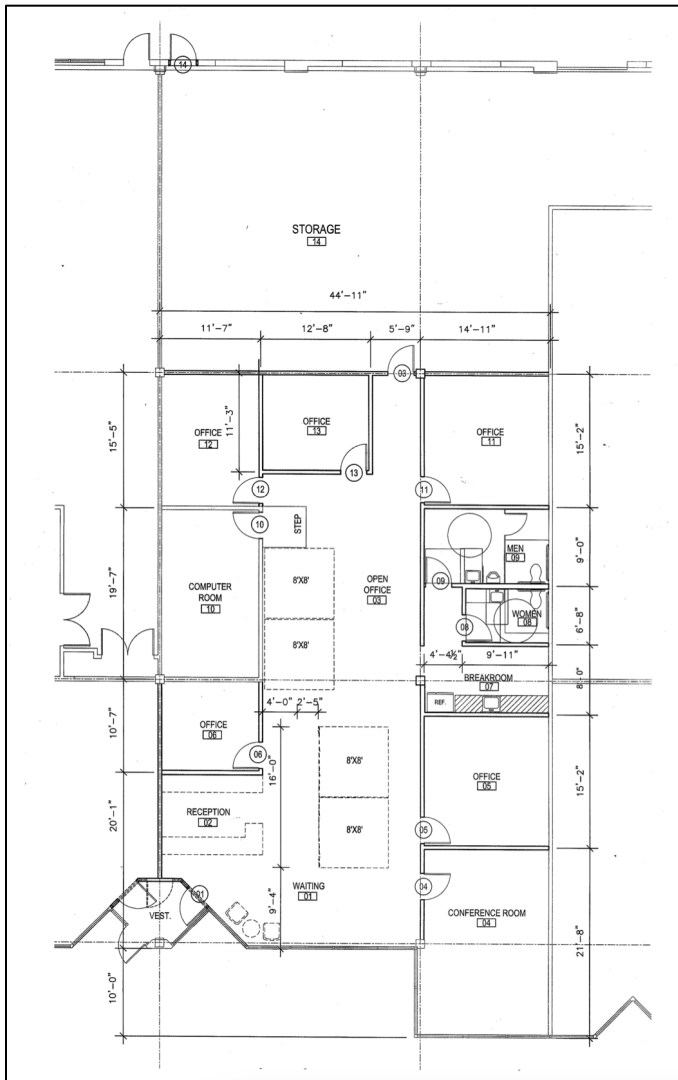
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	One	Three	Five
<i>Population</i>	9,750	103,991	204,799
<i>Day Time</i>	73,252	179,948	268,193
<i>Day Work</i>	69,611	132,435	174,452



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Information listed is believed accurate, but is not guaranteed. Buyer/Lessee should independently investigate all factors to ensure satisfaction with property before completing an offer. Eychaner Properties will present any reasonable written offers to owner.