

535 SW 7th Street

Centrally Located Flex/Office Space

 **RIVERPOINT**

DES MOINES, IA



FOR LEASE OR SALE

4,000-36,071 SF
(FULL BUILDING)

\$8.50 PSF NNN
LEASE RATE

\$6.53 PSF
CAMIT

SALE PRICE: CALL BROKER



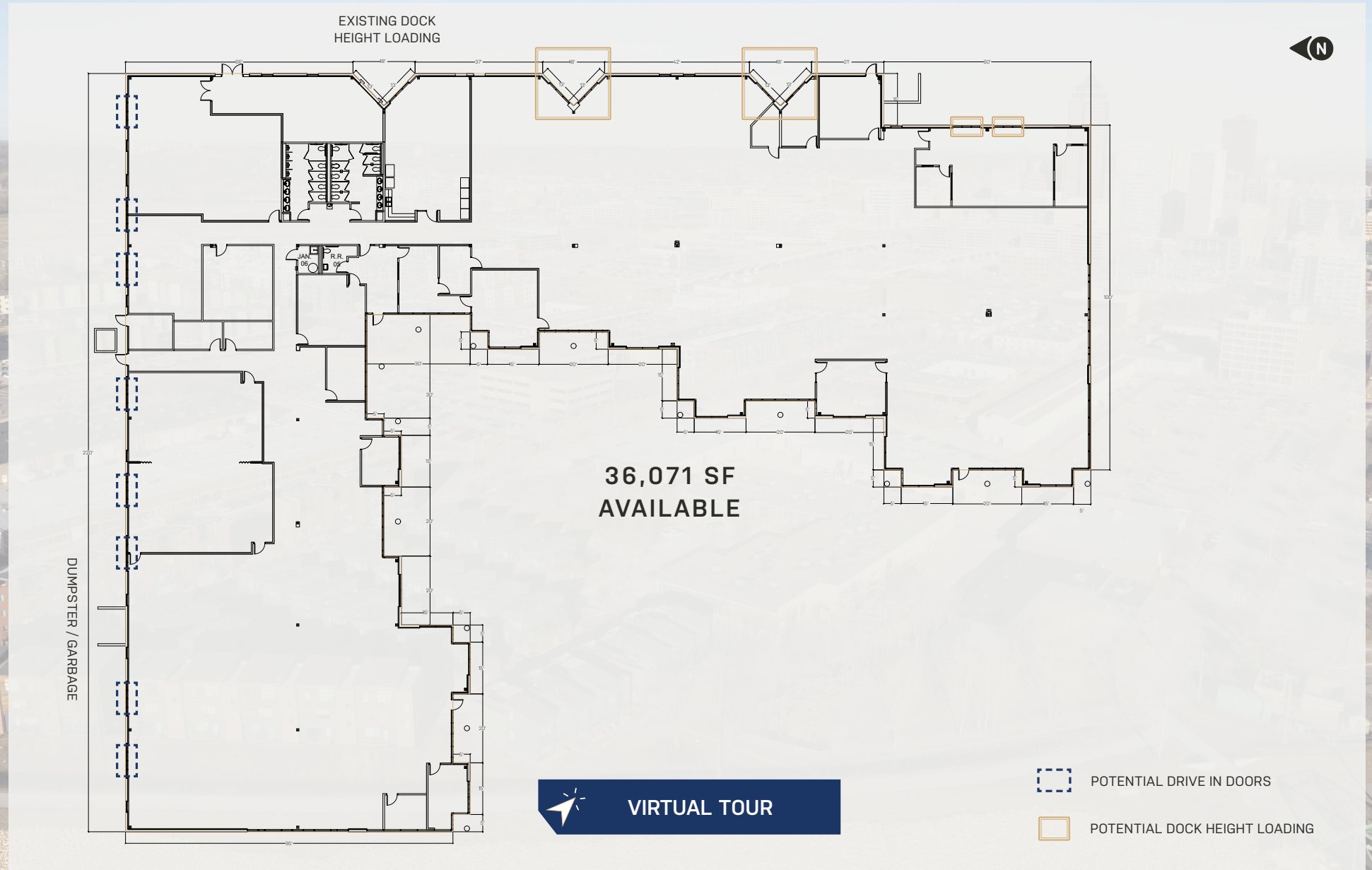
BUILDING FEATURES

- Prime corporate headquarters location offering versatile spaces to accommodate diverse tenant needs
- Free Parking – 5.4 spaces / 1,000 SF
- Nestled back and insulated from the main thoroughfare while maintaining convenient access
- Exterior Signage
- Centurylink fiber optic service available
- Dock high doors available
- Potential for additional docks and drive-in doors to be installed
- Utilities available to submeter if demised
- Adjacent to multiple mass transit routes
- Nearby amenities including hotels with conference facilities, restaurants, retail, medical, and Court Avenue Entertainment District
- Owned and professionally managed by Hubbell Realty Company



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Demographics

2024	1-MILE	3-MILE	5-Mile
POPULATION	10,051	99,751	207,377
DAYTIME POPULATION	46,564	155,051	247,219
MEDIAN AGE	31.90	33.60	35.30
AVERAGE HOUSEHOLD INCOME	\$91,552	\$82,788	\$87,624





Contact Us

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