



ELEVATE

YOUR BUSINESS
801 GRAND AVE, DES MOINES, IA

JUSTIN LOSSNER, CCIM, SIOR
MANAGING DIRECTOR
+1 515 371 0846
justin.lossner@am.jll.com

LUCAS HEDSTROM
ASSOCIATE
+1 515 564 9269
lucas.hedstrom@am.jll.com

A modern office lobby featuring four beige armchairs arranged around a white circular coffee table. The room has a dark patterned carpet, a blue wall with a framed picture of a building, and a white reception desk. A glass door with a red 'EXIT' sign is visible in the background. The ceiling has a circular recessed light fixture.

**OVER \$15 MILLION
IN CAPITAL
IMPROVEMENTS—
WITH MORE ON THE
WAY, INCLUDING
LOBBY!**

RECENT UPDATES INCLUDE:

- **State of the art conference center**
- **Outdoor patio/paving**
- **HVAC for maximum tenant comfort**
- **New mechanicals and roof**
- **Common area and restrooms are underway**



BUILDING AMENITIES

THE AVENUE AT 801

- 52 seat conference center
- 12 seat conference room
- Pre-function hospitality room & catering kitchen
- Lounge area

ADDITIONAL AMENITIES:

- Centrally located
- Skywalk access
- 801 Chophouse
- Basil Properi
- Main Street Cafe
- Bank of the West
- Outdoor patio



AVAILABILITY AND TERMS

Availability	40th Floor:	4,967+/- RSF	\$18.00/SF NNN
	39th Floor:	16,641+/- RSF	\$18.00/SF NNN
	38th Floor:	16,641+/- RSF	\$18.00/SF NNN
	35th Floor:	6,364+/- RSF	\$16.75/SF NNN
	31st Floor:	5,791+/- RSF	\$16.75/SF NNN
	30th Floor:	19,340+/- RSF	\$16.75/SF NNN
	29th Floor:	17,063 +/- RSF	\$15.00/SF NNN
	1st Floor:	3,060+/- RSF	Negotiable

Operating Expenses Available upon request

TI Allowance Negotiable

Year Built 1989-1991; **2017 LEED Certified; 2018 Remodel**

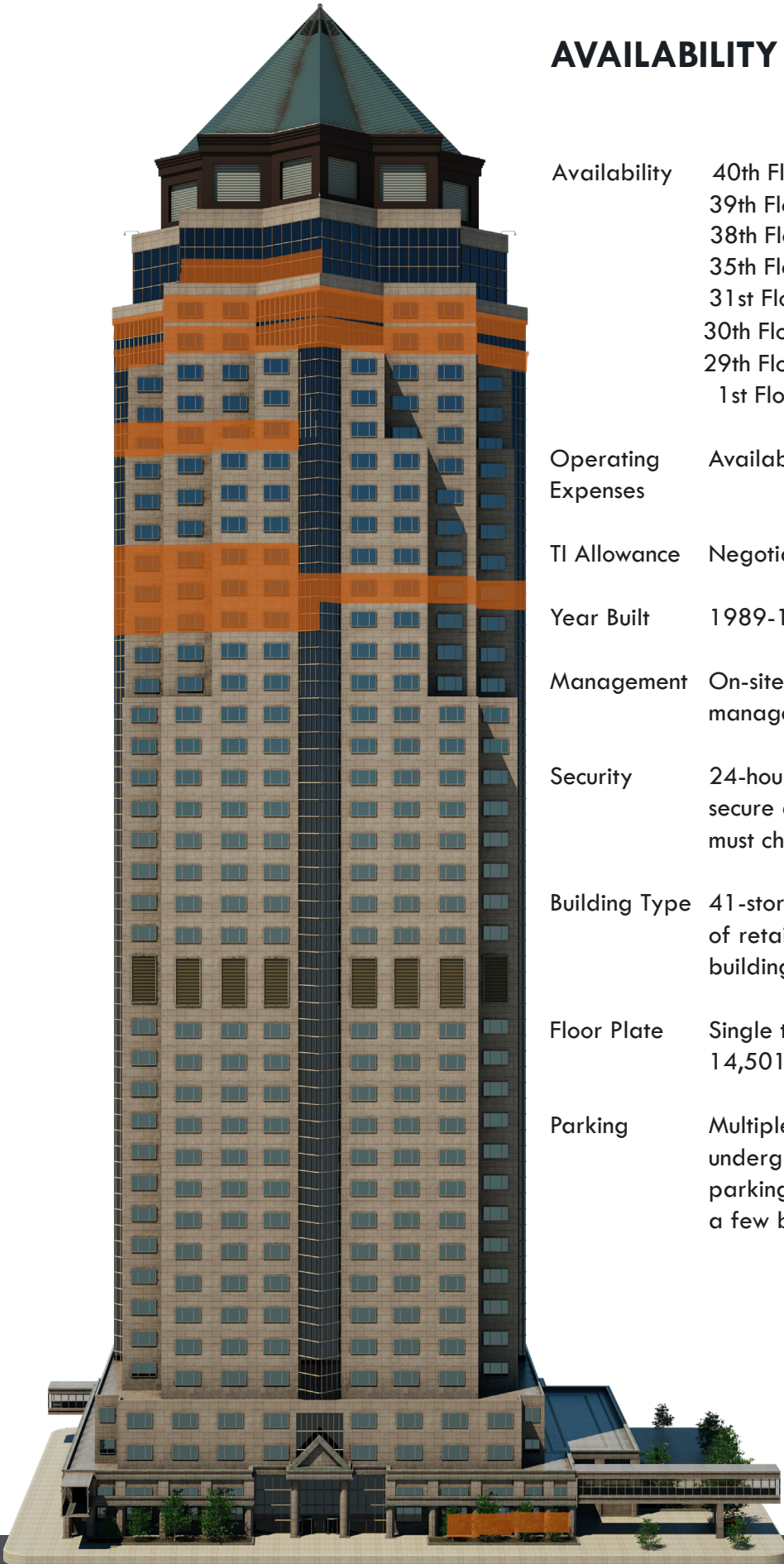
Management On-site and full time dedicated property management team (JLL)

Security 24-hour staffed building security. Tenants use secure access cards to reach floors 4-41. Guests must check-in with security to access tenant spaces.

Building Type 41-story, Class A office tower with three levels of retail amenities. High level finishes and building standards with multiple exterior patios

Floor Plate Single tenant office floors available from 14,501+/- RSF to 19,340+/- RSF

Parking Multiple solutions for a range of budgets. From underground executive stalls, adjacent ramp parking and deeply discounted ramp parking a few blocks away.



Downtown Wellmark
YMCA is located just 2
blocks east of 801 and
offers:
**CLASSES. MASSAGE.
OLYMPIC SIZE POOL.
PHYSICAL THERAPY.**



CONVENIENT LOCATION

Central location allows employees to take advantage of a thriving and high-energy downtown.

- Food trucks
- Art & music festivals
- Parks & green space
- Downtown living

SKYWALK CONNECTED

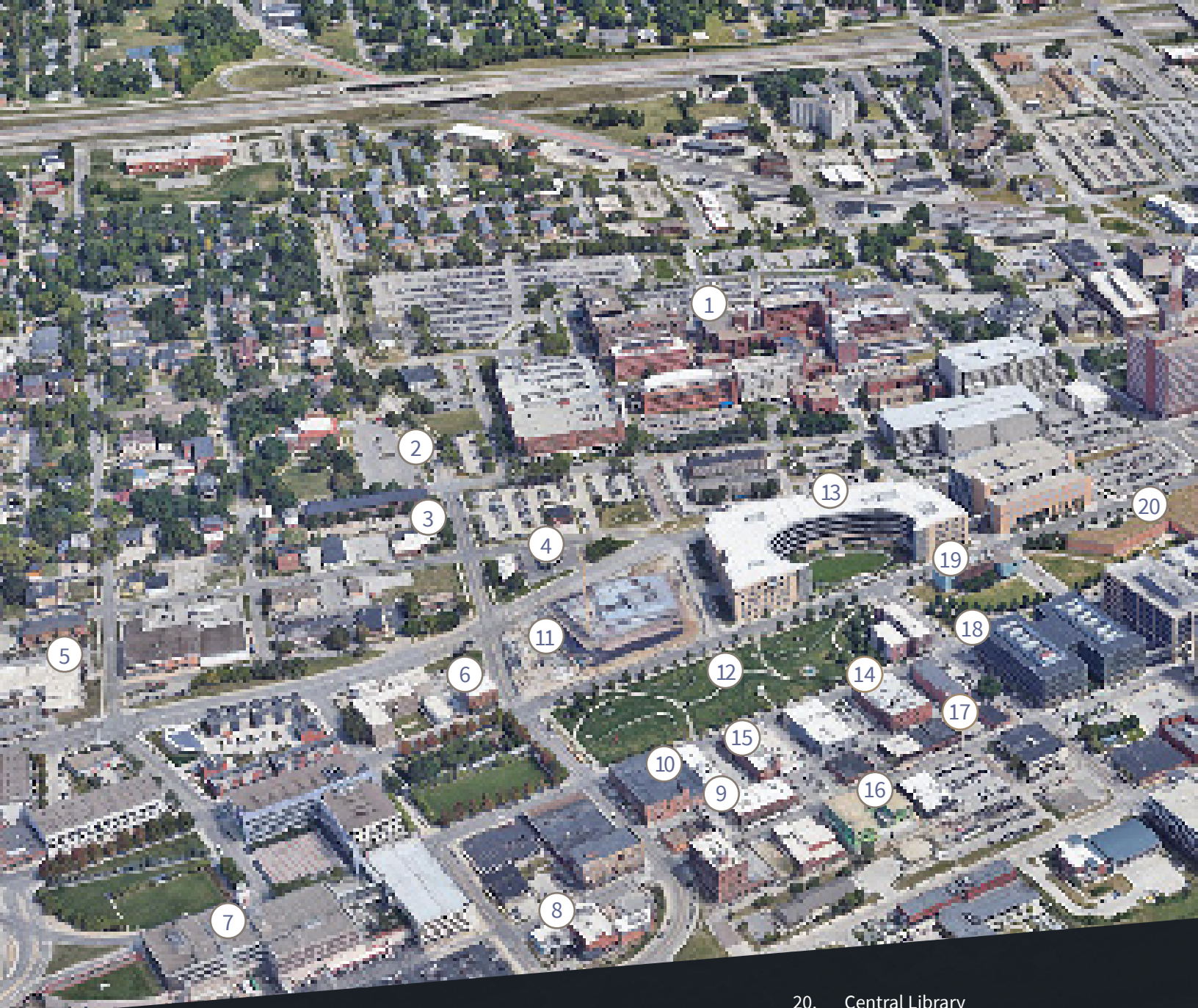
Four miles of skywalk puts all of downtown's amenities steps away, including:

- World-class YMCA
- Hotels
- Countless dining options
- Multiple coffee shops
- Library
- Post office & more

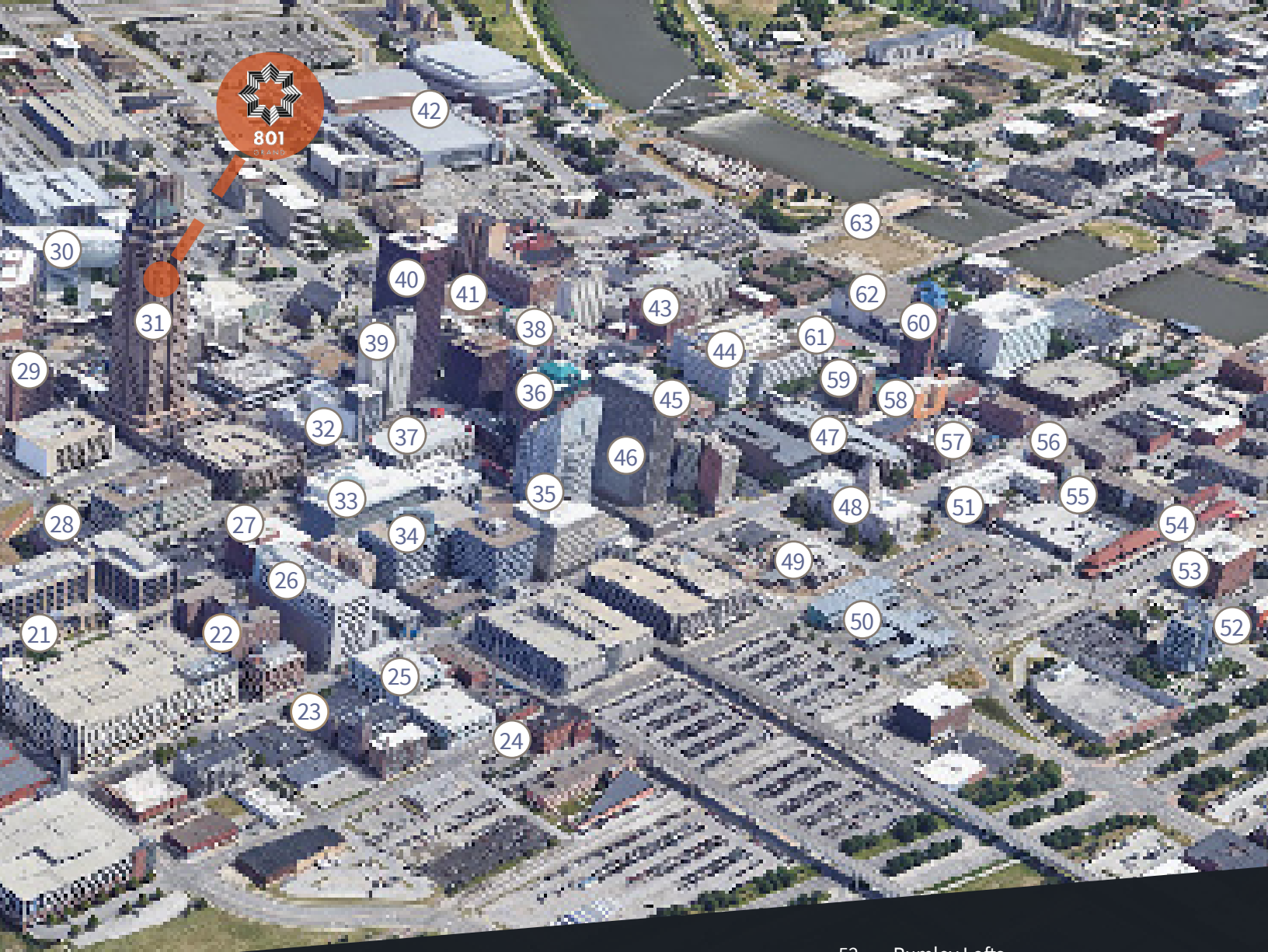
PARKING ACCESSIBLE

Private and city owned parking garages nearby and offer tenants an economical option for parking.

- 901 Grand is owned and operated by the landlord
- City garage available to the south of the building
- Executive parking stalls for qualified leases
- Economically priced park-and-ride a few blocks away with shuttle



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|-----------------------------------|--|---|
| 1. Iowa Methodist Medical Center | 11. Kum & Go Corporate HQ | 20. Central Library |
| 2. Hoyt Sherman Place | 12. Pappajohn Sculpture Park | 21. Nationwide Insurance HQ |
| 3. A Dong Restaurant | 13. Wellmark BCBS HQ | 22. Hotel Fort Des Moines/Bubba's Southern Comforts |
| 4. Quick Trip | 14. Americana | 23. 10th Street Lofts |
| 5. Power-Life Yoga | 15. Magnolia Wine Kitchen | 24. West End Salvage |
| 6. Gas Lamp | 16. Noce | 25. Malo/Des Moines Social Club |
| 7. Meredith Corporation | 17. Draught House 50 | 26. Davis Brown Building/Panera Bread/Akebono 515 |
| 8. Exile Brewing Company | 18. Jimmy John's/Fighting Burrito/Smokey D's BBQ/LaMie | 27. Des Moines Public Schools |
| 9. Horizon Line Coffee/The Walnut | 19. Pappajohn Higher Education Center | 28. Temple for Performing Arts/Centro/Starbucks |
| 10. 14Forty Apartments | | |



29. Century Link/Qwest

30. Principal Financial Group HQ

31. 801 Grand/801 Chophouse
Basil's/Main Street Cafe

32. R&T Lofts/Hello Marjorie

33. Des Lux Hotel

34. Wells Fargo Financial

35. EMC insurance

36. Hub Tower

37. Des Moines Partnership/Local
Bites Food Court

38. The Equitable/Pot Belly
Sandwich Shop

39. Downtown Marriott

40. Ruan Center

41. Wellmark YMCA

42. Wells Fargo Arena/Hy-Vee Hall/
Hilton Convention Center

43. Renaissance Des Moines Savery

44. Capital Square

45. Kaleidoscope at the Hub

46. Financial Center

47. Blackbird

48. Polk County Courthouse

50. Des Moines Area Regional Transit

51. Hy-Vee

52. Rumley Lofts

53. Science Center

54. Hessen Haus/Tipsy Crow Tavern

55. LOFTS

56. Spaghetti Works/ Johnny's

57. Pita Pit/1908 Draught House/
Royal Mile

58. Fong's Pizza

59. Kirkwood Lofts/Wasabi Tao

60. The Plaza

61. Cowles Commons

62. Des Moines Performing Arts

63. World Food Prize Hall of Laureates



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*SAMPLE TENANT SPACE