

# 400 SW 8th Street

Des Moines, Iowa  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## Flex/Office Space

Office space available for lease located in the vibrant Riverpoint Business District, which is just south of Des Moines' Central Business District. The property is currently zoned DX-2 allowing for office or flex users. The building is directly adjacent to a variety of new living and retail amenities as well as multiple public transit routes, which allows for quick and easy access to area activities and businesses.

### Available Space

- + 8,000 - 16,047 SF For Lease
- + Building: 40,080 SF total

### Pricing

- + Base Lease Rate: \$8.50 PSF
- + CAMIT: \$9.50/SF (Full Service)
- + Sale Price: \$3,600,000 (\$90/SF)

### Space Features

- + Dock high loading area
- + Exterior Signage and Possible Monument Signage
- + Centurylink fiber optic service available



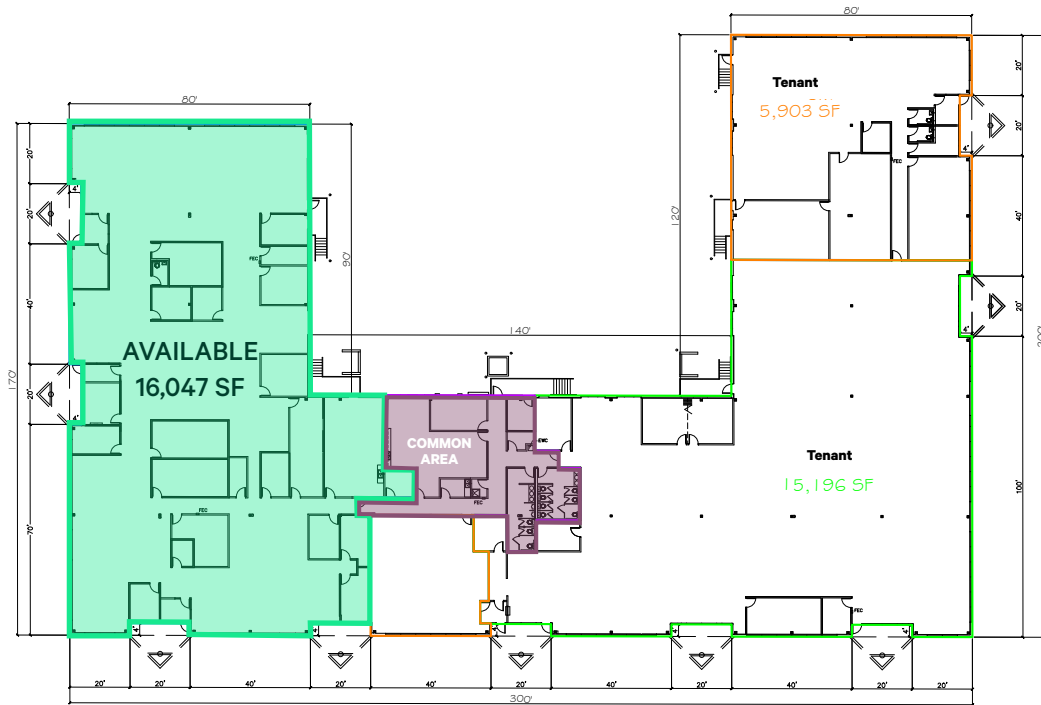
# Building Features

- + Building Size: 40,080 RSF
- + Free on-site surface parking available
- + Owned and professionally managed by Hubbell Realty Company
- + Adjacent to multiple mass transit routes
- + Convenient access to downtown CBD. A central location that provides convenient access to all of the Metro.
- + Nearby amenities including hotels with conference facilities, restaurants, retail, medical, and Court Avenue Entertainment District

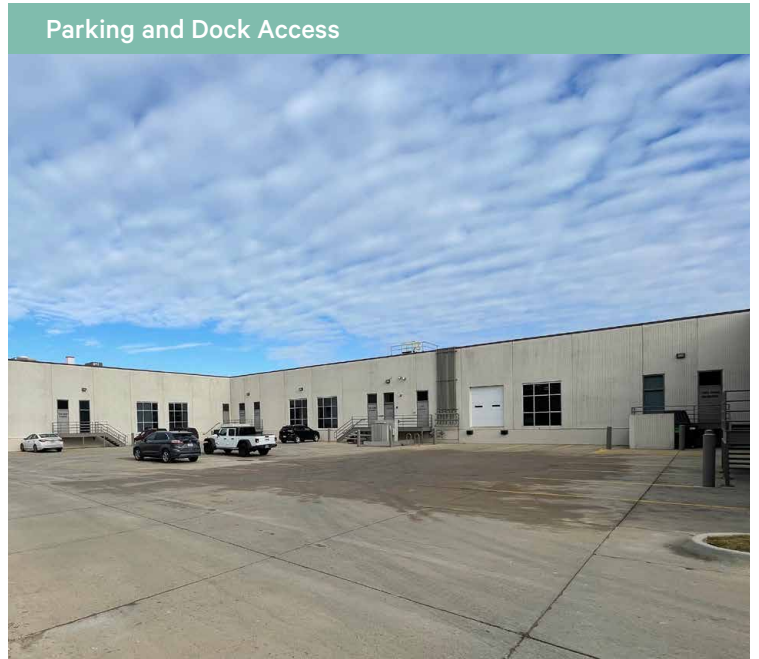
Demographics	1-Mile	3-Mile	5-Mile
Population 2023	10,328	99,213	208,699
Daytime Population 2023	61,022	161,400	255,892
Median Age 2023	35.6	34.3	36.2
Average Household Income 2023	\$85,069	\$77,332	\$81,488



# Floor Plan



# Photos



# Location



## Contact Us

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