

# For sale or lease

2620 Fleur Drive, Des Moines, Iowa 50321

## ±10,816 RSF

*\*Divisible by 4,500 SF*

**Sale price: \$800,000**

**Lease rate: \$7.00 - \$8.25 PSF NNN**



### Property specifications

- Est. OPEX: Available upon request
- Located minutes to CBD and DSM Int'l Airport off Fleur Drive
- Ample parking field in front of building
- Two story block construction
- Currently built out with classroom setting (11 rooms)
- Newly remodeled, includes new breakroom and bathrooms
- Both floors accessible at grade level
- Area amenities include Water Works Park, Gray's Lake, and access to Des Moines CBD via Martin Luther King Dr. Parkway

**Contact broker for additional information**

[jll.com/des-moines](http://jll.com/des-moines)

Jones Lang LaSalle Brokerage, Inc.

**Lucas Hedstrom**

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**Justin Lossner, CCIM, SIOR**

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## Floor plans | Overall

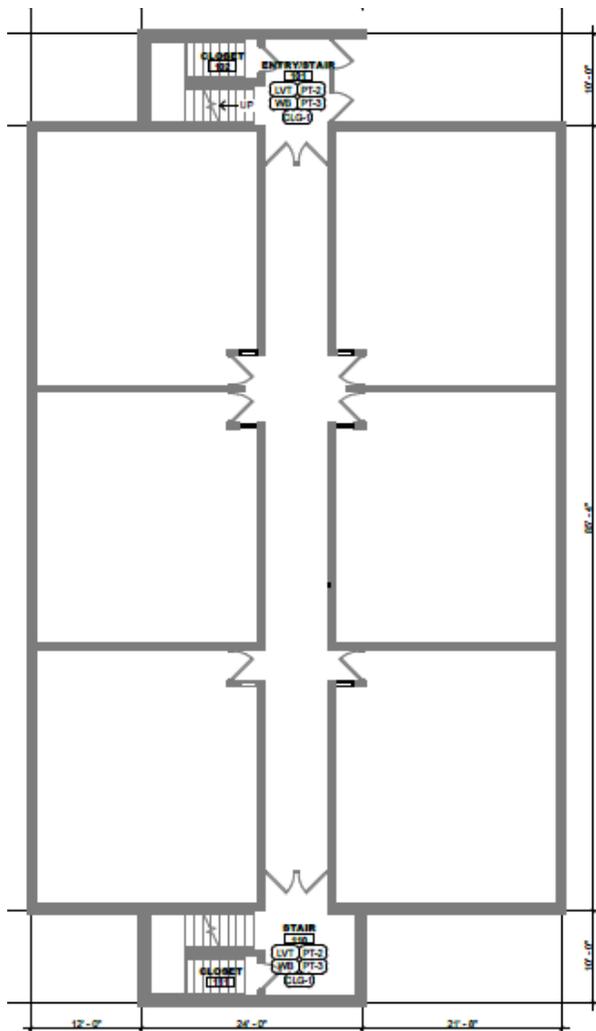
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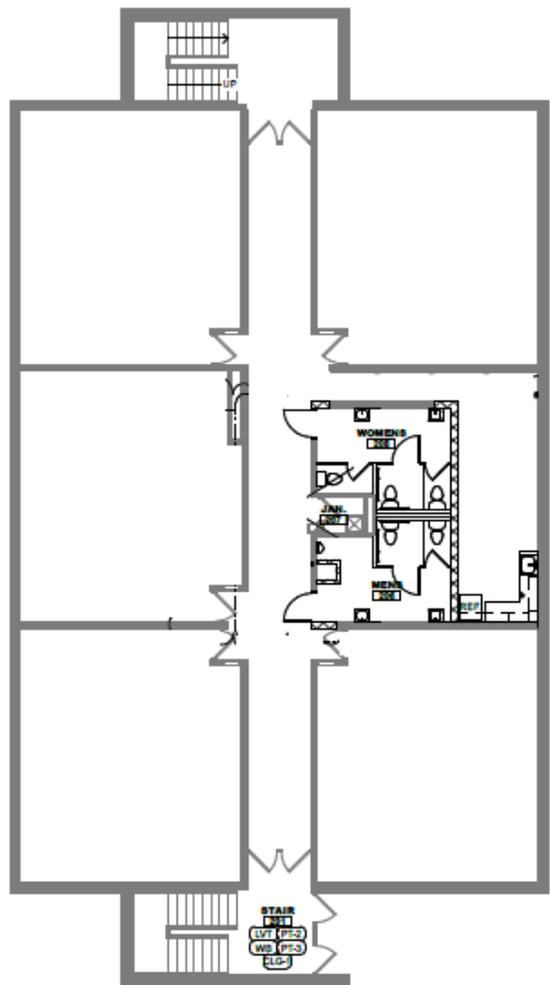
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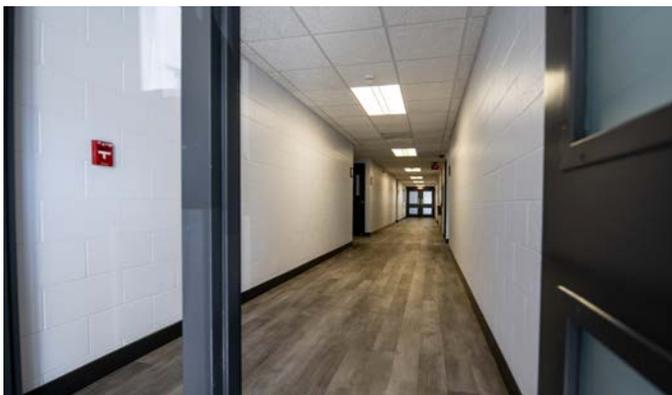
**Garden level**  
*\$7.00 NNN*



**Upper level**  
*\$8.25 NNN*

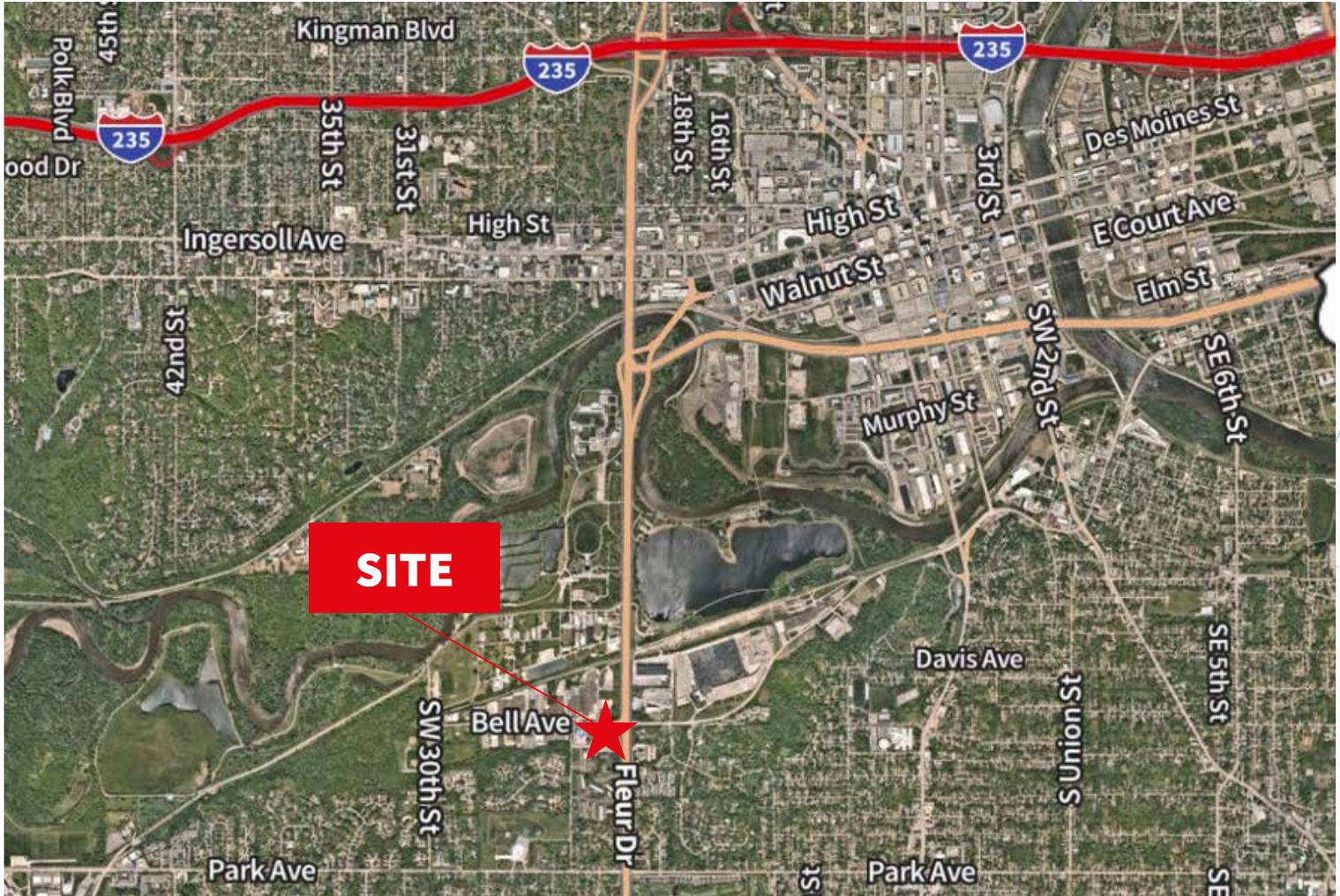


# Images



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