

MIXED-USE RETAIL – FOR LEASE

Goldfinch Lofts

3404 – 3422 INGERSOLL AVENUE | DES MOINES, IA 50312

NEW CONSTRUCTION IN GRAND/INGERSOLL CORRIDOR - DECEMBER 2026



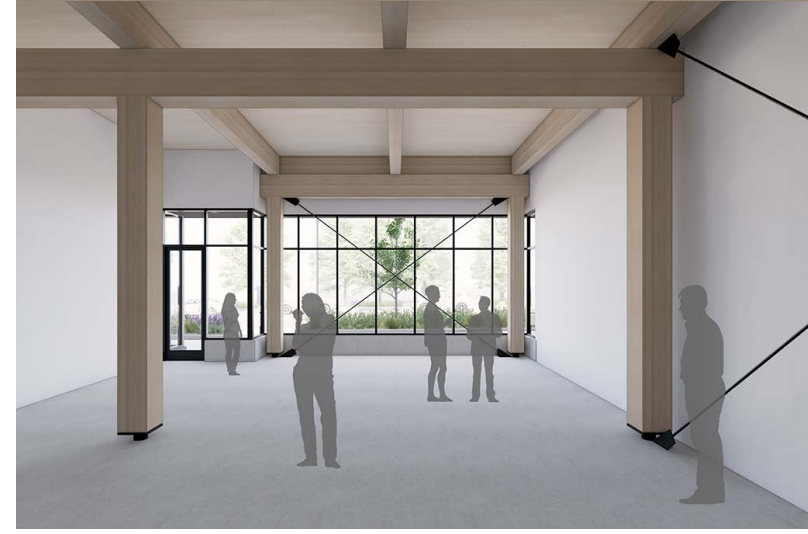
CBRE

PROPERTY OVERVIEW

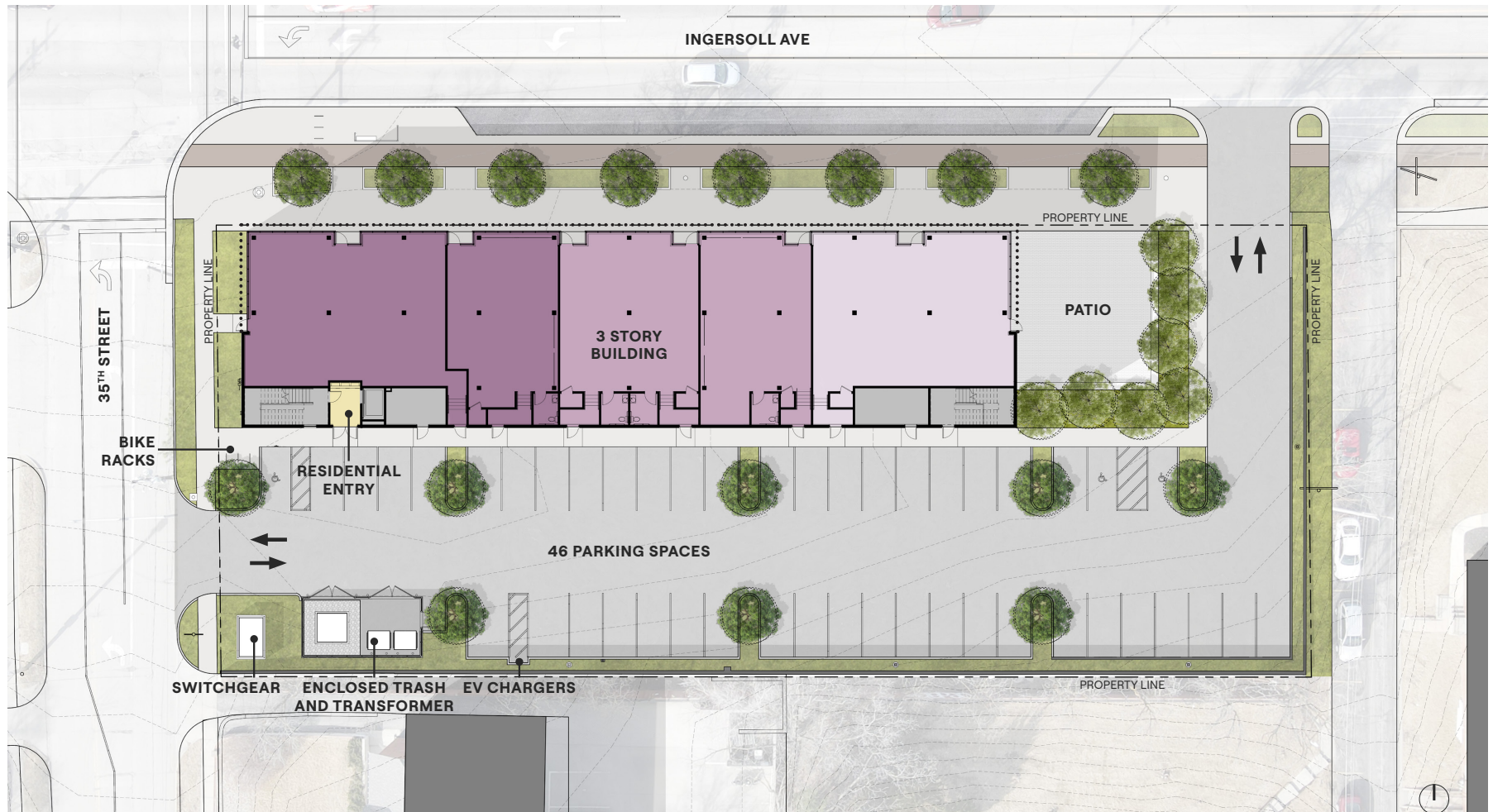
Goldfinch Lofts is Cutler Developments' newest mass timber mixed-use project in the bustling Ingersoll Avenue commercial corridor. The 3-story, carbon neutral building emphasizes sustainability and provides 9,602 SF of versatile ground level space with surface parking in the rear. Strategically situated at the southeast corner of Ingersoll Avenue and 35th Street, this prime location presents a compelling opportunity for retailers and businesses seeking premium class A space in a prominent, modern building that complements the dynamic character of the surrounding area.

- **Lease Rate: \$34.00/SF NNN**
- **Year 1 OPEX: \$6.00/SF**
- **Available SF: 1,048 - 3,147 SF**
- **Expected delivery in December 2026**
- **5 year term minimum**
- **TI allowance available for qualified tenants**
- 14.5' to 16.5' Interior Ceiling Heights
- 50' bay depth
- 28 residential units above
- Potential outdoor patio space on east endcap
- Shared surface parking and 54 street parking stalls within four blocks of property
- 10-year sliding scale tax abatement

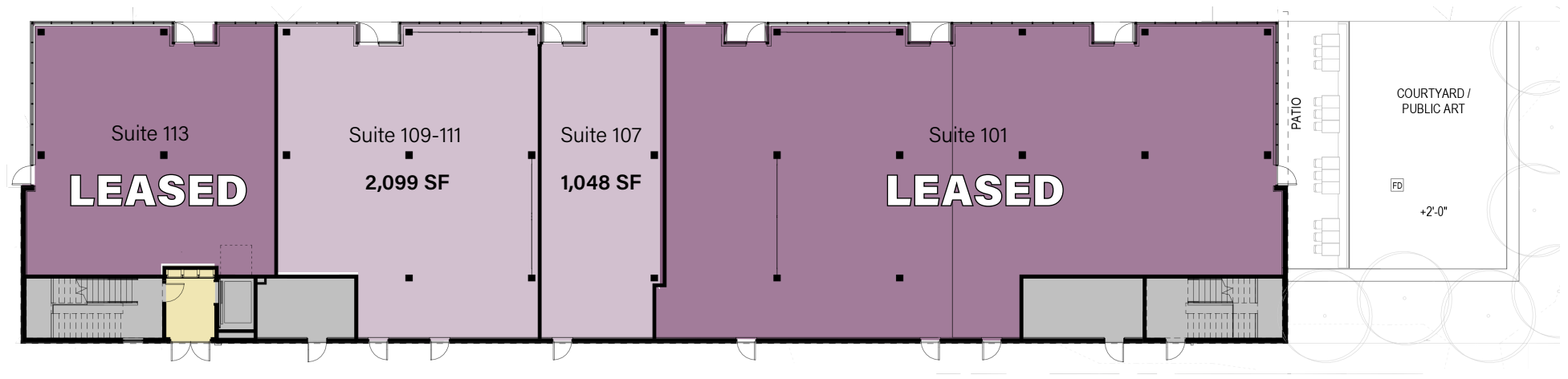
MASS TIMBER CONSTRUCTION



SITE PLAN



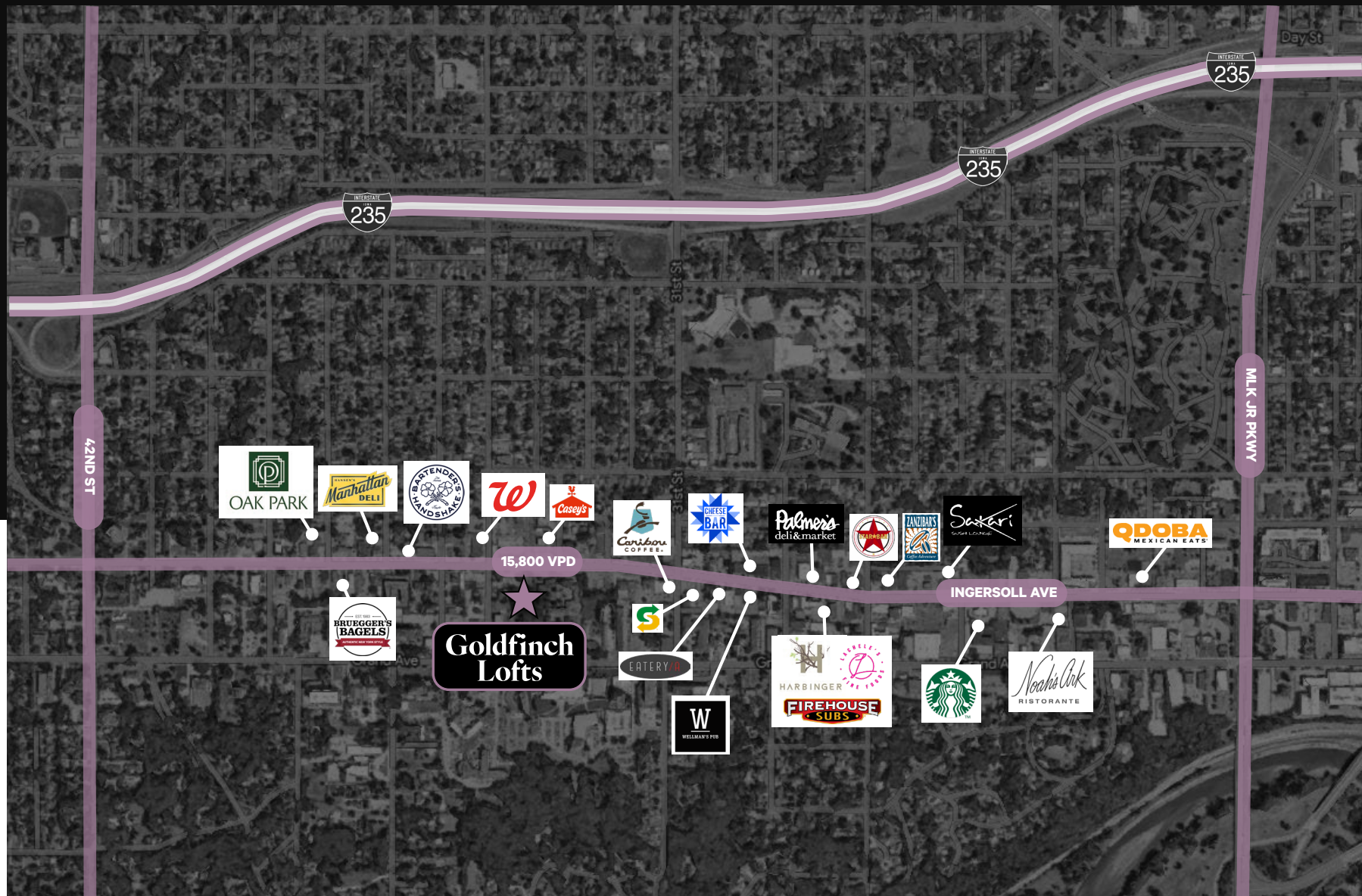
LEASE PLAN



PROPERTY IMAGE



Surrounding Retail



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