



# For sublease

Premier office space  
available downtown  
Des Moines

## 3,000 SF

210 1/2 Court Avenue  
Des Moines, Iowa 50309

### Property overview

Availability: 3,000 RSF

Sublease rate: \$14.92 NNN (annual 2% increase)

Est. OPEX 2026: \$11.16

Sublease expiration: August 31, 2030

Total building size: 5,808 SF

Parking: 4 on-site spots

- Located directly above Tonic right along Court Avenue
- In close proximity to other office users, retailers, restaurants, entertainment, and more
- Open brick exposure with generous natural lighting
- Kitchenette, lobby space, 4 offices, conference room

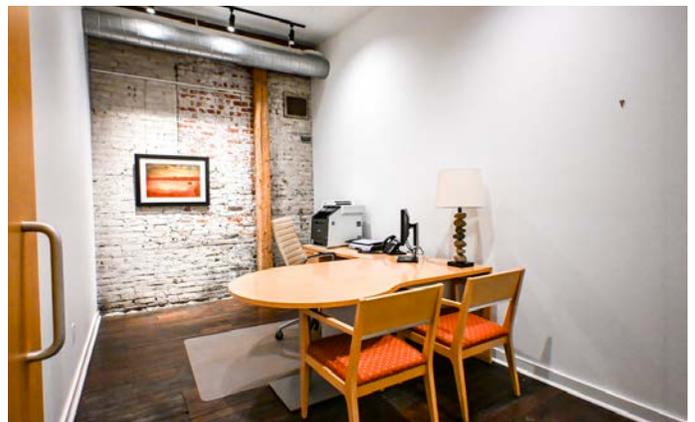
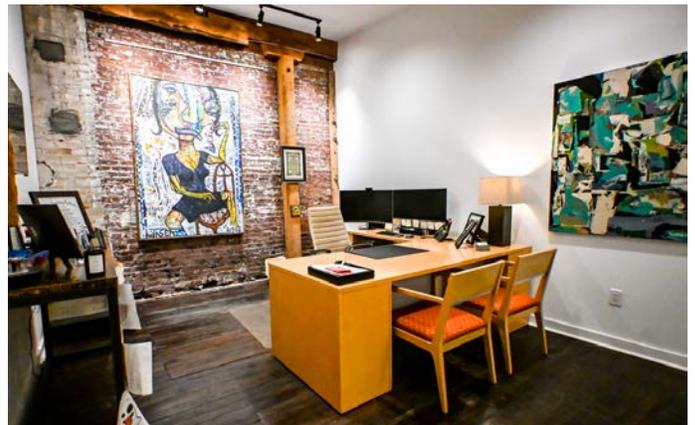
**Justin Lossner, CCIM, SIOR**  
Senior Managing Director  
justin.lossner@jll.com  
+1 515 371 0846

**Lucas Hedstrom**  
Vice President  
lucas.hedstrom@jll.com  
+1 515 564 9269

**Thomas Edwards**  
Associate  
thomas.edwards@jll.com  
+1 515 802 4684

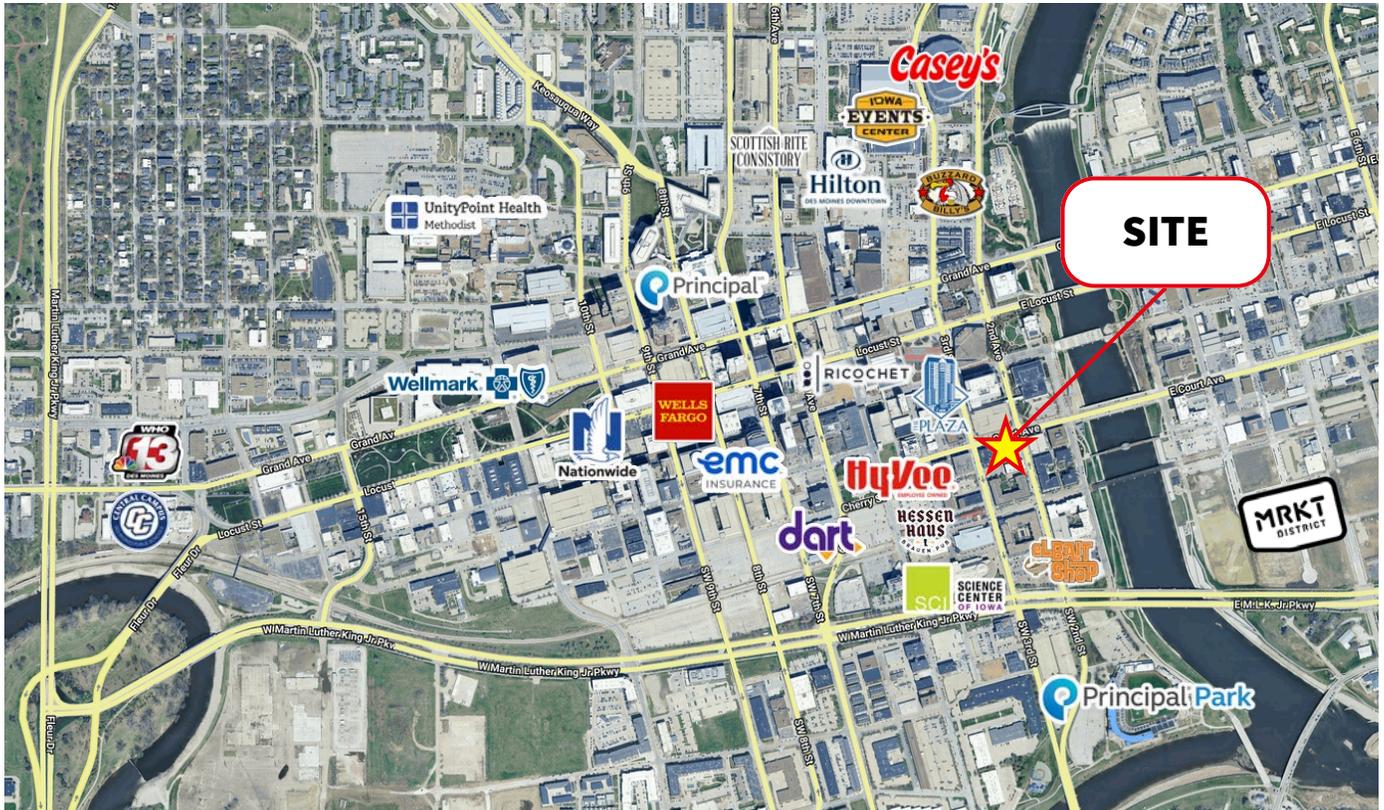
[jll.com/des-moines](http://jll.com/des-moines)

# Images



# For sublease

210 ½ Court Avenue | Des Moines, IA 50309



**Justin Lossner, CCIM, SIOR**

[justin.lossner@jll.com](mailto:justin.lossner@jll.com)

+1 515 371 0846

**Lucas Hedstrom**

[lucas.hedstrom@jll.com](mailto:lucas.hedstrom@jll.com)

+1 515 564 9269

**Thomas Edwards**

[thomas.edwards@jll.com](mailto:thomas.edwards@jll.com)

+1 515 802 4684

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

Jones Lang LaSalle Americas, Inc.

