

The Market Building

118 SE 4th Street
Des Moines, Iowa 50316

The Market Building is the newest project from Christensen Development. Located in the heart of the Market District, this property will undergo a complete renovation, creating one of the most creative office opportunities in the marketplace. The 33,792 square foot property has ability for multiple tenants and possibility for an attractive new rooftop patio. The building is conveniently located just south of the East Village and east of downtown Des Moines core, just minutes from Interstate 235. Modern finishes, creative loft feel, and proximity to East Village attractions make this building a perfect location for any office space user.

Pricing

- + Lease Rate: Negotiable
 - Tenant Improvement Package Available
- + Sale Price: \$4,950,000 (\$146/SF)
 - Includes 1 AC surface parking lot at 101 SE 3rd Street

Available Space

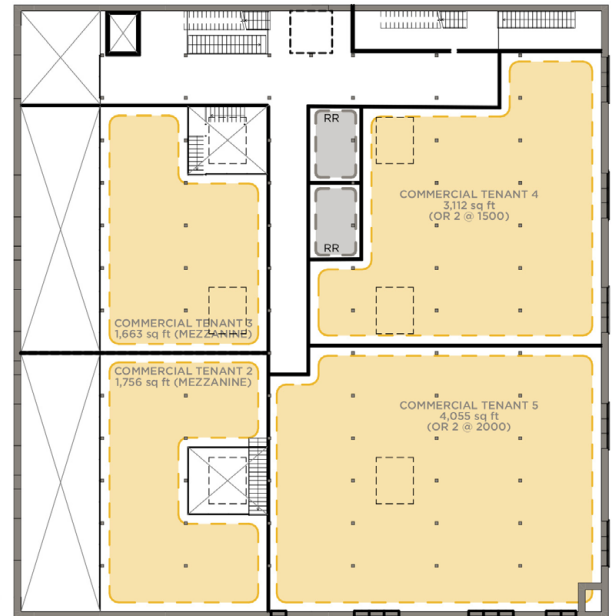
- + 1st Floor:
 - 16,896 SF
 - Short-term leases currently in place
- + 2nd Floor:
 - 16,896 SF
 - 100% vacant
- + Available to demise down to 4,000 SF or go up to 33,792 SF
- + Ownership will also consider retail/event/entertainment uses
- + Up to 55 parking stalls on-site available for lease



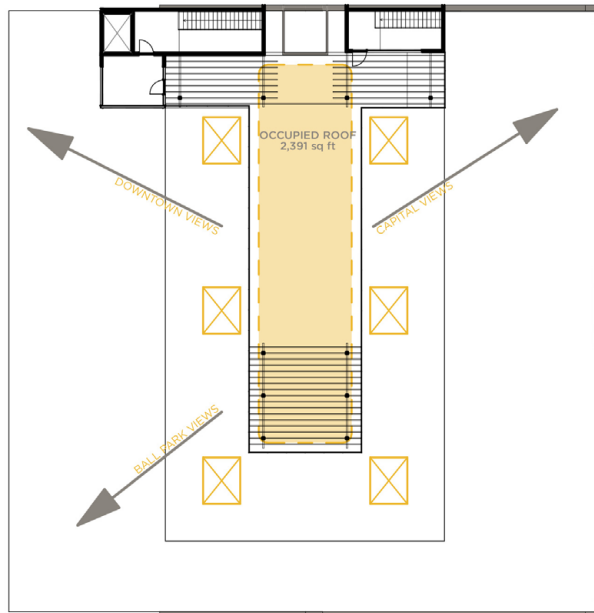
Floor Plans - Potential Demising



Level 1 Plan Diagram



Level 2 Plan Diagram



Roof Deck Plan Diagram

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For Sale or Lease

Nearby Amenities



Renderings



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Market District



Source: Market District Urban Design Review

Space to Grow

A beautiful network of well-crafted streetscapes and public spaces will transform this 40-acre urban infill project into a center of urbanism that supports new housing, business and community activities.

Nature in Mind

With sustainability as its bedrock, the Market District will fully realize the vision for the Des Moines of tomorrow. Building materials, vegetation and lighting will all work to activate the space and create an inviting neighborhood 24 hours a day.

The plan also includes a sprawling 8-acre park, with another acre of trees planted all along the roadways.

Activity at the Core

In the 1950s, the 10 blocks from Market St. to MLK Jr. Pkwy. belonged to brick buildings that served the city's utility needs. Now, those same streets will once again serve as an integral part of our active community.

Positioned on the east bank of the Des Moines River, alongside Court Ave. and the East Village, the Market District will complete the downtown neighborhood with parks, retail, restaurants, urban living, startups and corporate headquarters.

From 2010 to 2020, Des Moines was the fastest-growing major metro in the Midwest.

marketdistrictdm.com

3,400+

Housing Units

210,000+

SF Office Space

135,000+

SF Retail Space

7,500

Parking Stalls

16.7%

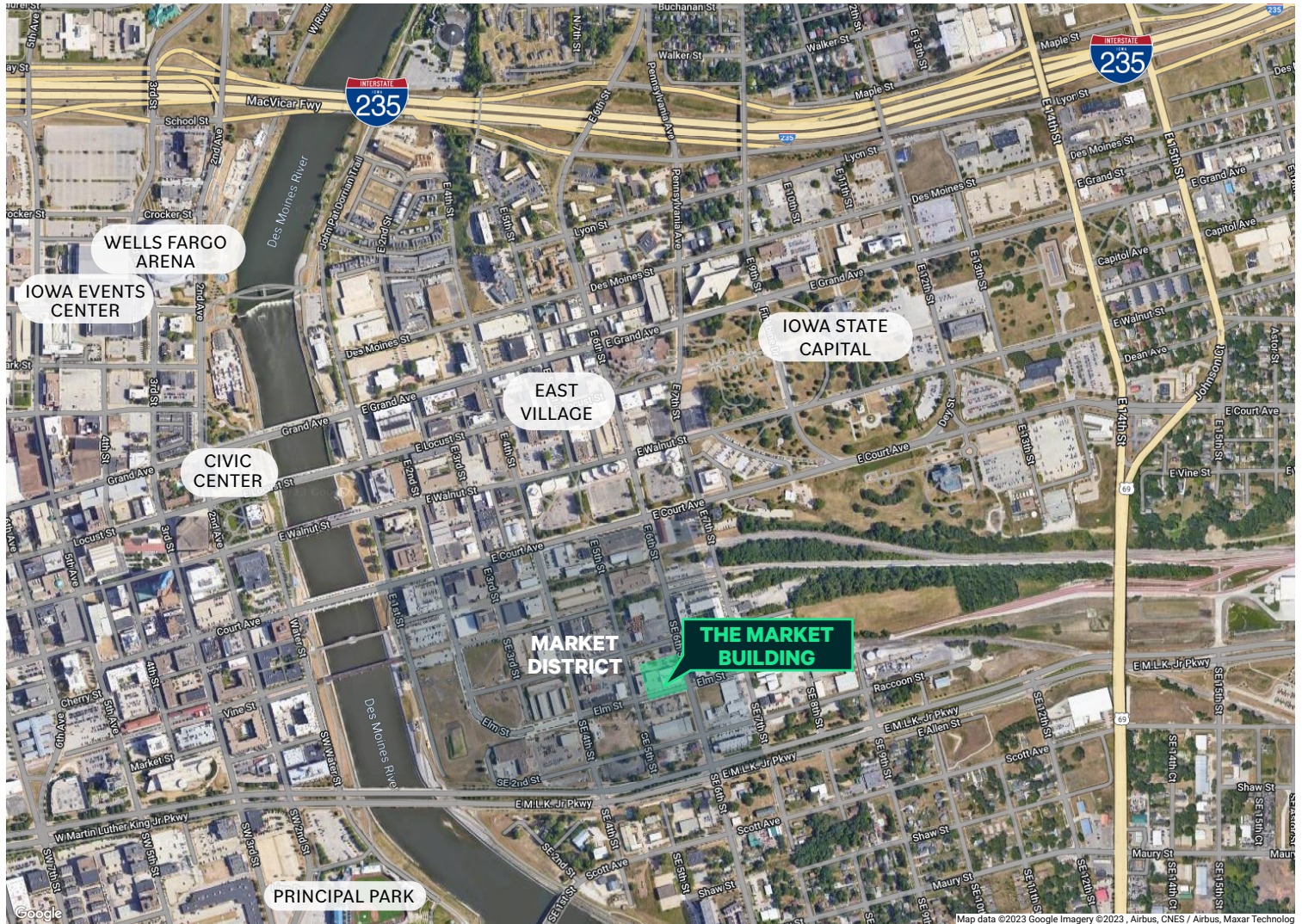
Population Growth

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Location



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