

595 TOWER

595 S 60th Street
West Des Moines, Iowa



595 TOWER

d|r|a
PROPERTIES

JLL

Commercial Availability Remaining



Retail

Discover Strength
Beauty Pact
Trieste Home & Garden



Restaurant

Prime & Providence



Office

1st Floor: 1,829 - 7,636 SF
2nd Floor: 4,739 SF



New Construction office/retail
in the heart of West Des Moines's
retail corridor



Premiere building
finishes throughout



Free surface parking
plus underground parking
available at additional cost



Easy access to
interstate I-35/80



Building Completed
Fall 2023



SAMMONS

IMT
INSURANCE

TOP
GOLF

ATHENE USA

WELLS FARGO
WEST CAMPUS

JORDAN
CREEK MALL

WEST GLEN

GLEN OAKS COUNTRY CLUB



Demographics

Population

	3 miles	5 miles	10 miles
2022 Estimated Population	52,583	116,243	365,142
2022 Daytime Population	64,053	135,251	404,378
Annual Growth (2010-2022)	1.99%	2.08%	1.73%
Projected Growth (2010-2022)	1.96%	2.26%	1.82%

Household

2022 Estimated Household	22,149	47,604	148,719
2027 Household Forecast	24,505	53,154	162,890
Annual Growth (2010-2022)	2.08%	2.04%	1.78%
Projected Growth (2010-2022)	2.04%	2.23%	1.84%

Household Income

Average Household Income	\$113,254	\$112,556	\$95,762
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#1

Best City to Live in Iowa
Niche.com. (2022)

#1

Best Suburb for Young Professionals in Iowa
Niche.com. (2022)

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#1

West Moines and the Metropolitan area for young professionals ages 24-34 who hold a bachelor's degree or higher
Forbes

#1

Best Suburb to Live in Iowa
#37 Best Place in America
MONEY Magazine

#1

Policom Corp, an economic research firm, named the Des Moines-West Des Moines Metropolitan No. 1 in a ranking of economic strength amongst metropolitan areas.

#1

Des Moines/West Des Moines Metropolitan area ranked Best Medium-Sized Metro Areas for Homeownership Three major factors were used to determine the selection: home availability, affordability, and growth within the area.
NerdWallet Finance Blog



West Des Moines has earned the City Government Most Conducive to Doing Business award by the Des Moines Business Record every year since it was first awarded in 1998

Aaa

West Des Moines bond rating
Moody's Investors Service July 2010 and has maintained this top rating ever since.



One of the most exciting places in Iowa
Movoto.com, Factors include nightlife, live music venues, and age of residents.

Top 10

Best Small Cities for Education in America
Movoto.com

#4

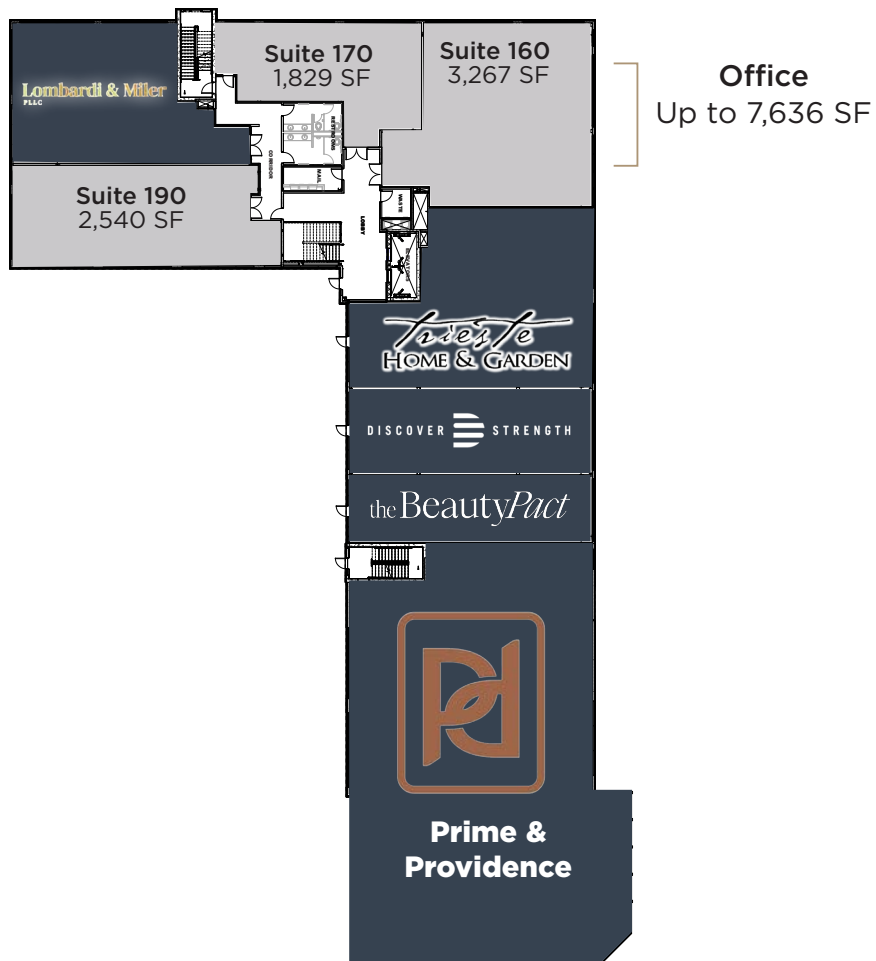
Des Moines/West Des Moines Metropolitan has been named in the top ranking for best metros for Millennial Homebuyers.

Retail Map

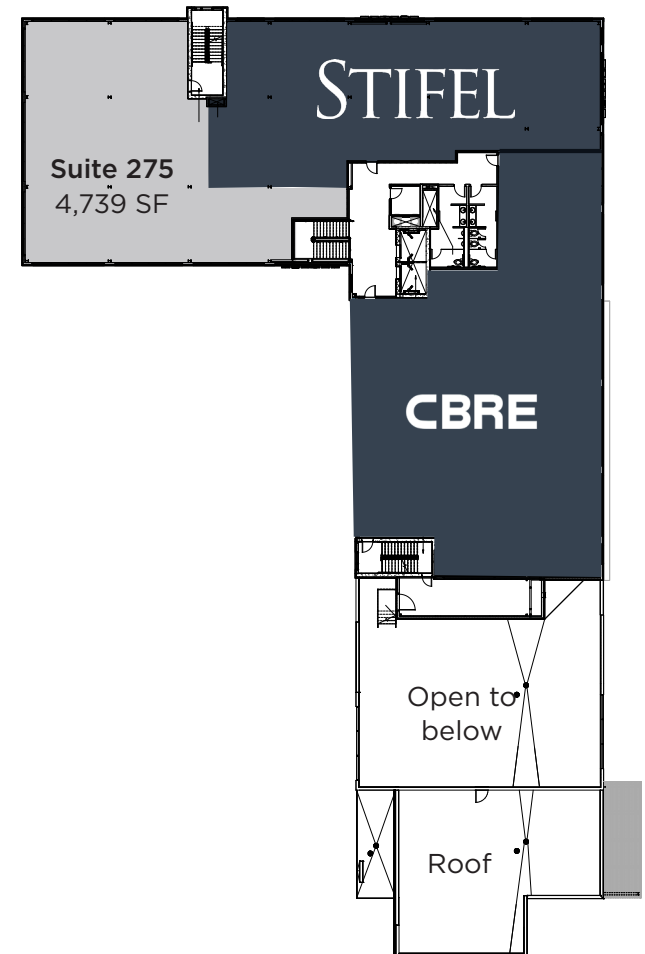


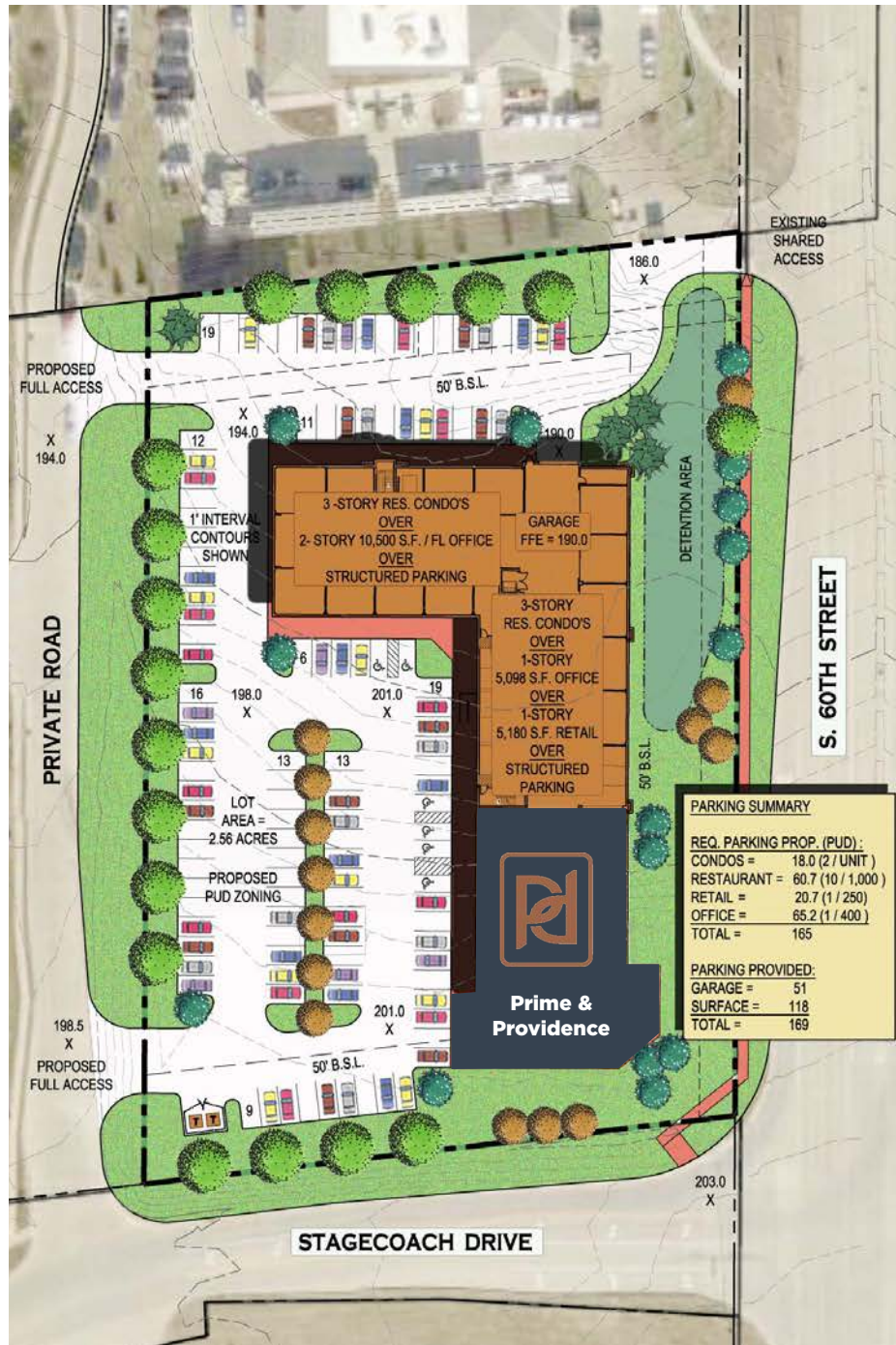
Floor plan

1st floor: Retail, Restaurant & Office



2nd floor: Office





PARKING SUMMARY	
REQ. PARKING PROP. (PUD):	
CONDOS =	18.0 (2 / UNIT)
RESTAURANT =	60.7 (10 / 1,000)
RETAIL =	20.7 (1 / 250)
OFFICE =	65.2 (1 / 400)
TOTAL =	165
PARKING PROVIDED:	
GARAGE =	51
SURFACE =	118
TOTAL =	169

Site Plan

Full Building Size

Available SF Remaining
12,384 SF of commercial space

- **Retail:** Discover Strength, Beauty Pact, and Trieste Home & Garden
- **Restaurant:** Prime & Providence
- **Office:**
1st Floor: 1,829 - 7,636 SF
2nd Floor: 4,739 SF

Lease Rates

Retail
\$32 PSF NNN

Office
\$24 PSF NNN

Estimated OPEX
Available upon request

TI Allowance
Negotiable

Live at 595 Tower Luxury Condos

Features



Luxury residential condos for purchase



Custom design and signature finishes by Caliber Company



Dedicated underground parking with 2-3 stall garages



Private and exclusive rooftop with club room and amenities



On-site dog wash station and bike storage available



Private balconies with incredible views

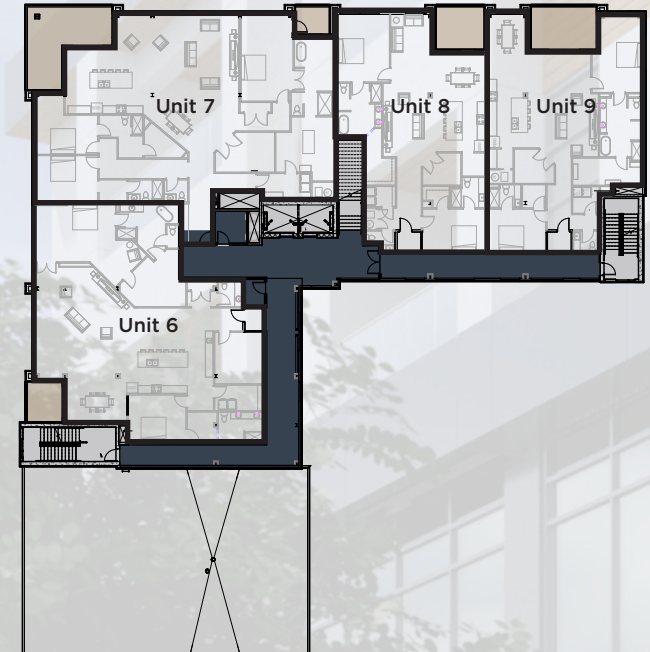



Available Luxury Condos

Floor 3

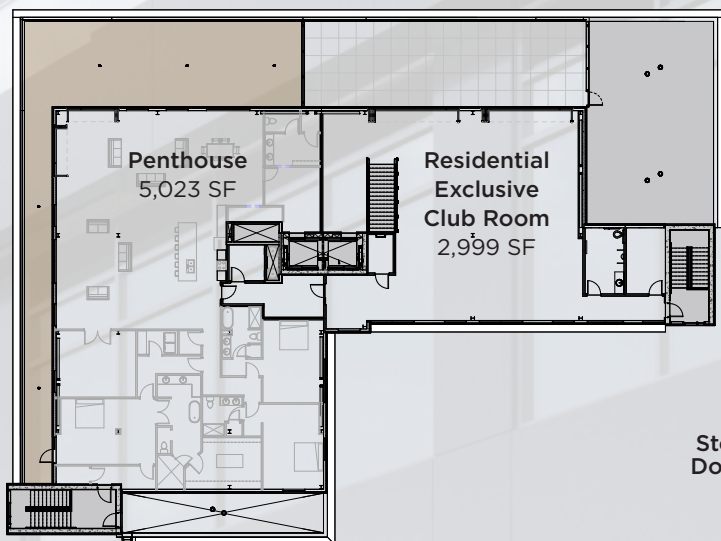


Floor 4



 Balcony

Floor 5



Private Underground Parking Garage



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MARCUS R. PITTS, CCIM, SIOR

Senior Managing Director

M +1 515 556 4727

marcus.pitts@jll.com

MEREDITH HEDSTROM

Vice President

M +1 515 419 2963

meredith.hedstrom@jll.com

Interested in living at 595 Luxury Condos?

Reach out to Justin Washburn at Caliber Company to receive more information.

Email: justin.washburn@calibercompany.com

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