

# FOR LEASE



## 3620 SW 61ST STREET

Des Moines, Iowa 50321

Space Available  
5,400 RSF +/-

**ANGIE TESSAU**, CCIM, SIOR  
515.707.6889  
AngieT@KnappLC.com  
Licensed in IA

**KOREY BIRKENHOLTZ**  
515.480.6596  
Korey@KnappLC.com  
Licensed in IA





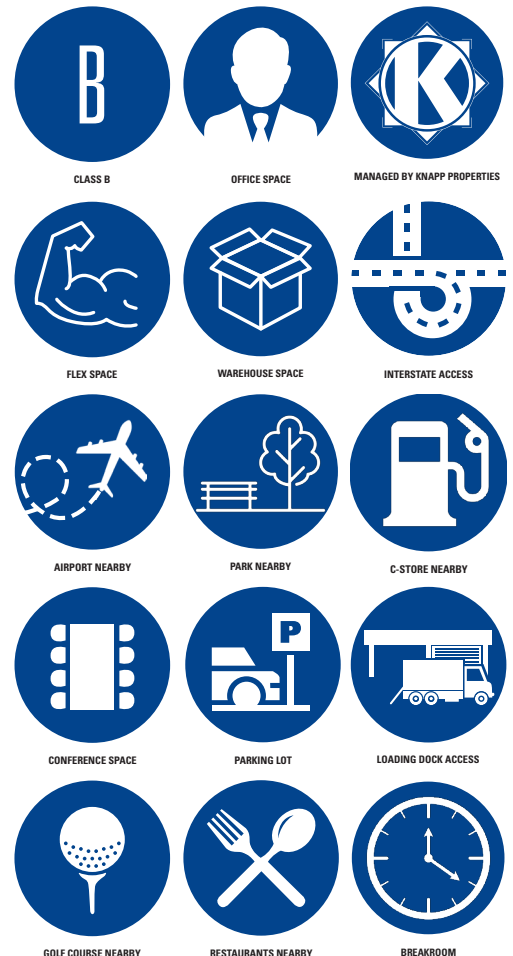
Position your business for success at 3620 SW 61st Street, Suite 360—an adaptable, professional space with a mix of office & warehouse functionality. Conveniently located near major roadways & local dining, this suite is well-suited for operational or service-oriented businesses.

### BUILDING HIGHLIGHTS

- 4 private offices, 2 conference rooms & breakroom
- Warehouse space with overhead door & dedicated warehouse office
- Ample on-site parking available for employees & visitors
- Move-in ready layout with existing infrastructure
- Professional, well-maintained office building
- Affordable Des Moines location with efficient operating expenses
- Ideal for call centers, operations teams, or businesses needing functional space from day one
- Building and monument signage available

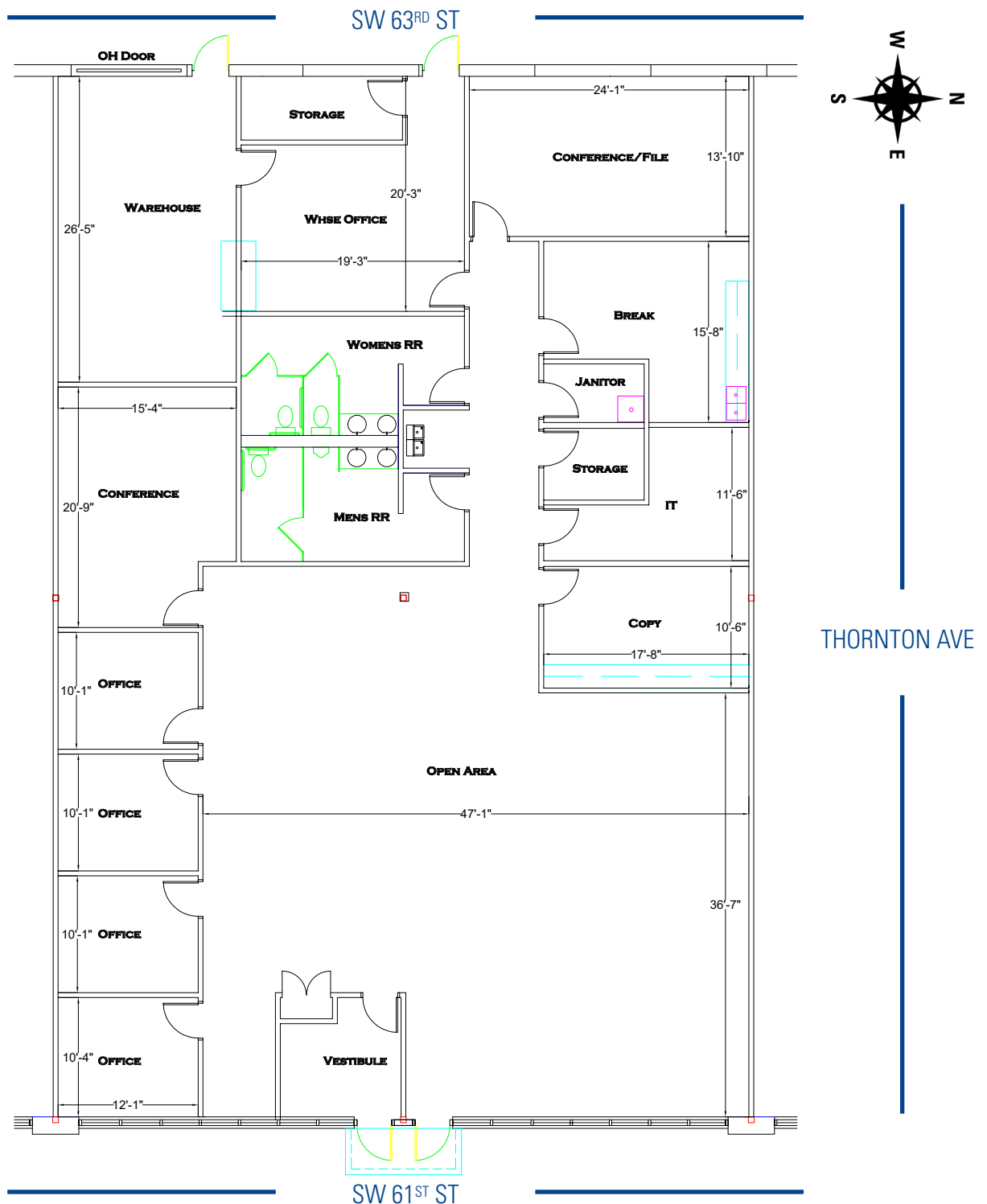
### LOCATION AMENITIES

- Located in a quiet commercial area with minimal traffic congestion
- Historic Valley Junction nearby with restaurants & shopping
- Easy access to Hwy 28, Hwy 5 & I-35
- Minutes from DM International Airport



# 3620 61<sup>ST</sup> STREET AVAILABILITY

Suite 360



**SUITE 360**  
5,400 RSF

Lease Rate:  
\$9.00 PSF NNN

*Available Now  
&  
Potential to  
Demise*

**ANGIE TESSAU**, CCIM, SIOR  
515.707.6889  
AngieT@KnappLC.com

**KOREY BIRKENHOLTZ**  
515.480.6596  
Korey@KnappLC.com



# DEMOGRAPHICS

3620 SW 61<sup>ST</sup> STREET

5 mile radius

## INCOME



\$61,558

Median Household Income



\$103,959

Median Net Worth



\$210,028

Median Home Value



\$51,302

Median Disposable Income

## EDUCATION



43%

Bachelor's/Grad/Prof Degree

## BUSINESS



8,329

Total Businesses



156,427

Total Employees

## KEY FACTS



2,229.6

Population



223,343

Total Daytime Population



37.1

Median Age



76,129

Households

## TRAFFIC



25,200

Hwy 28/SE 1st St/  
SW 63rd St



15,500

Park Ave

## EMPLOYMENT

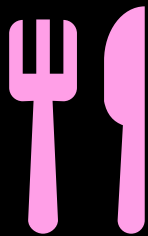


3.2%

Unemployment Rate



# *nearby* ATTRACTIONS



420

Restaurants



46

Bars and  
Pubs



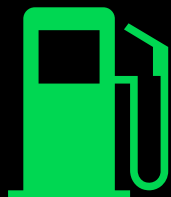
40

Coffee  
Shops



42

Grocers



60

C-Stores



112

Retail  
Shopping



42

Hotels



79

Attractions/  
Entertainment

## Average Annual Spend per Household on Eating Out



\$379

Breakfast



\$1,172

Lunch



\$1,778

Dinner

Brown's Woods





# FOR LEASE 3620 SW 61<sup>ST</sup> STREET

Des Moines, Iowa 50321



**K N A P P**  
P R O P E R T I E S



**ANGIE TESSAU, CCIM, SIOR**  
515.707.6889  
AngieT@KnappLC.com



**KOREY BIRKENHOLTZ**  
515.480.6596  
Korey@KnappLC.com

All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.

Knapp Properties | 5000 Westown Parkway Suite 400 | West Des Moines, Iowa 50266 | P: 515.223.4000 | [knappproperties.com](http://knappproperties.com)