



909

LOCUST



FOR LEASE

Class A office space with 1st floor retail space

Located in the heart of the CBD with excellent exposure to Locust Street and Grand Avenue

Close proximity to the bus line for easy and convenient access

Skywalk connectivity to the entire CBD and retail amenities

Customizable parking solutions

909 LOCUST

AVAILABILITY & TERMS

4,420
square feet of retail space

up to **14,521**
square feet of office

\$16.50

PSF NNN office rate

Long term lease preferred

Retail Rate: Negotiable





AMENITIES

On-site fitness and conference center

Skywalk access on 2nd floor

Access to restaurant and retail amenities on first floor

Potential building signage

Recent building renovations include lobby and common area remodel, HVAC updates and high-efficiency lighting

PARKING

Heated building garage space

City parking ramp (skywalk connected)

Building owned surface lots with guest parking area

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FLOOR PLANS

1st Floor
Suite 102 - Starbucks
Suite 103 - FRESKO
Suite 104 - 4,420 USF



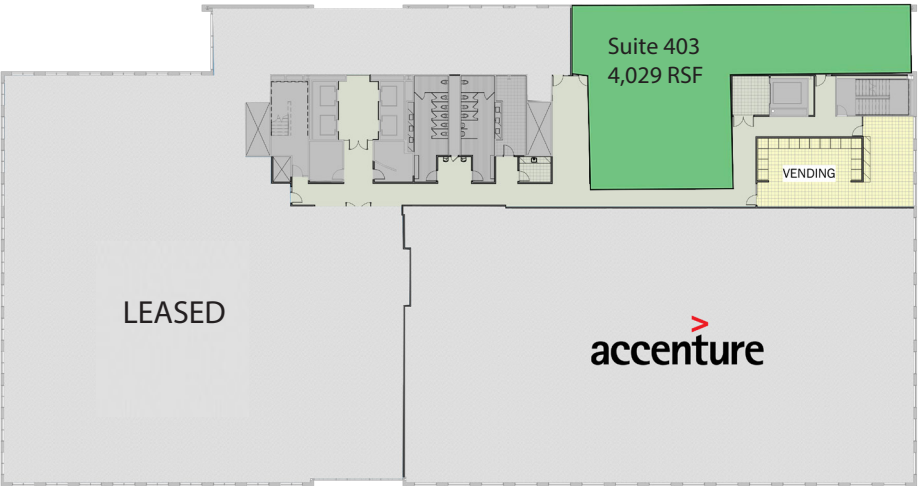
2nd Floor
14,521 RSF



3rd Floor
17,033 RSF



4th Floor
4,029 RSF





1. Iowa Methodist	6. Gas Lamp	11. Kum & Go Corporate HQ	14. Americana	19. Pappajohn Education Center	26. Davis Brown Building/Panera Bread/Akeobo 515	34. Wells Fargo Financial	43. Renaissance Des Moines Savery	54. Hessen Haus/Tipsy Crow Tavern
2. Hoyt Sherman Place	7. Meredith Corp.	12. Pappajohn Sculpture Park	15. Django	20. Central Library	27. Des Moines Public Schools	35. EMC insurance	44. Capital Square	55. LOFTS
3. A Dong Restaurant	8. Exile Brewing	13. Wellmark BCBS HQ	16. Noce	21. Nationwide Insurance HQ	28. Temple for Performing Arts/Centro/Starbucks	36. Hub Tower	45. Kaleidoscope at the Hub	56. Spaghetti Works/Johnny's
			17. Draught House 50	22. Hotel Fort Des Moines/Bubba's Southern Comforts	29. Century Link/Qwest	37. Clemins Building/Wilkins	46. Financial Center	57. 1908 Draught House/Royal Mile
			18. Jimmy John's/Fighting Burrito/ Smokey D's BBQ/ LaMie	23. 10th Street Lofts	30. Principal Financial Group HQ	38. The Equitable/Pot Belly Sandwich Shop	47. Blackbird	58. Fong's Pizza
				24. West End Salvage	31. 801 Grand/801 Chophouse	39. Downtown Marriott	48. Polk County Courthouse	59. Kirkwood Lofts/Wasabi Tao
				25. Malo/Des Moines Social Club	32. R&T Lofts	40. Ruan Center	50. Des Moines Area Regional Transit	60. The Plaza
					33. Des Lux Hotel	41. Wellmark YMCA	51. Hy-Vee	61. Cowles Commons
						42. Wells Fargo Arena/Hy-Vee Hall/ Hilton Convention Center Hotel	52. Rumley Lofts	62. Des Moines Performing Arts
							53. Science Center	63. World Food Prize Hall of Laureates

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