

535 SW 7th Street

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Des Moines, IA
www.cbre.com/desmoines

Centrally Located Flex|Office Space

Building Features

- + Prime corporate headquarters location offering versatile spaces to accommodate diverse tenant needs
- + Free Parking – 5.4 spaces / 1,000 SF
- + Nestled back and insulated from the main thoroughfare while maintaining convenient access.
- + Exterior Signage
- + Centurylink fiber optic service available
- + Dock high doors available
- + Utilities available to submeter if demised
- + Adjacent to multiple mass transit routes
- + Nearby amenities including hotels with conference facilities, restaurants, retail, medical, and Court Avenue Entertainment District.
- + Owned and professionally managed by Hubbell Realty Company

Available Space


- + 4,000 - 36,071 SF
- + Available 3/1/2025
- + Potential for additional docks and drive-in doors to be installed

Lease Rate

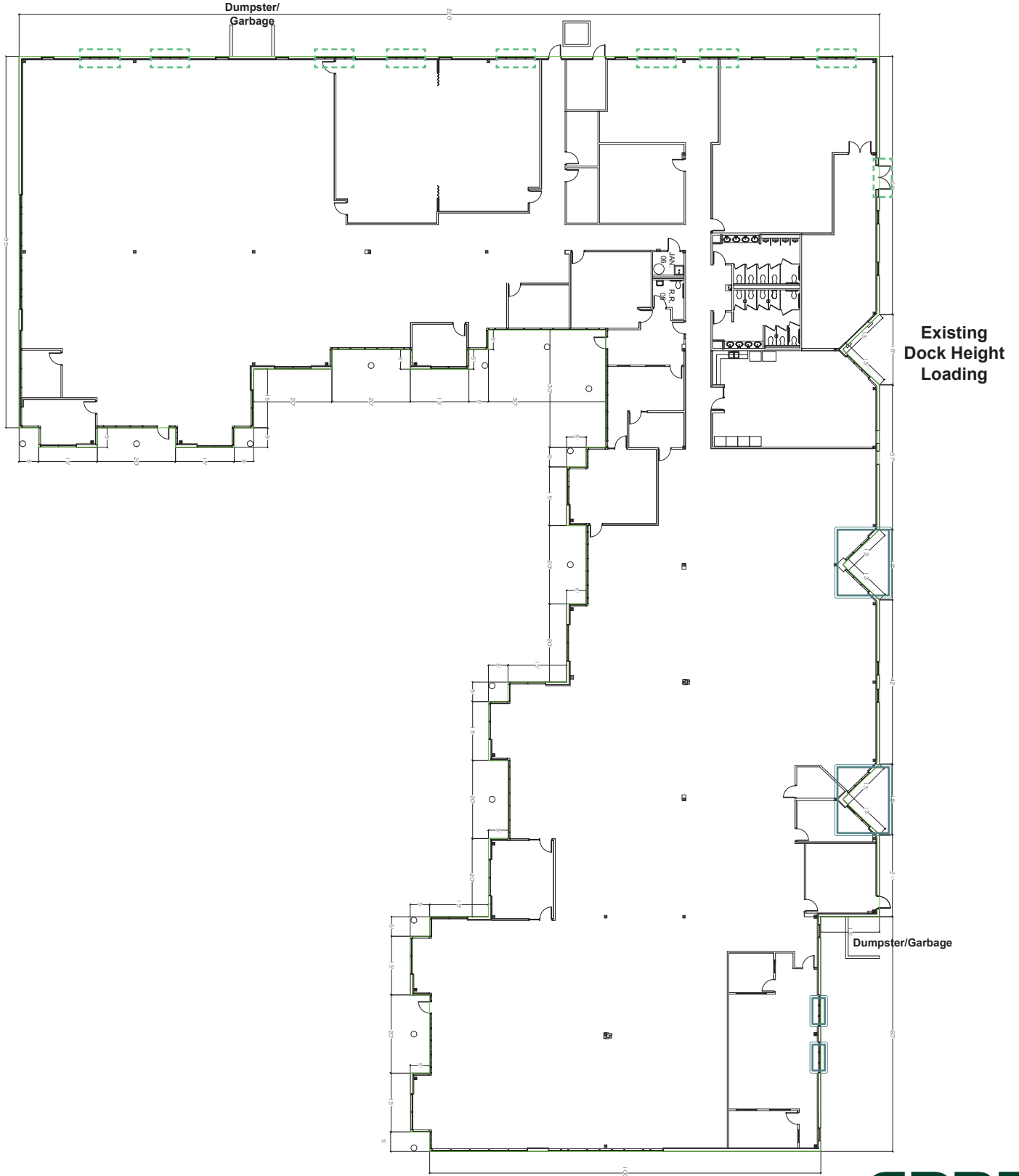
- + \$8.50 PSF NNN
- + CAMIT: \$6.53 PSF



Floor Plan

Potential Drive In Doors = 

Potential Dock Height Loading = 



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For Lease

Exterior Photos



Aerial of Site



Demographics	1-Mile	3-Mile	5-Mile
Population	10,373	106,720	222,619
Daytime Population	65,558	173,631	274,284
Median Age	34.9	33.7	35.6
Average Household Income	\$59,112	\$54,979	\$68,600

Location



Drive Times

- 9 MIN TO AIRPORT
- 7 MIN TO EAST VILLAGE
- 6 MIN TO I-235
- 4 MIN TO COURT AVENUE
- 3 MIN TO DOWNTOWN

Contact Us

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