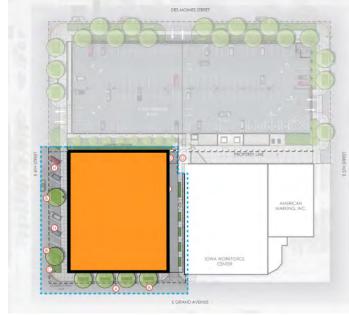


418 E Grand



SITE PLANS



FULL BLOCK OVERVIEW



418 E GRAND OVERVIEW

FLOOR PLANS

Planned Delivery: Spring 2021 Parking: Ramp & street availability TI Allowance: Negotiable Building Signage

FIRST FLOOR - RETAIL

Availability: 1,890 RSF - 11,311 RSF Lease Rate: \$22-\$23/SF NNN

Suite 101: 3,909 RSF Suite 102: 2,607 RSF- LEASED Suite 103: 1,890 RSF- LEASED Suite 104: 3,672 RSF- LEASED Suite 105: 3,142 RSF

SECOND FLOOR - OFFICE

Availability: 5,000 RSF - 20,000 RSF Lease Rate: \$18/SF NNN



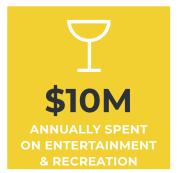




222,654

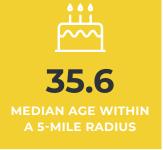
\$7.5M

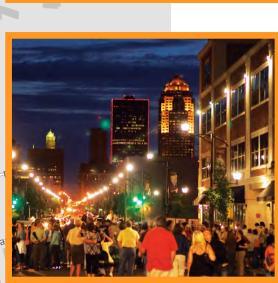
\$30M



RETAIL SPEND 1-MILE RADIUS







LOCATION

HISTORIC EAST VILLAGE

The East Village is Des Moines' most vibrant and diverse district, boasting many of the finest shopping, dining, nightlife and commerce in Iowa. The area offers over 20 unique restaurant options, 60 retail options and 20 coffee shops, bars and lounges.

The recent construction boom has created a resurgence for multifamily housing, retail and office users. Renovations to the Des Moines City Hall building, the completion of the AC Marriott hotel, and several proposed apartment projects (which will add up to 250 units) are just a few of the exciting plans the East Village has to offer.



2019 NEIGHBORHOOD DEMOGRAPHIC PROFILE

RADIUS	1/2 MILE
Population	3,026
Households	1,364
Average HH Income	\$70,067
Housing Growth (2019-2024)	13.50%

DRIVE TIMES	1 MIN
Population	500
Households	365
Average HH Income	\$77,638
Housing Growth (2019-2024)	14.25%

- **40+ BUSINESS SERVICES**
- 16+ COMMUNITY SERVICES
- 18+ DRINK & ENTERTAINMENT
- 22+ FASHION RETAILERS
- 6+ GALLERIES







1 MILE	3 MILE	5 MILE
10,336	106,156	222,994
5,122	41,283	88,435
\$57,884	\$58,100	\$69,014
12.56%	6.24%	5.46%

3 MIN 3.624

1,777 \$68,087 14.84% 5 MIN

14,635 6,340 \$56,619 11.45% **10 MIN** 126,686 50,014 \$61,888 5.74%

26+ HOME AND SPECIALTY RETAIL 8+ HEALTH AND WELLNESS

- 4+ HOTELS
- 9+ PERSONAL SERVICES
- **31+ RESTAURANTS AND CAFES**

TENANT 2 TENANT 1

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418 E Grand

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