

# 100 Court Avenue Condo

100 Court Avenue, Suite 305  
Des Moines, Iowa 50309  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

Professional office space condo for lease in the historic, multi-story 100 Court Avenue building. The space features all of the characteristics of a Chicago Commercial style warehouse that has been converted to modernized office space, including exposed brick, timber beams, and open ceilings. The building's location is in the vibrant Court Avenue District and located near restaurants, the riverwalk, East Village, Market District, and Principal Park.

## Building Features

- + Historic, 6-story building with modernized 1st floor lobby and common areas
- + 3rd floor office condominium with six (6) private offices and storage room
- + Designed by Proudfoot & Bird, the building was construction in 1901 as a warehouse and was listed on the National Register of Historic Places in 1985.
- + Available unit has expansive window line to the North and East, with corner suite overlooking riverwalk

## Available Space

- + Suite 305 - 2,028 SF

## Lease Rate

- + \$10.50/SF NNN
- + OPEX: Estimated to be \$8.72/SF

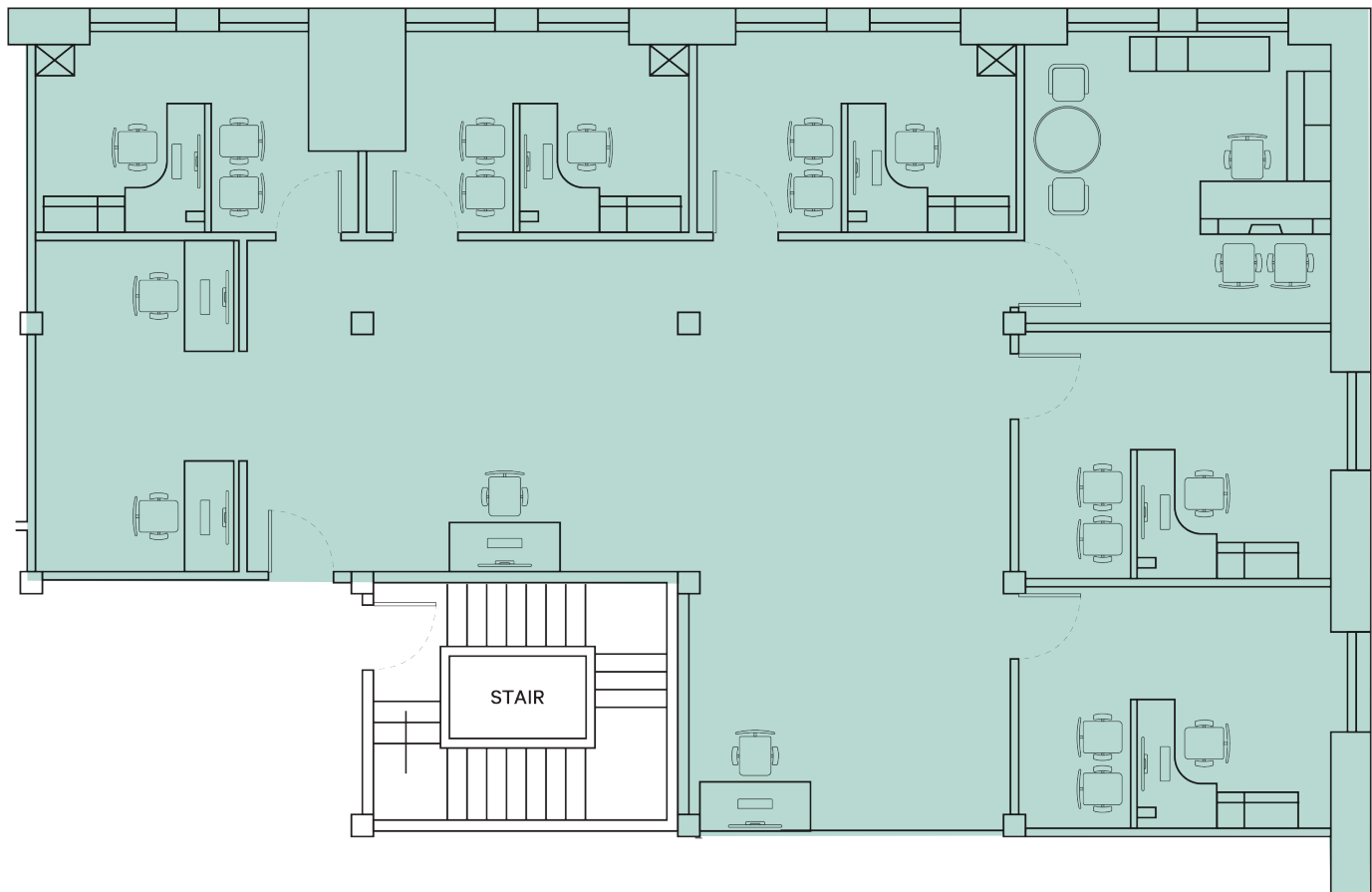
## Sale Price

- + \$335,000



# Suite 305

- + Exposed brick with open ceiling and timber beams
- + Open ceilings
- + Common area restrooms on 3rd floor
- + Existing plan includes 6 private offices, reception, and storage room

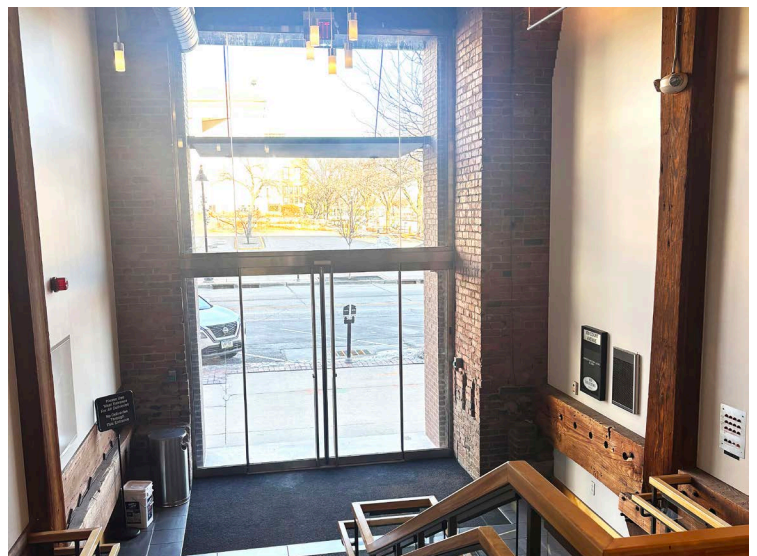
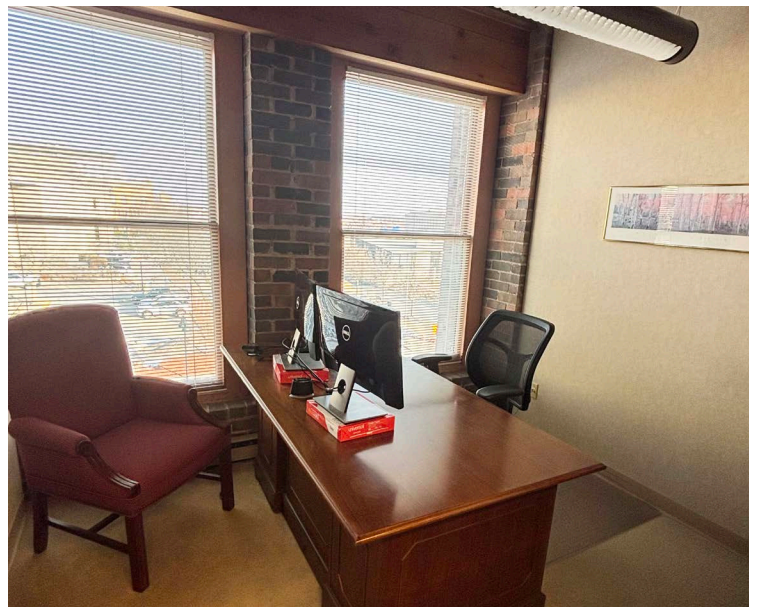
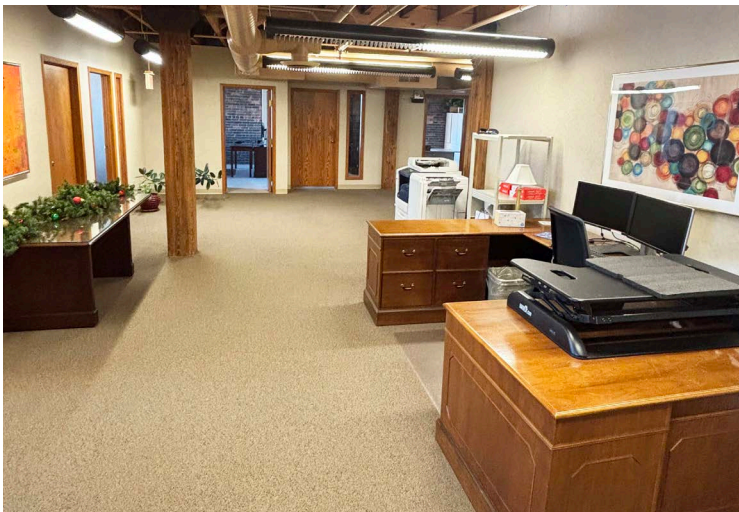
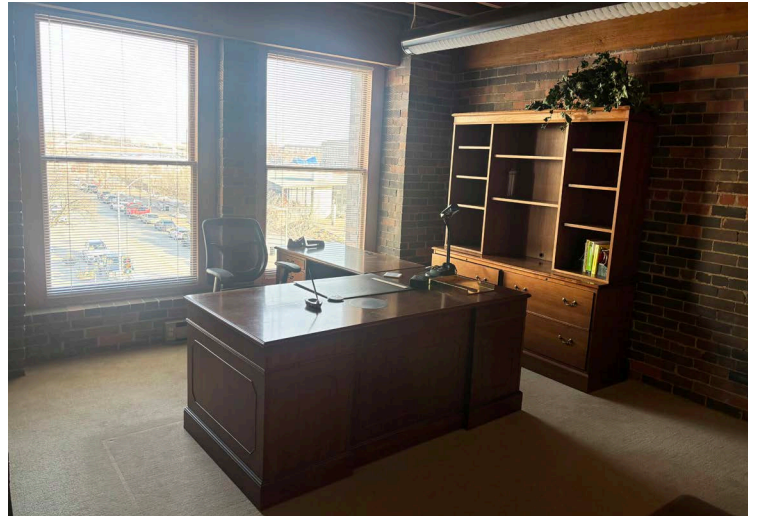




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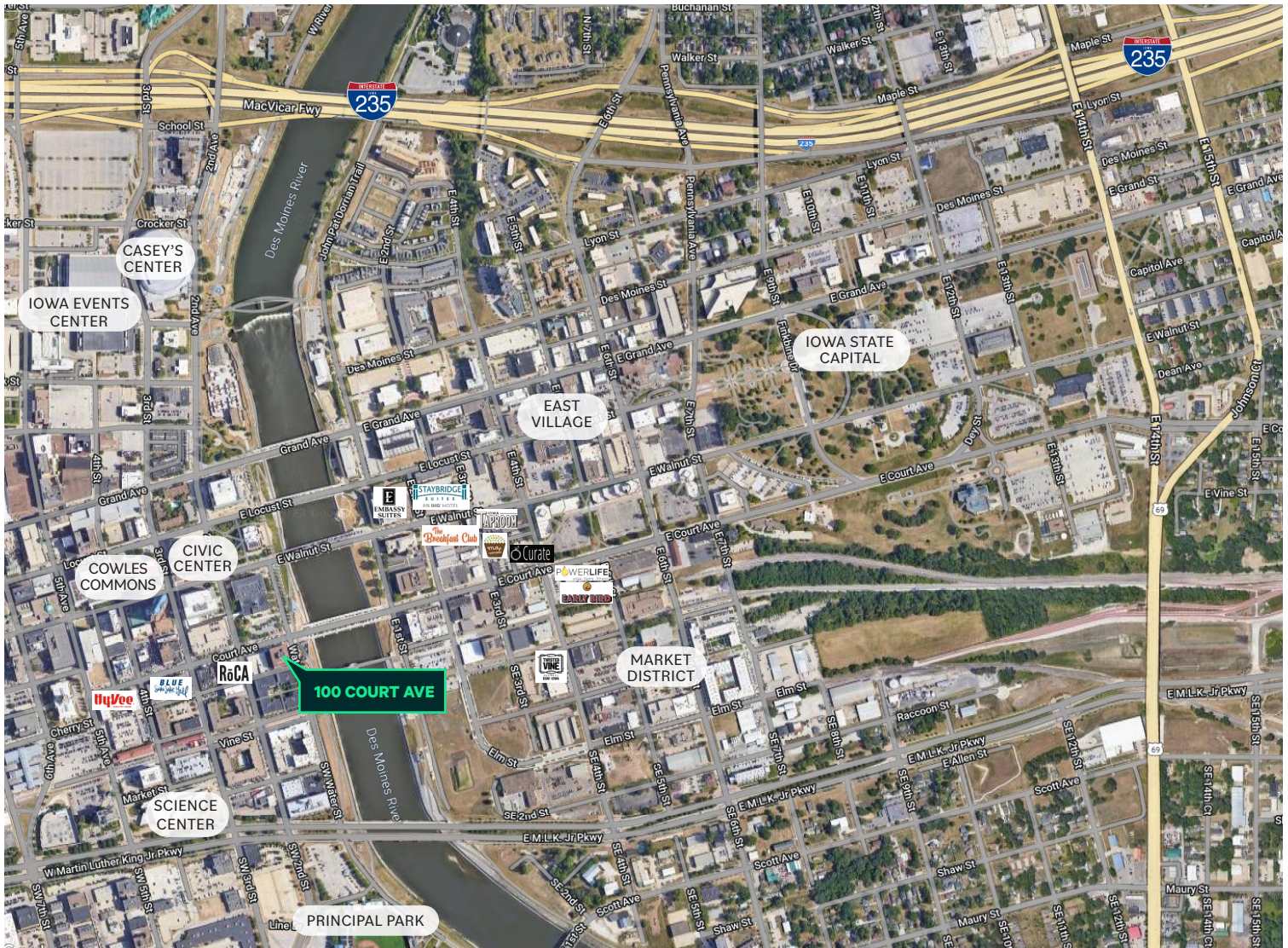
For Sale or Lease

# Interior Photos





# Location



## Contact Us

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