

535 SW 7th Street

Centrally Located Flex/Office Space



DES MOINES, IA



FOR LEASE OR SALE

4,000-36,071 SF
(FULL BUILDING)

\$8.50 PSF NNN
LEASE RATE

\$6.53 PSF
CAMIT (2025 ESTIMATED)

\$3,500,000 (\$97/SF)
SALE PRICE



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
- Potential for additional docks and drive-in doors to be installed
- 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

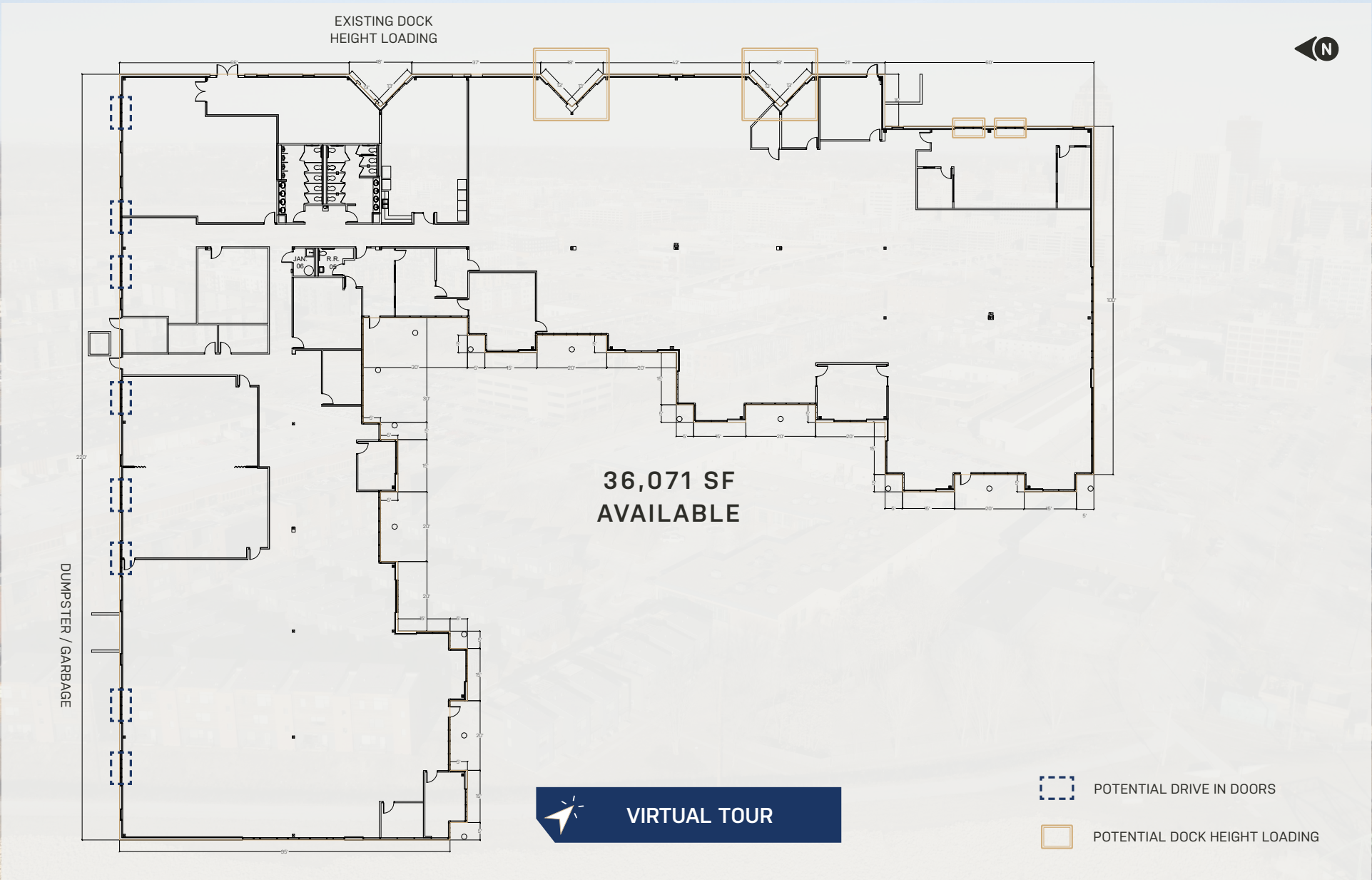


RIVERPOINT WEBSITE

www.cbre.com/desmoines

535 SW 7th Street

Centrally Located Flex/Office Space





Demographics

2024	1-MILE	3-MILE	5-Mile
POPULATION	10,051	99,751	207,377
DAYTIME POPULATION	46,564	155,051	247,219
MEDIAN AGE	31.90	33.60	35.30
AVERAGE HOUSEHOLD INCOME	\$91,552	\$82,788	\$87,624





Contact Us

BILL WRIGHT

Senior Vice President

+1 515 210 3050

bill.wright2@cbre.com

Licensed in the State of Iowa

CHRIS PENDROY, CCIM, SIOR

Senior Vice President

+1 515 402 6600

chris.pendroy@cbre.com

Licensed in the State of Iowa

TJ JACOBS, CCIM

First Vice President

+1 515 418 8776

thomas.jacobs@cbre.com

Licensed in the State of Iowa

GRANT WRIGHT, CCIM

First Vice President

+1 515 745 5113

grant.wright@cbre.com

Licensed in the State of Iowa

CBRE



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.