

FOR SUBLEASE

2801 BELL AVENUE

2801 BELL AVENUE DES MOINES, IA 50321



PROPERTY DESCRIPTION

18,004 SF stand alone office / warehouse building situated on 1.97 acres, available for sub-lease. Just west of Fleur Drive and south of downtown Des Moines.

PROPERTY HIGHLIGHTS

- 1.97 acre site, stand alone office / warehouse building
- Close proximity to I-235 and Downtown Des Moines
- 3 miles from Des Moines International Airport
- 7,840 SF of finished office area

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	18,004 SF
Building Size:	18,004 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	460	1,856	5,388
Total Population	1,206	4,430	11,521
Average HH Income	\$67,036	\$89,093	\$95,175



CRAIG CROSSLAND

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DARIN FERGUSON

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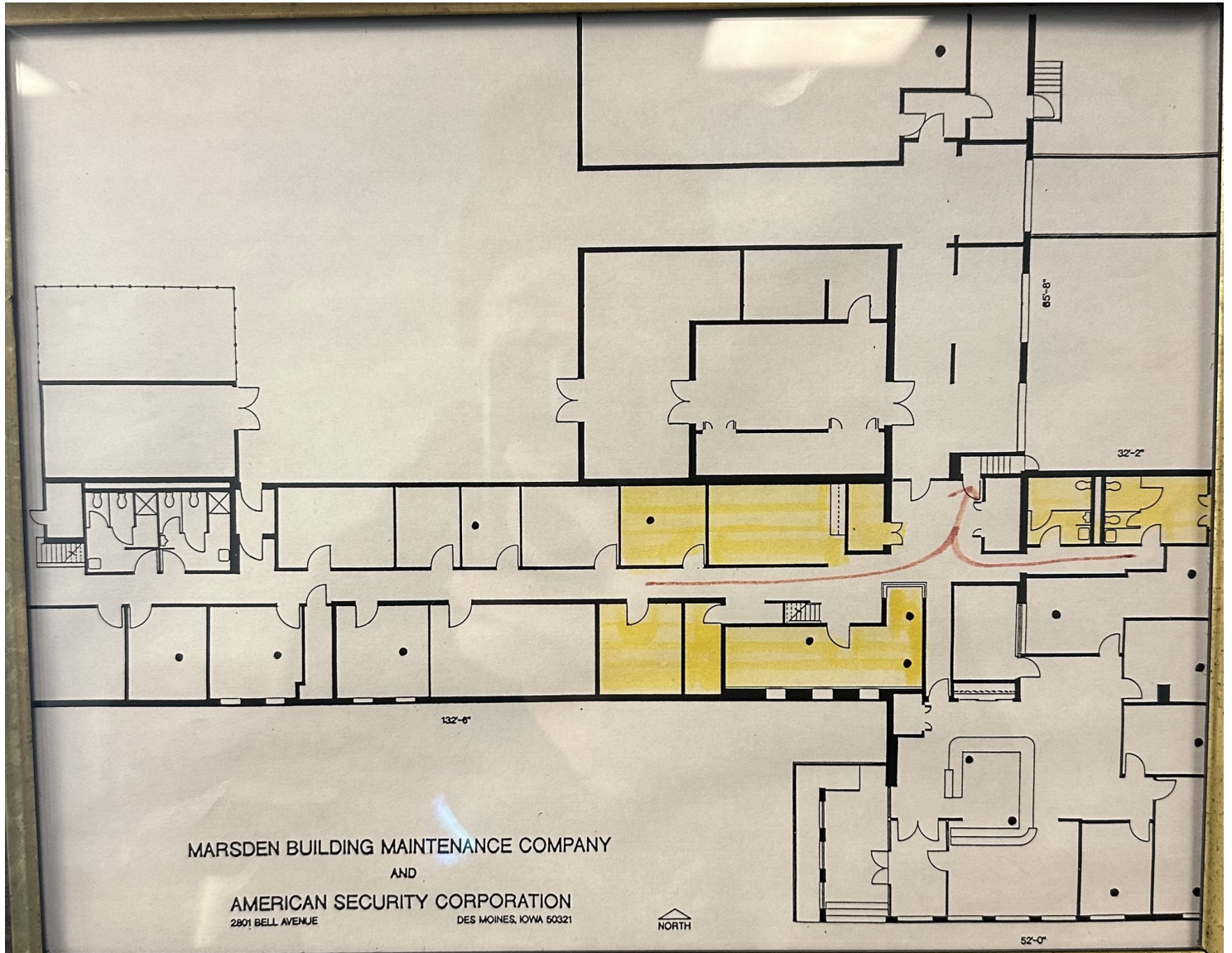
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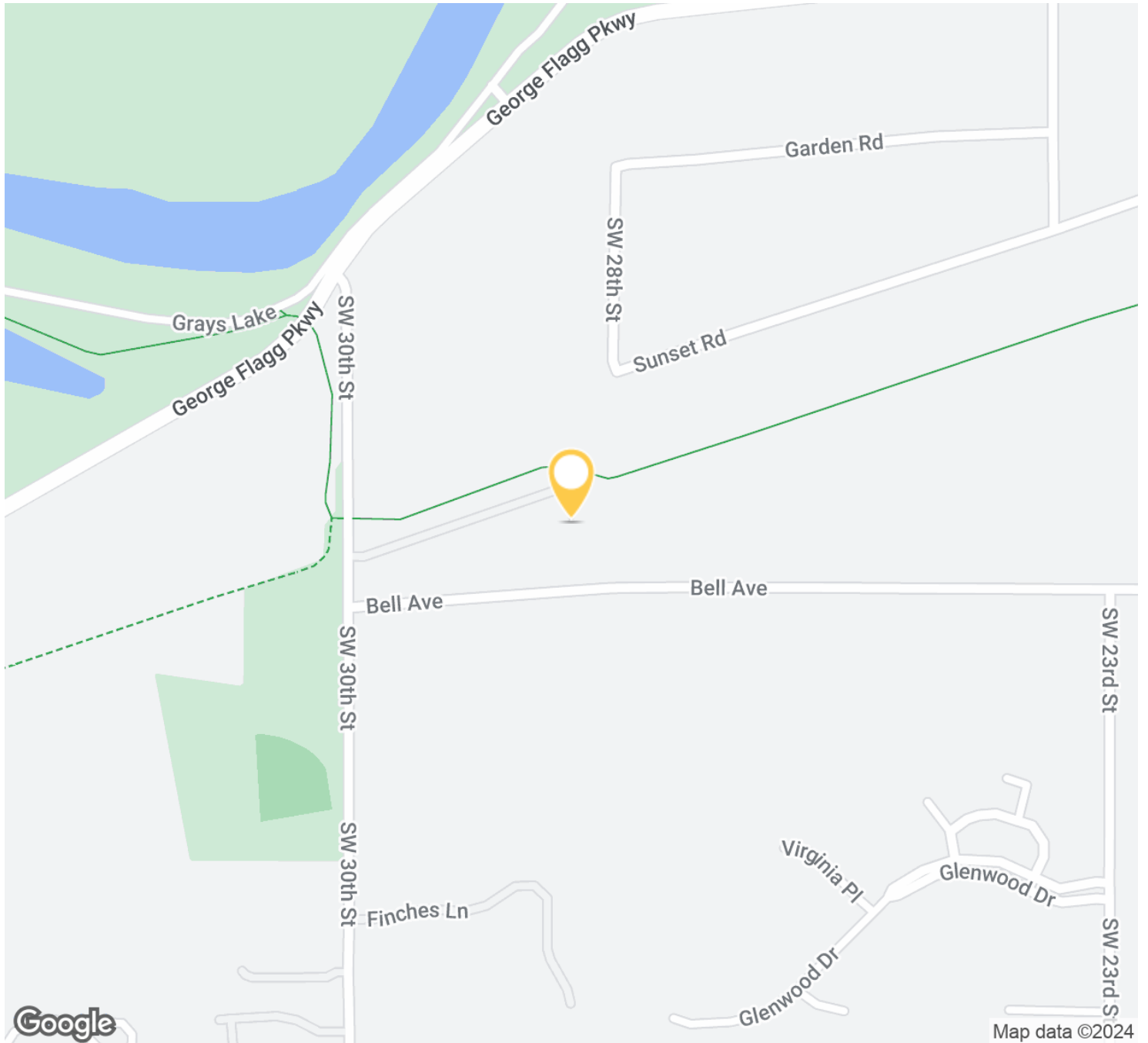
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,206	4,430	11,521
Average Age	31.2	36.7	40.8
Average Age (Male)	30.1	34.5	38.4
Average Age (Female)	36.6	40.3	43.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	460	1,856	5,388
# of Persons per HH	2.6	2.4	2.1
Average HH Income	\$67,036	\$89,093	\$95,175



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Average House Value

\$171,292

\$193,217

\$211,989

2020 American Community Survey (ACS)



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