

FOR LEASE



611 5TH AVENUE

Des Moines, Iowa 50309

Office Space Available
from 5,000 - 21,523 RSF ±

ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com
Licensed in IA

KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com
Licensed in IA

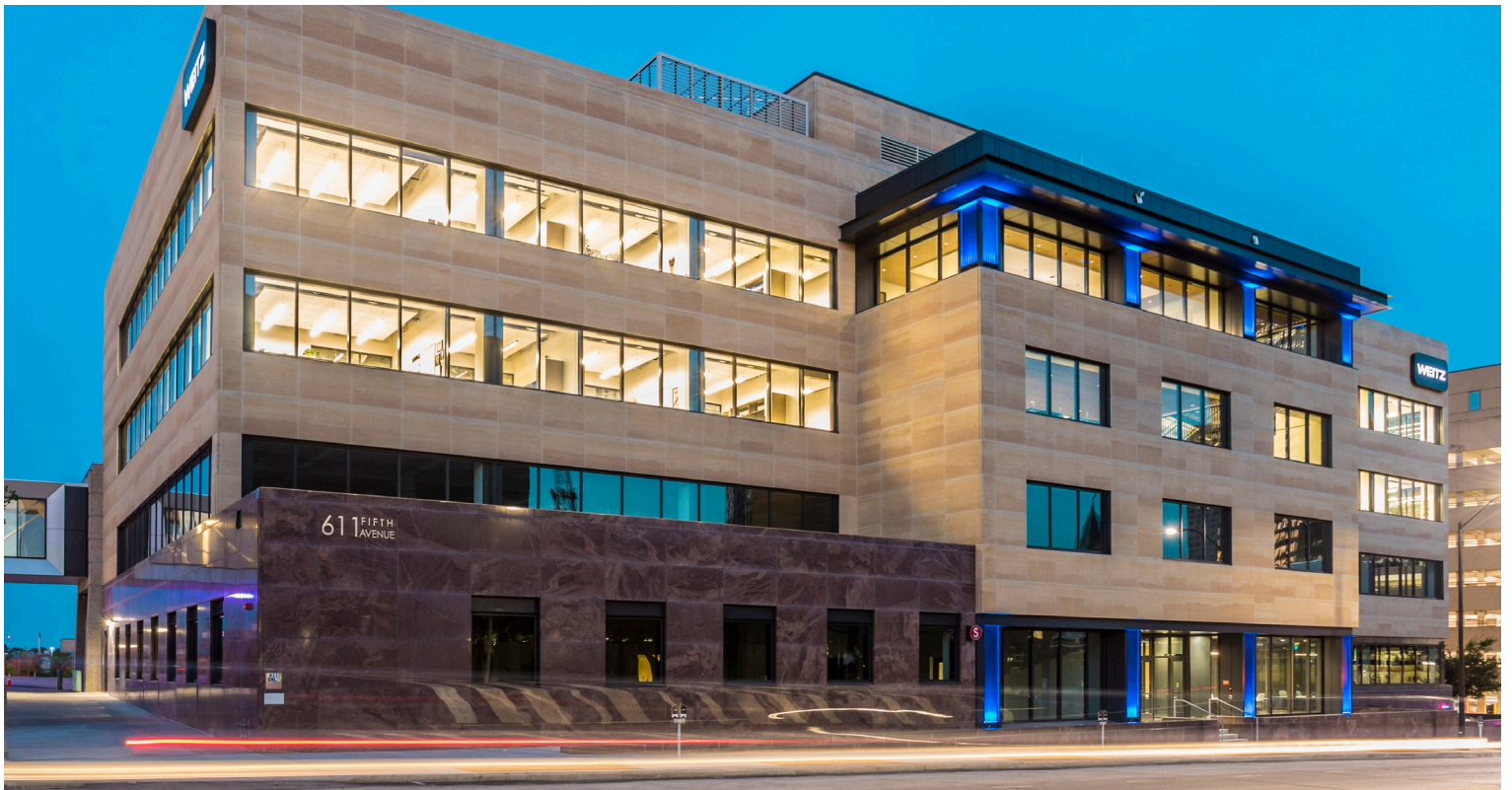


BUILDING HIGHLIGHTS

- Health-conscious features: bi-polar ionization system & touchless restrooms
- Convenient skywalk access
- New rooftop patio
- Street-side patio opportunity
- Shared training room
- Shared conference room
- Lobby collaborative seating area & hospitality desk
- Tenant improvement package available
- Building signage available
- On-site parking lot
- Wheel chair accessible entrance
- Water bottle filling drinking fountain

611 5th underwent an extensive \$23+ Million office renovation of a 68-year-old iconic downtown building. This project modernized the building, offering tenants Class A amenities, while maintaining the unique mid-century charm & architectural integrity. The building is directly south of the Hilton Des Moines Downtown and is connected via the skywalk to the Iowa Events Center, Wells Fargo Arena, Hy-Vee Hall, YMCA & many great local restaurants.





Rooftop/Penthouse



Skywalk Access



Rooftop/Penthouse





Lobby



Shared Conference Room



Main Entrance



Shared Training Room



Modern Touchless Restrooms



Lobby Hospitality Desk

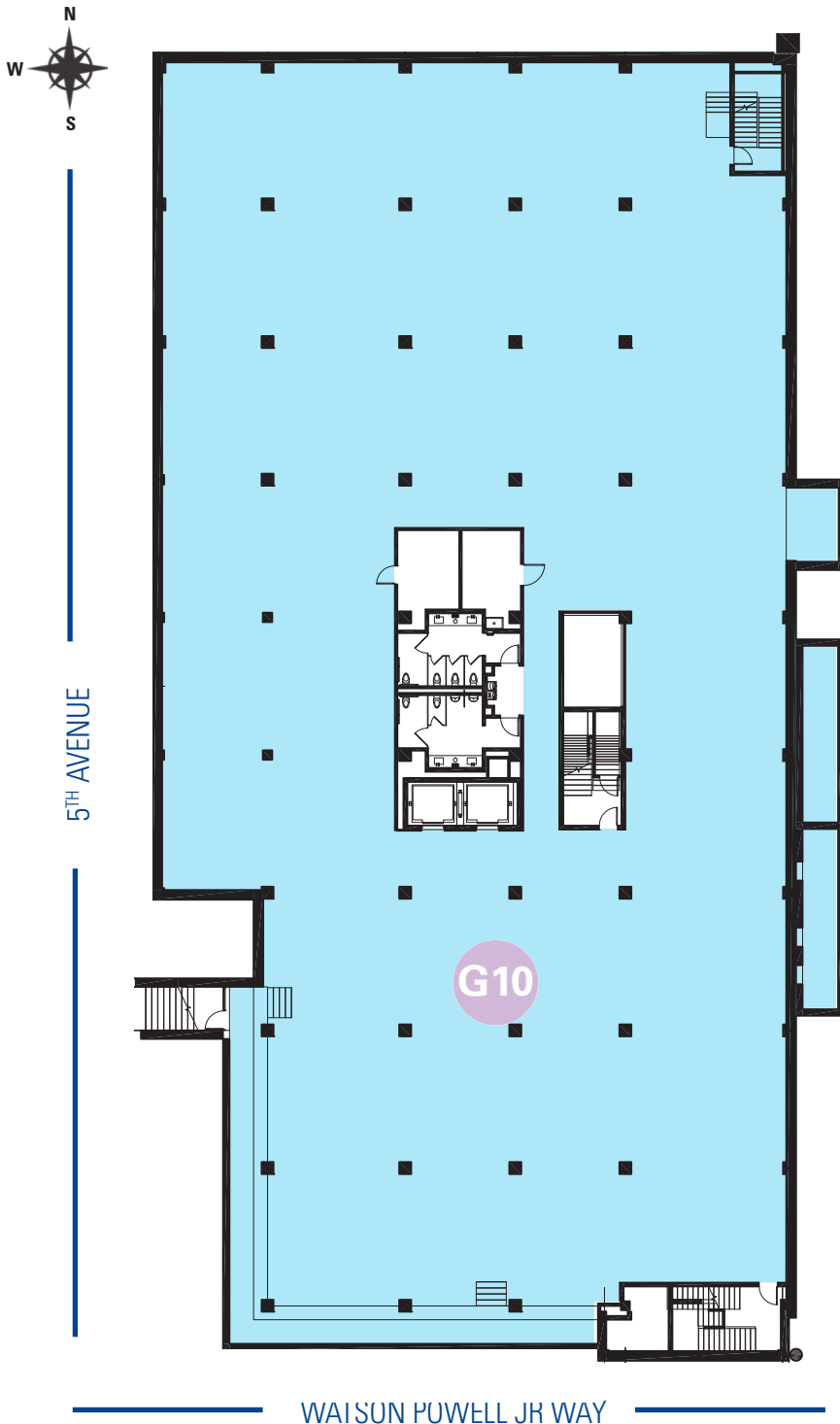


Garden Level



611 5TH AVENUE AVAILABILITY

Garden Level



PRIVATE STORAGE OPTIONS AVAILABLE

5,000 - 7,000 SF

ideal for office users
or apartment tenants!

POSSIBLE SOUTH END USES:

- Golf Simulator
- Counseling Offices
- Pilates/Yoga
- Cycling
- Arcade
- Wine Tasting Room
- Wellness Spa
- Escape Room
- Interactive Experience

OFFICE SPACE 21,523 RSF ±

Availability: Immediately

Commercial Lease Rate: \$11.50 PSF NNN

Private Storage Lease Rate: \$3.00-\$5.00 PSF

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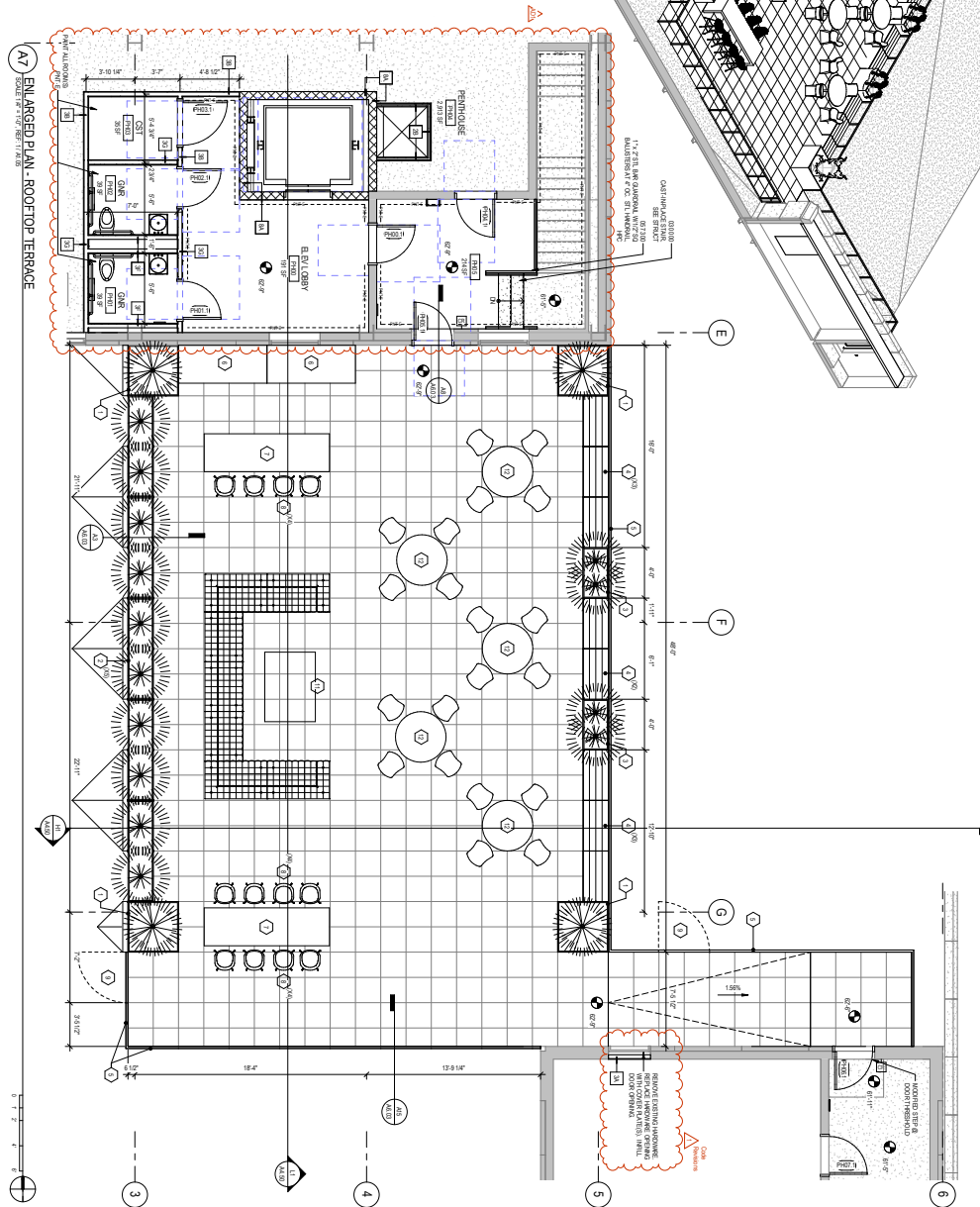
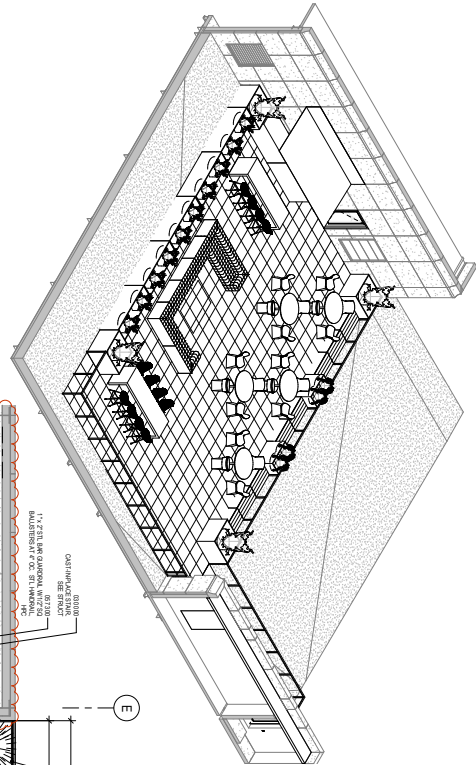
angiet@knapplc.com

KOREY BIRKENHOLTZ

515.480.6596

korey@knapplc.com

Rooftop/Penthouse



Knapp Properties | 5000 Westown Parkway Suite 400 | West Des Moines, Iowa 50266 | P: 515.223.4000 | knappproperties.com

DEMOGRAPHICS

611 5TH AVENUE

5 mile radius

INCOME



\$55,722

Median Household Income



\$89,777

Median Net Worth



\$168,749

Median Home Value



\$46,262

Median Disposable Income

EDUCATION



30%

Bachelor's/Grad/Prof Degree

BUSINESS



8,730

Total Businesses



167,721

Total Employees

KEY FACTS



214,006

Total Population



257,493

Total Daytime Population



36.2

Median Age



88,938

Households

TRAFFIC



6,600

6th Ave



4,002

Watson Powell Jr Way

EMPLOYMENT



4.4%

Unemployment Rate

**611 5TH
AVENUE**

1

2

3

4

5

6



AVAILABLE PARKING LOTS

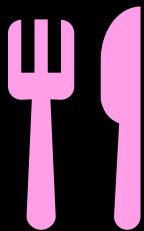
Grand Ave

4th St

3rd St

5th Av

nearby ATTRACTIONS



491

Restaurants



67

Bars and
Pubs



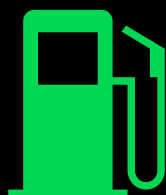
34

Coffee
Shops



58

Grocers



75

C-Stores



146

Retail
Shopping



44

Hotels



77

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$324

Breakfast



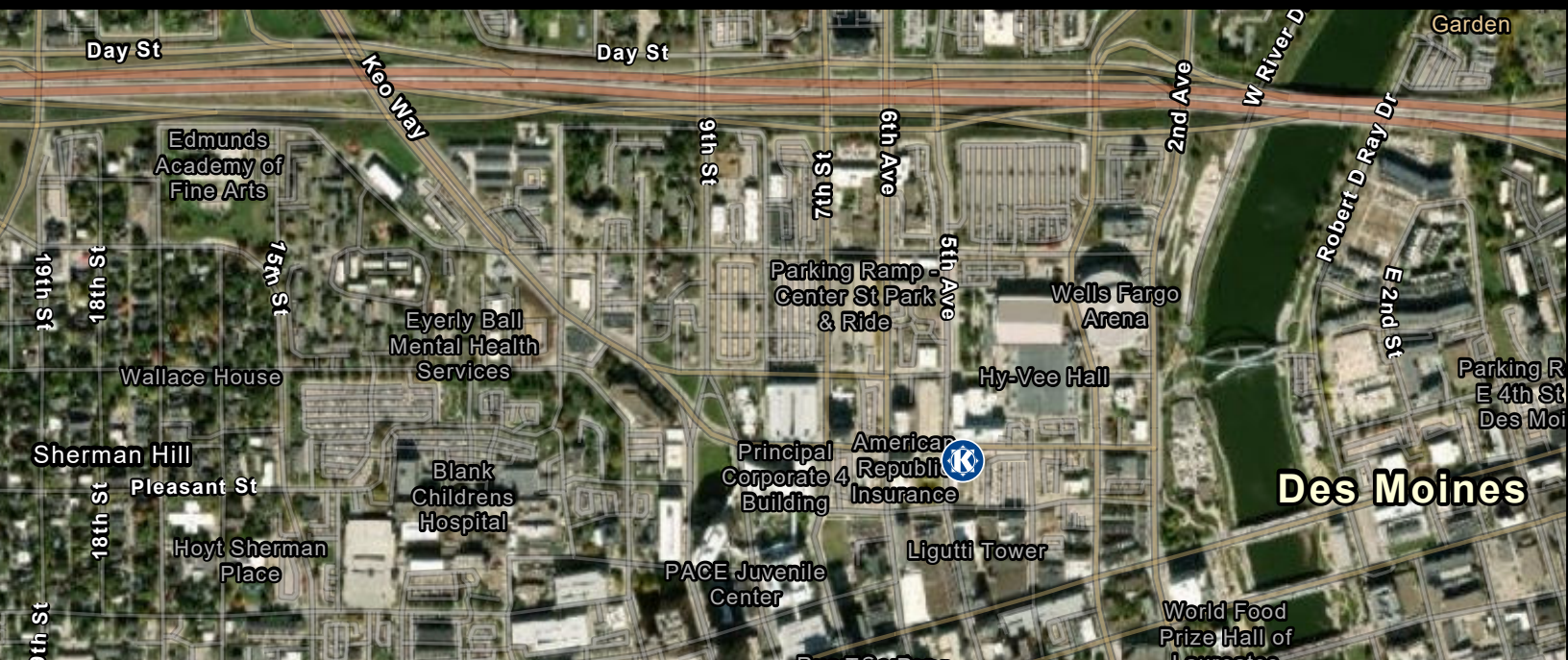
\$997

Lunch



\$1,507

Dinner



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KNAPP
PROPERTIES



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Knapp Properties | 5000 Westown Parkway Suite 400 | West Des Moines, Iowa 50266 | P: 515.223.4000 | knappproperties.com