

CRESCENT CHEVROLET

555 17th Street, Des Moines, Iowa

ONE SPACE REMAINING

Krause's Gateway Center development. Join Big Grove Brewery, Trilix, Homegrown, Krave Gym, FRK Architects + Engineers, and The Good Butcher in this property that provides opportunities for retail, entertainment or office use.

• Available Space

3,500 SF 2nd Floor Space

• Lease Rate

Negotiable

• Property Features

TI available for qualified tenants

Large open floor plan

Traffic Counts: 10,300 VPD on Ingersoll

Ample, on-site parking, including garage parking



THE CRESCENT VISION

To develop an engaging, inclusive and vibrant space for people to work, eat, and shop in Downtown Des Moines. Crescent offers a centerpiece in an underdeveloped district and points to a new benchmark of retail in the region.

THE KRAUSE+ MISSION

Develop a physical experience and brand that transcends standard retail models. Offer a refreshing POV for active work/play/retail in Des Moines and be a positive impact for good on the communities around Crescent.

PLEASE CONTACT:

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In cooperation with

Krause+

CONCEPTS AND RENDERINGS

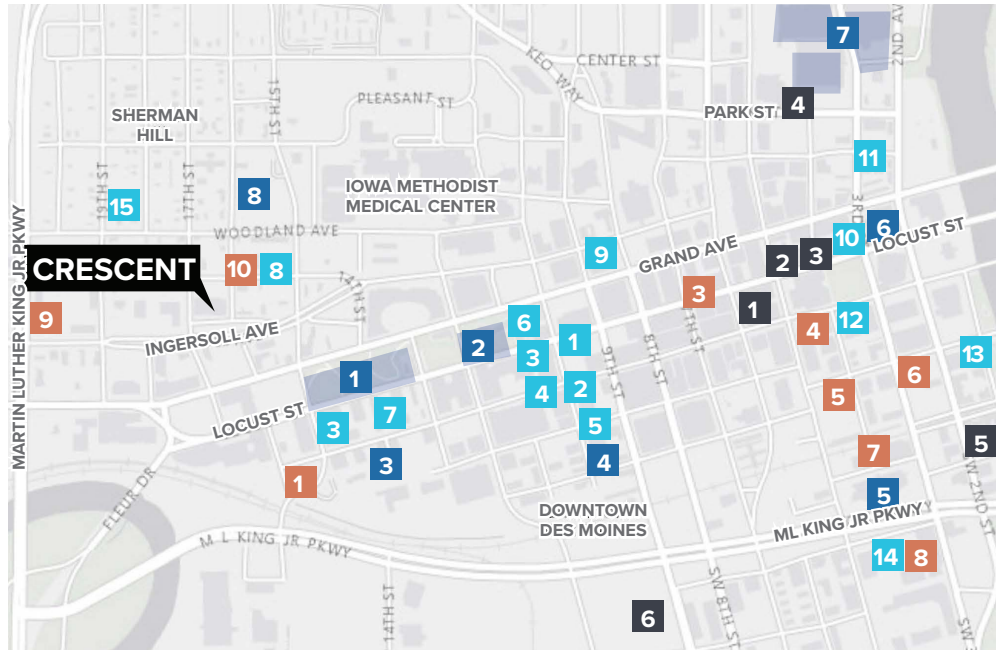
First Floor



Second Floor



AREA AMENITIES



EATERIES

- 1 Akebono
- 2 Panera
- 3 Django
- 4 Bubba
- 5 Malo
- 6 Centro
- 7 Americana
- 8 A Dong Vietnamese
- 9 801 Chophouse
- 10 Splash Seafood
- 11 Buzzard Billy's
- 12 Fong's Pizza
- 13 RoCA
- 14 Blaze Pizza
- 15 Aposto

HOTELS

- 1 Des Lux Hotel
- 2 Marriott Downtown
- 3 Hyatt Place Downtown
- 4 Hilton Downtown
- 5 Hampton Inn & Suites
- 6 Holiday Inn Express

THINGS TO DO

- 1 Pappajohn Sculpture Park
- 2 Central Public Library
- 3 Noce Jazz Club
- 4 West End Architectural Salvage
- 5 Science Center of Iowa
- 6 Civic Center
- 7 Iowa Events Center
- 8 Hoyt Sherman Place

BREWERIES & COCKTAILS

- 1 Exile Brewing
- 3 Hello Marjorie
- 4 Royal Mile
- 5 Court Avenue Brewery
- 6 Johnny's Hall of Fame
- 7 Hessen Haus
- 8 300 Craft & Rooftop
- 9 Juniper Moon

2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Total Population	13,605	99,410	220,823
Daytime Population	53,836	154,101	269,101
Growth Rate 2021-2026	1.24%	0.76%	0.59%
Average Household Income	\$83,348	\$89,768	\$87,303

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