



**KRAUSE
GATEWAY
CENTER**

1459 Grand Avenue
Des Moines, Iowa



“Lightness, simplicity, and openness

are the main concepts expressed in the design. The four vast planes flying over the site will emphasize the lightness and the transparency of the building and will dialogue with the sculpture park nearby.”

- RENZO PIANO

Designed by world-renowned Italian architect and Pritzker Prize-winner Renzo Piano and his Renzo Piano Building Workshop, the Krause Gateway Center opened its doors in November 2018.

Piano’s influential designs have shaped skylines around the world, with iconic structures including Paris’s Centre Georges Pompidou (1977), London’s The Shard (2012), the Kansai

International Airport in Osaka (1994), New York City’s Whitney Museum of American Art (2015), and the Stavros Niarchos Foundation Cultural Center in Athens (2016). His exceptional contributions to architecture earned him the prestigious Pritzker Architecture Prize in 1998, making the Krause Gateway Center a significant addition to Des Moines’ architectural landscape.



BUILDING AMENITIES

On-site dining at Allora

Natural, abundant light throughout the building

Collaborative work environments

Outdoor seating and entertainment options

Rooftop patio and gardens

Dedicated space for training

Multipurpose room for all company gatherings and events

Fitness room and adjoining locker rooms

Game room

Parking for associates

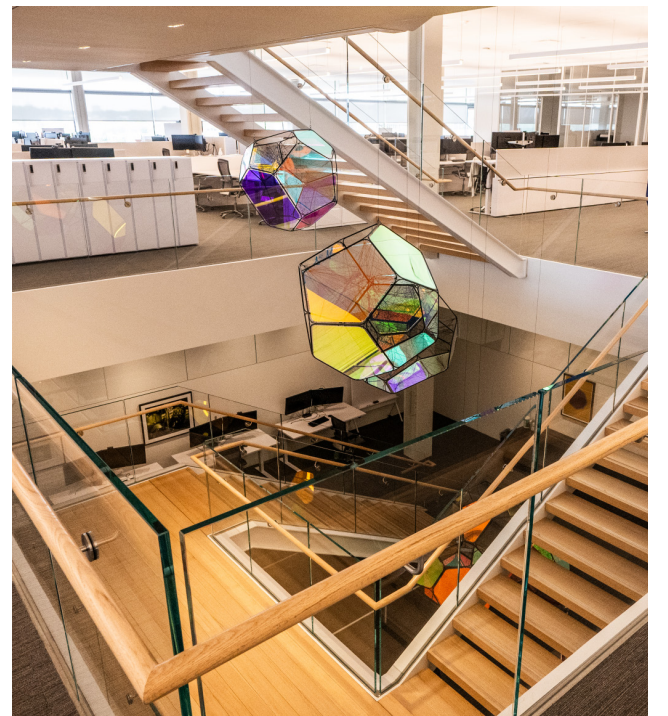
Art Collection and onsite Krause Family Art Gallery

Sustainability features prominently in the design, with a "green" roof adorned with native prairie flora reducing energy consumption and managing water runoff. The surrounding plaza, landscaped to complement the adjacent John & Mary Pappajohn Sculpture Park, seamlessly integrates the building into its urban environment.

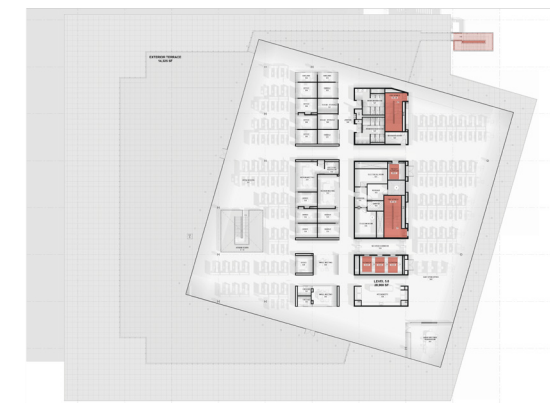


Standing as a testament to modern workplace design, emphasizing collaboration, flexibility, and sustainability. This six-story structure, built to achieve LEED certification, boasts extensive glass facades that flood the interior with natural light and create a sense of transparency throughout.

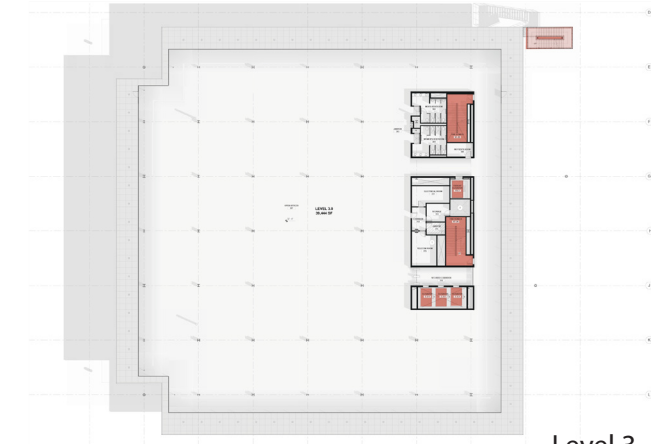
Innovative spatial design encourages teamwork and creativity, with outdoor terraces offering associates dynamic work areas. The building's distinctive massive roof overhangs serve both aesthetic and practical purposes, enhancing energy efficiency while adding architectural interest.



Space Availability



Level 5



Level 3

LEVEL	AREA
Level 6	5,637 SF
Level 5	25,365 SF
Level 3	36,955 SF
Level 2	9,714 SF
Level 1	20,983 SF

Note: underground parking is available

Living Landscape



John and Mary Pappajohn Sculpture Park

Adding to the area's culture is an urban oasis showcasing world-class artwork. This thoughtful placement ensures that everything you need—from daily conveniences to artistic inspiration—is within easy reach.



Event Space & Rooftop Garden

Feel inspired in the light-filled space with access to the rooftop patio and gardens, and views of downtown Des Moines. The room can be set for trainings, meetings, theater style presentations, or with high-top tables for private parties. Warmer weather occasions allow for additional guests to be outside with high-tops placed on the patio.

A modern, Italian-inspired dining destination offering morning coffees, lunch, and catering services. Allora combines farm-fresh ingredients

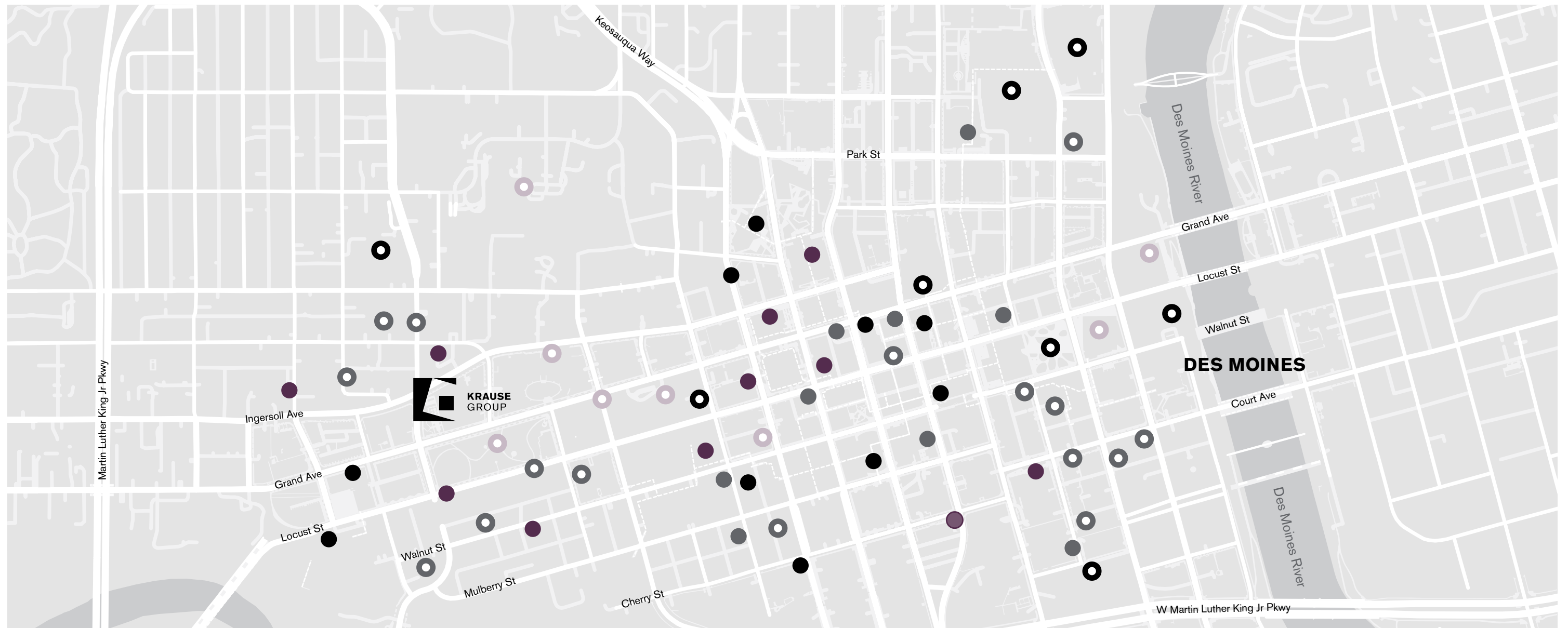
with seasonal, chef-driven menus to deliver a taste of midwestern hospitality in a one-of-a-kind space. Open to the public (located on the first floor).



Discover Work-Life Harmony

Krause Gateway Center offers a prime location with convenient access to a diverse array of amenities. The neighborhood features an enticing mix of restaurants, cafes, and entertainment venues, alongside various shops, gyms, and parks.

- RETAIL
- OFFICE
- HOSPITALITY
- DINING
- ENTERTAINMENT
- INSTITUTIONAL
- TRANSPORTATION



Join us at Krause Gateway Center

Work alongside other visionaries, entrepreneurs, and like-minded business professionals. Secure your place in Des Moines' premier business hub and elevate your company's potential.

Headquartered out of the Krause Gateway Center, Krause Group is the parent company of a diverse set of businesses located in the United States and Italy, including professional soccer clubs, wineries, real estate, and agriculture.

Contact us today to learn more about leasing opportunities at Krause Gateway Center

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