

# Star Lofts

2701 Ingersoll Avenue

Des Moines, Iowa 50312  
www.cbre.com/desmoines

2701 Ingersoll is a new mixed-use building on busy Ingersoll Avenue, with traffic counts of over 14,000 vehicles per day. The property is the first zero carbon certified building in Iowa, made from mass timber, a new category of wood that provides exceptional strength and stability.

### Nearby Retail Visits Data



- + Neighboring Pancheros scores in the 91st percentile for visits per Placer.ai
- + Neighboring Caribou Coffee & Subway locations are in the 1st and 68th percentile respectively for the state of Iowa.

### Property Details

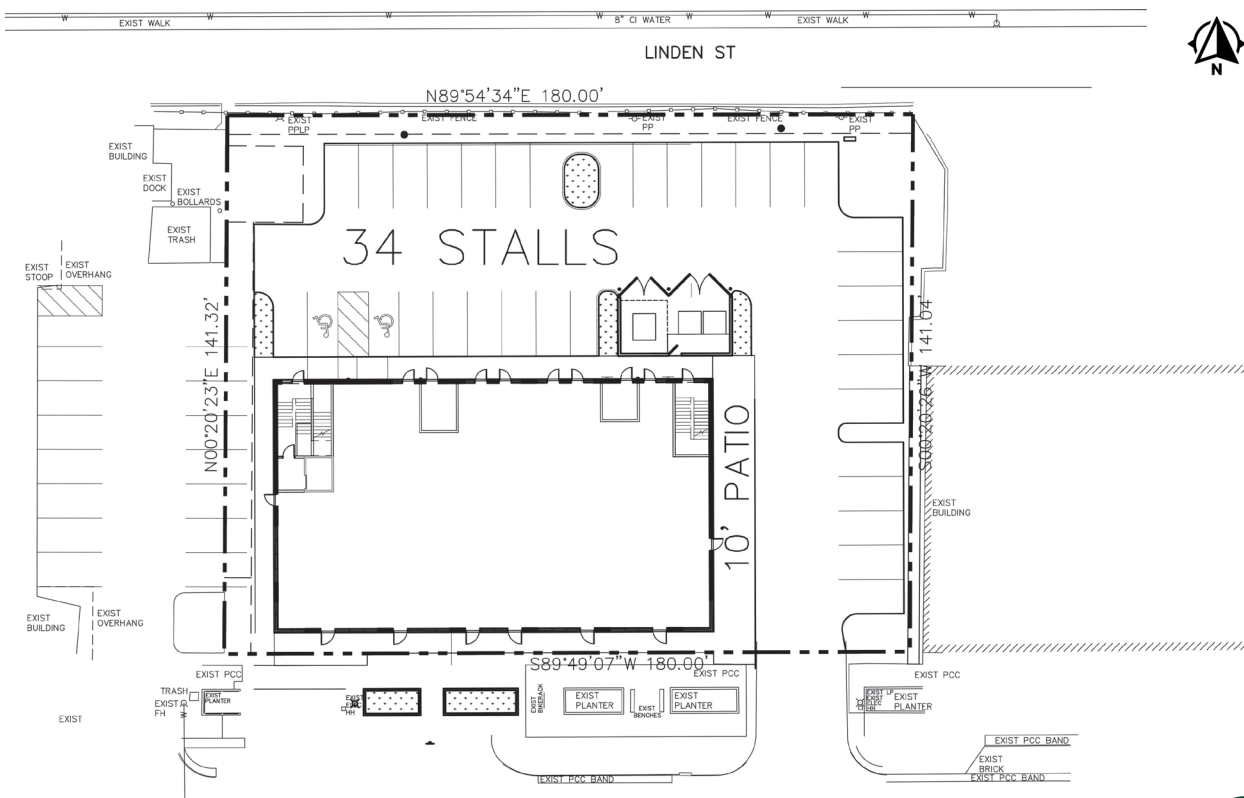
- + Available Space
  - Suite A - 1,618 SF end cap space
  - Suite D - 2,609 SF end cap with 397 SF patio space
- + Lease Rate: \$34.00/SF NNN
- + Tenant Improvement Allowance Available
- + Building Signage Available
- + Grease Interceptor, Hood Shaft Installed
- + Reserved Carryout Stalls Available Onsite
- + Railing to be Added to Patio Space



# Floor Plan



# Site Plan

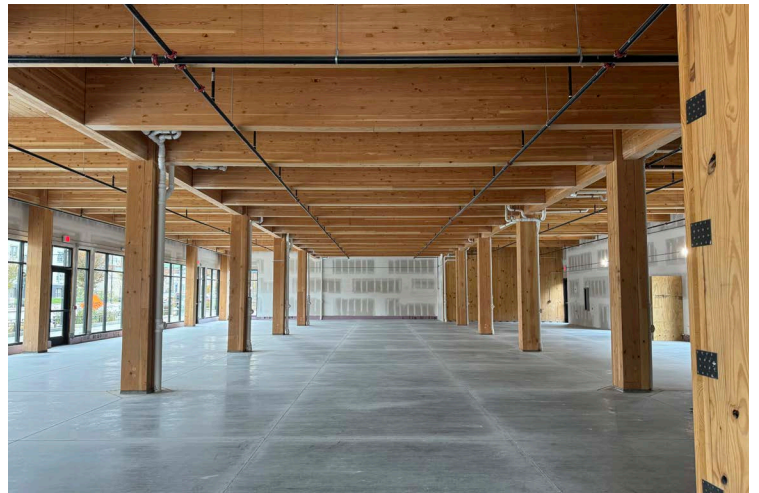


Retail Space

2701 Ingersoll Avenue, Des Moines, Iowa

For Lease

# Property Photos



## Retail Space

2701 Ingersoll Avenue, Des Moines, Iowa

For Lease

# Property Location



## Contact Us

### Blake Bogenrief, CCIM

Senior Associate

+1 515 444 8067

blake.bogenrief@cbre.com

Licensed in the State of Iowa

### Ben Probst

Senior Associate

+1 515 326 1985

ben.probst@cbre.com

Licensed in the State of Iowa

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. 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 logos 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.