

# RETAIL/OFFICE SPACE FOR LEASE

1261 8th Street  
West Des Moines, IA 50265

**FOR LEASE**



## MID-TOWN BUILDING – RESTAURANT, RETAIL, OFFICE

Mixed use development features 10,500 SF of new retail and/or office space and 42 residential units. Located in West Des Moines and just moments from Interstate 235 access to both downtown and the western suburbs.

- 2,000—10,500 SF
- Immediate access to I-235
- Retail, medical or office user
- Building signage
- \$22.50 NNN
- OPEX: \$7.75 PSF
- TI Allowance: Negotiable
- Restaurant possible — grease trap in place, patio possible



## CONTACT

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DEMOS	1 Mile	3 Mile	5 Mile
Population	10,156	88,960	199,081
Households	4,738	39,733	87,280
Ave HH Income	\$96,670	\$99,606	\$102,448

2024 V3

