

111 S 11TH STREET

west des moines, iowa

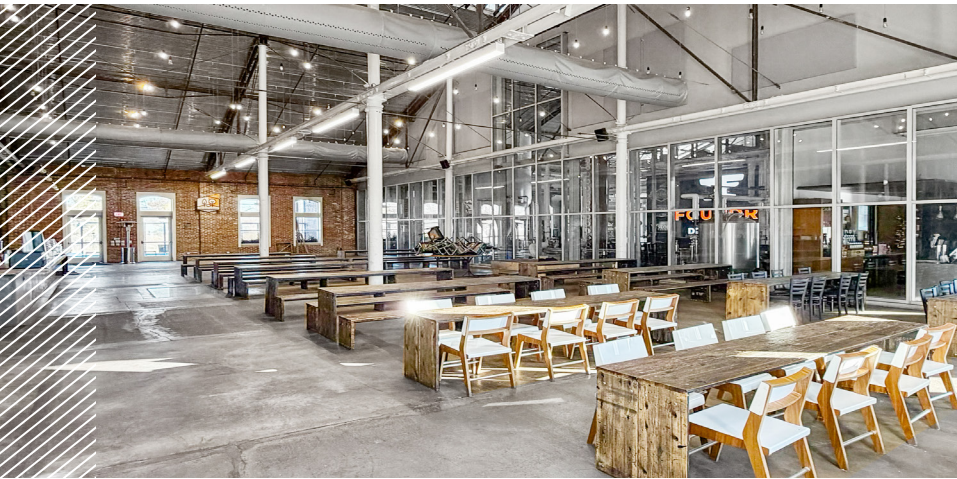
TURNKEY CLASS A RETAIL +  
COMMERCIAL KITCHEN SPACE

YOUR  
NEIGHBOR



CBRE





## OUR STORY

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## THE NEIGHBOR

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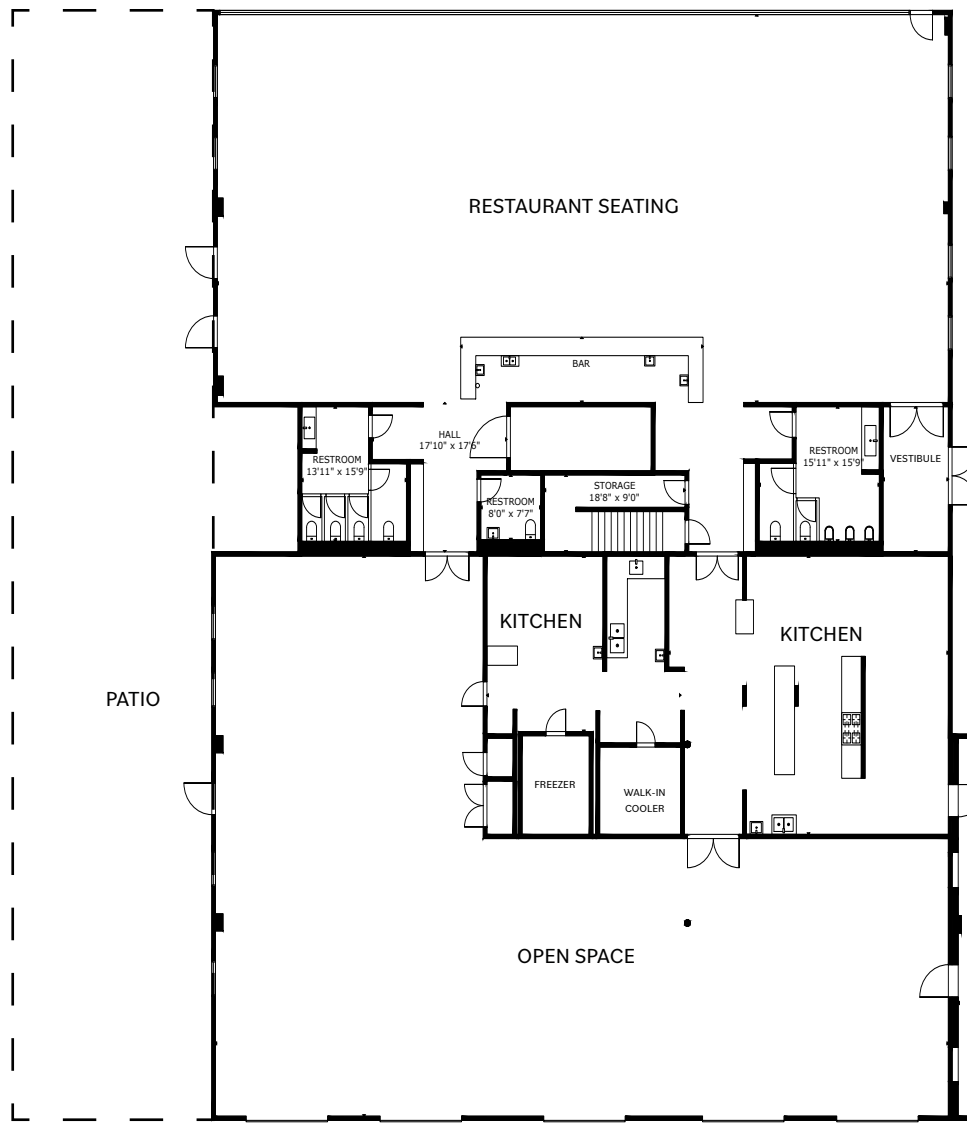
# PROPERTY OVERVIEW

Available Square Feet	15,645 Square Feet
Lease Rate	Contact Broker for Pricing
Clear Height	18'-20'
Parking	140 existing parking stalls

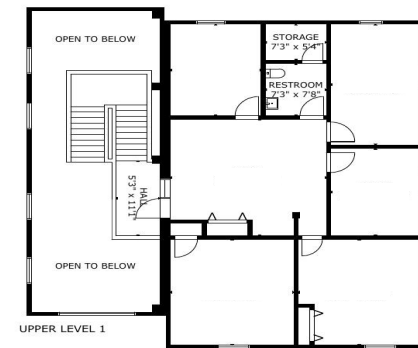
**The Foundry is an 1890s railcar barn and iron foundry reimagined as a distillery, food-and-beverage hall, commissary kitchen, and community hub in Historic Valley Junction.**

This space offers a unique opportunity for a restaurant, entertainment concept, or a brewery to come and operate in the heart of West Des Moines' vibrant Valley Junction District. Originally built in 1899 and thoughtfully remodeled down to the studs in 2017, this property is well suited for any business looking to stand out with unique space and a historical building with a high level of finishes. The space offers an abundance of benefits including a turnkey kitchen, high ceilings, and an open floorplan. As part of The Foundry — a design-forward redevelopment that brings food, craft, and community under one roof — this location gives tenants the opportunity to build a destination within a destination.

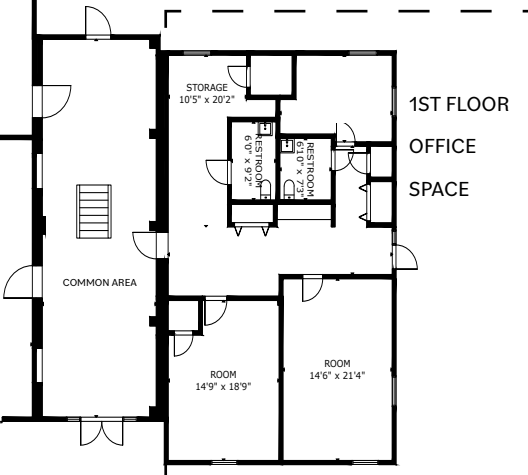
# FLOOR PLAN



2ND FLOOR  
OFFICE SPACE



1ST FLOOR  
OFFICE SPACE



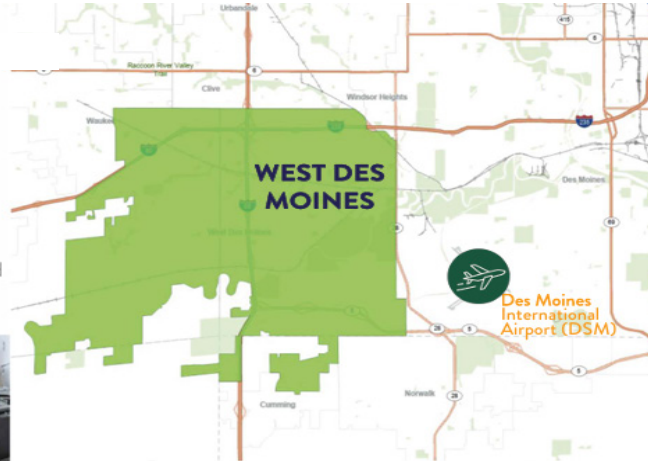
**VIRTUAL TOUR**  
CLICK HERE

# OPPORTUNITY IN WEST DES MOINES

## LOCATION

### Connected to everything.

Placement at the intersection of interstates I-80 and I-35 positions West Des Moines as the natural hub for any business eyeing easy access to the rest of the country. Just minutes from Des Moines International Airport's daily national and international flights and access to coast-to-coast freight and rail through the newly constructed Transload Facility, means getting you or your products where they need to go couldn't be easier.



## 2025 Demographics



**73,664**  
Residents



**800**  
Miles of Trails



**\$87,100**  
Median Household Income



**31**  
Parks

## INFRASTRUCTURE

### Work at the speed of now.

With the infrastructure, utilities, and services businesses need to thrive in place, West Des Moines is a hub for the insurance, financial services, information technology, manufacturing, and logistics operations.



**925 Miles**

Of open-access conduit for high-speed and fiber internet



**\$3.6 Billion**

MidAmerican Energy's ongoing investment to reach 100% renewable energy in Iowa



**160+ Million**

People within a 900-mile radius, providing easy access to get your products and services to nearly half the US population.

## LIVABILITY

### Go West for the Best

West Des Moines offers an affordable lifestyle with a cost of living about 5% lower than the national average, making it an excellent choice for families and professionals alike. With housing prices significantly below the national median and lower than-average utility and transportation costs, you can enjoy a high quality of life without breaking the bank. Plus, a strong job market and a median household income above the national average mean you get more value for your money in this vibrant and growing community.



### Leading Industries

\$305,000 average home value

14% cheaper rental housing

42% lower utility costs

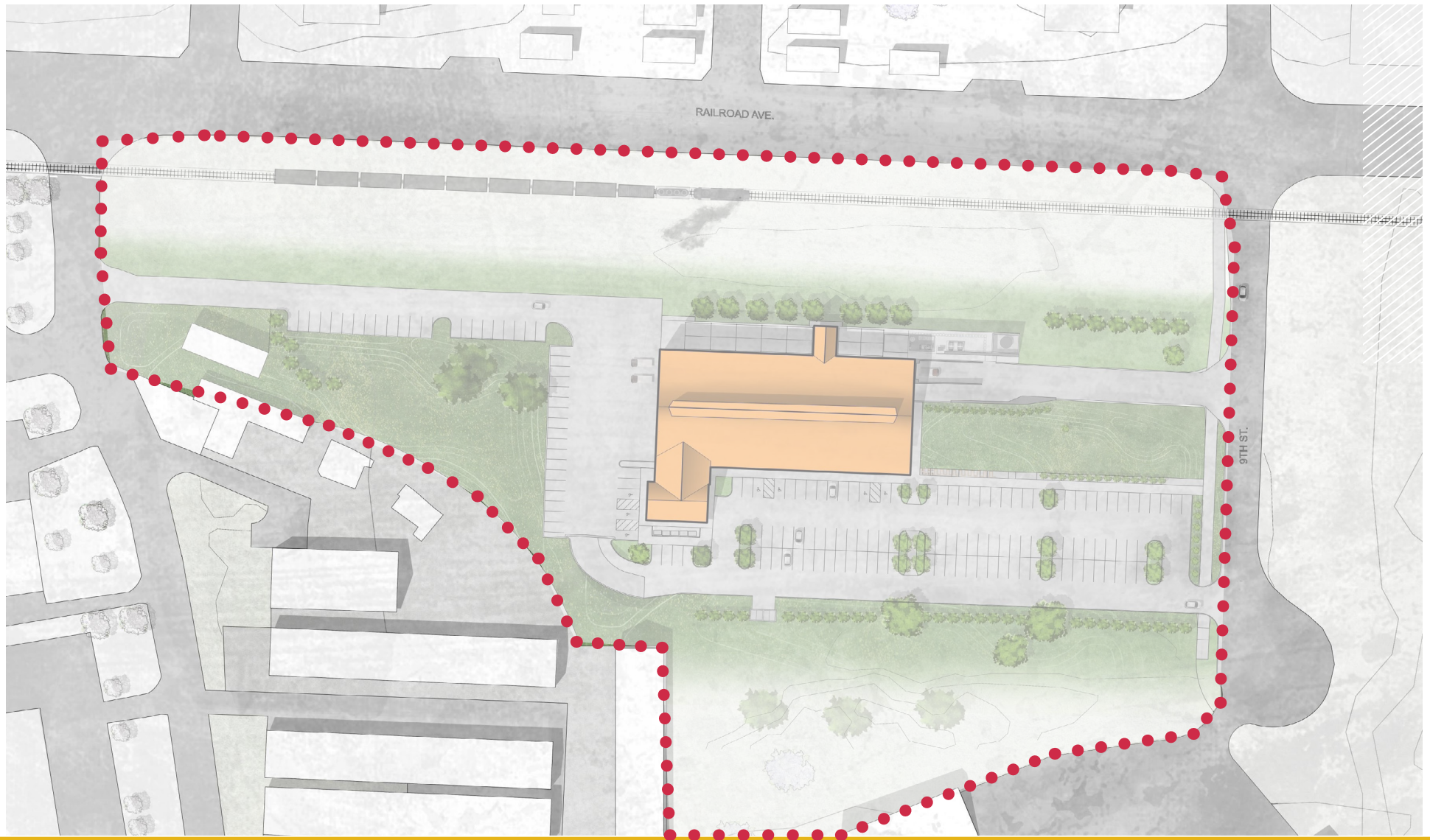
22 minute average commute time

Flat 3.8% state income tax

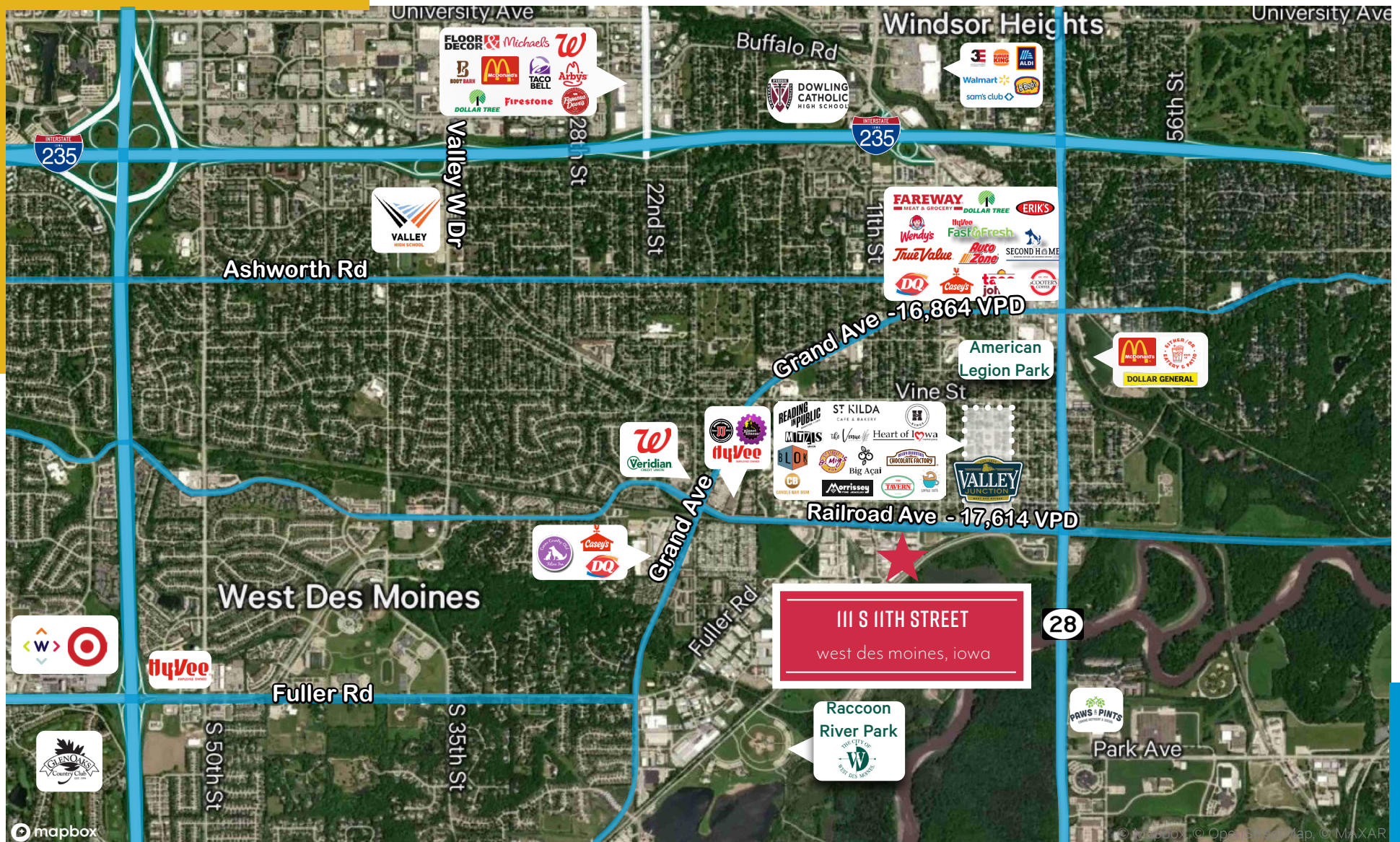




# SITE PLAN







## CONTACT US

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