

400 SW 8th Street

Centrally Located Flex/Office Space

 **RIVERPOINT**

DES MOINES, IA



FOR LEASE OR SALE

8,000 - 40,080 SF
(FULL BUILDING)

\$8.50 PSF NNN
LEASE RATE

\$7.50 PSF
CAMIT (FULL SERVICE)

\$3,500,000 (\$87/SF)
SALE PRICE



BUILDING FEATURES

- 40,080 SF office building located south of Des Moines CBD
- Free on-site surface parking available
- Zoned DX-2, allowing for office or flex users
- Exterior signage and possible monument signage available
- Centurylink fiber optic service available
- Dock high loading area
- Adjacent to multiple mass transit routes
- Nearby amenities including hotels with conference facilities, restaurants, retail, medical, and Court Avenue Entertainment District
- Owned and professionally managed by Hubbell Realty Company



RIVERPOINT WEBSITE

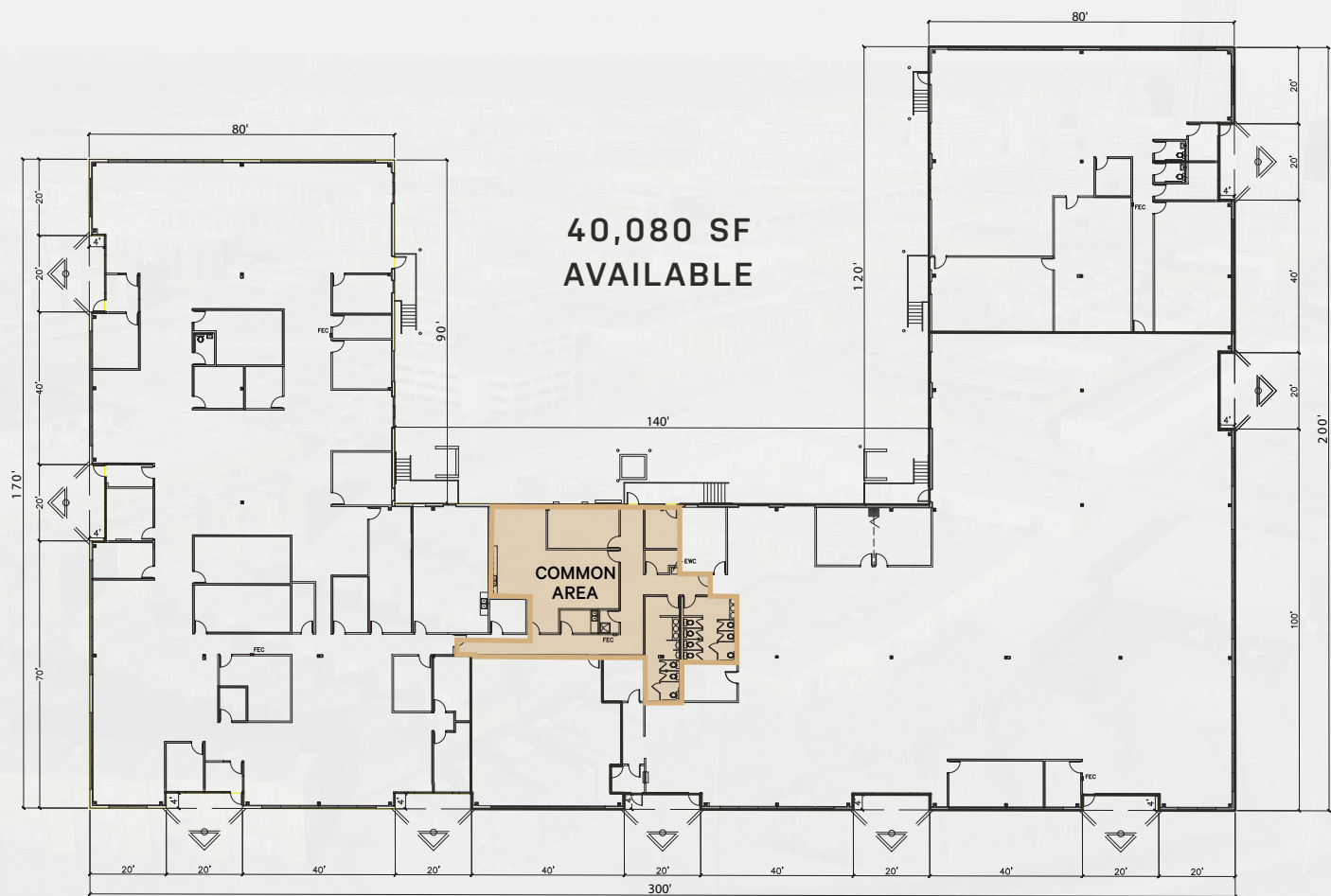
www.cbre.com/desmoines

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FLOOR PLAN

 VIRTUAL TOUR





Demographics

2024	1-MILE	3-MILE	5-Mile
POPULATION	10,051	99,751	207,377
DAYTIME POPULATION	46,564	155,051	247,219
MEDIAN AGE	31.90	33.60	35.30
AVERAGE HOUSEHOLD INCOME	\$91,552	\$82,788	\$87,624





Contact Us

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