



FOR SALE

505 Market Street

505 Market Street
West Des Moines, IA 50266

Abbey Gilroy
Broker
515-729-1004 (Direct)
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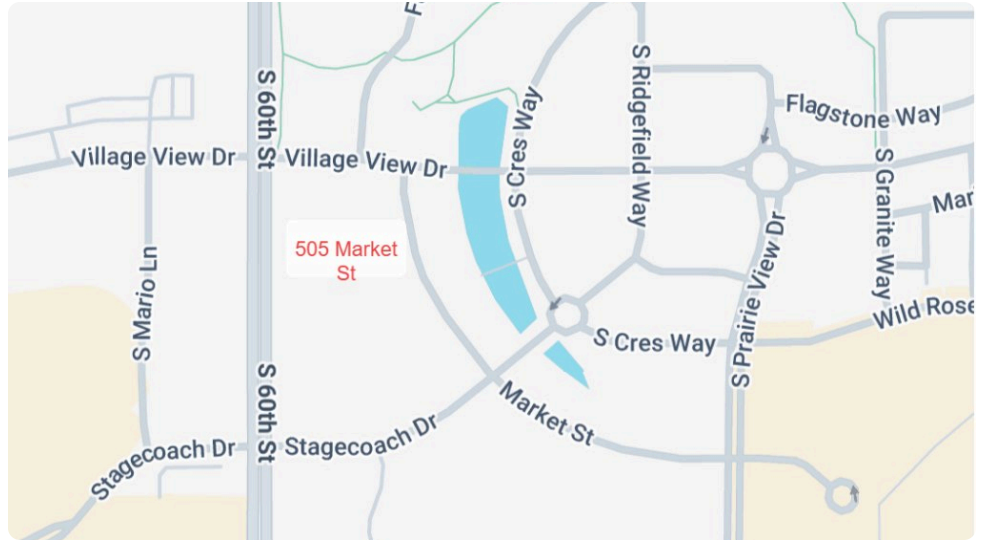
\$7.4M
PRICE

6.68%
CAP RATE

\$494.6K
NOI

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\$7,400,000

PRICE

6.68%

CAP RATE

\$494,572

NOI

PROPERTY HIGHLIGHTS

505 Market St is a three-story, 28,626 sf office building in the heart of West Des Moines' Village of Ponderosa.

The property is currently 100% occupied, providing immediate and predictable income with minimal leasing risk.

A diversified tenant roster and established occupancy create a dependable investment profile while offering future upside through lease renewals, rental rate growth, and operational efficiencies.

Prime West Des Moines location within a highly sought-after office market.

Strong surrounding demographics and employment base.

Convenient access to major transportation corridors and regional amenities.

Opportunity for future rent growth and value appreciation.

Well-positioned asset for both private and institutional investors.

Located within one of Iowa's most dynamic and growing business communities, 505 Market Street represents a turnkey investment opportunity combining stable income, quality tenancy, and a premier location—offering investors a compelling balance of current returns and long-term value creation.

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