

# DES MOINES BUILDING

405 6th Avenue  
Des Moines, IA 50309

**FOR LEASE**

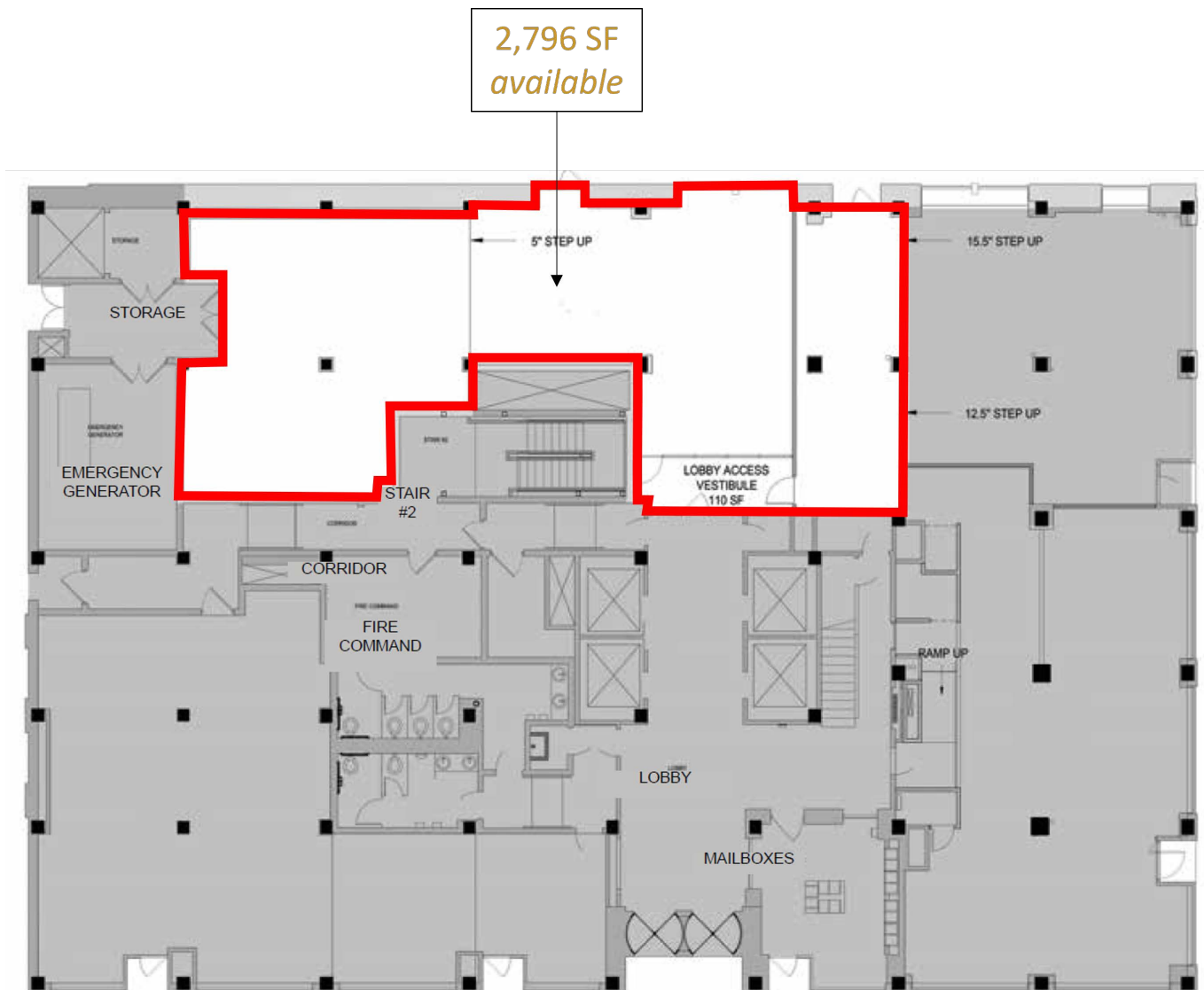
**Street level and  
2nd floor  
office/retail  
space  
available**



# AVAILABILITY

## Street Level

- Availability: 2,796 SF
- Lease Rate: \$20.00 PSF Modified Gross
- OPEX: Available upon request
- TI allowance available
- Building grease interceptor



## 2nd Floor - Skywalk Level

- Availability: 8,775 SF
- Lease Rate: \$20.00 PSF Modified Gross
- OPEX: Available upon request
- Recently build-out
- Turn-key opportunity





\*RENDERING



SKYWALK ENTRANCE



POCKET PARK



HISTORIC LOBBY



ROOFTOP PATIO

# DAYTIME POPULATION & APARTMENTS

<b>Des Moines Building</b>	<b>146</b>	801 Grand	2,000 - 2,950
Fleming Building	90	Ruan Center	2,000 - 2,200
Wilkins Building	120	Two Ruan Center	775 - 850
Equitable	140	Bank of America Building	475 - 525
Liberty Building	16	Partnership Building	130 - 150
R&T Lofts	164	Hub Tower	800 - 900
14Forty	38	EMC Corporation	2,300 - 2,500
7th Street Brownstones	34	Financial Center	700 - 780
AP Transfer Lofts	44	US Bank Building	300 - 330
Court Ave Lofts	51	Capital Square	1,550 - 1,700
Crane Artists Lofts	36	<b>Sample Daytime Population</b>	<b>11,030 - 12,885</b>
The Randolph	55		
Hubble Tower Apartments	73		
Marketplace Lofts	92		
Metro Lofts	111		
Rocket Transfer Loft	58		
Rumely Lofts	66		
The Kirkwood	54		
Vine Street Lofts	143		
<b>Apartment Units (1 mile radius)</b>	<b>1,521</b>		

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,977	101,974	214,655
Households	5,888	40,671	86,292
Average Household Income	\$49,466	\$54,653	\$60,145

## TRAFFIC COUNTS ADV = AVERAGE DAILY VEHICLES

Locust Street	9,400 ADV
6th Street	2,640 ADV
5th Avenue	5,000 ADV

# ABOUT THE DES MOINES BUILDING

Built in 1930, the Des Moines Building is a 14-story, classic art deco style building placed on the National Register of Historic Places in 2013.

The former office building has undergone a complete renovation with the exception of the lobby - which has retained all of the historic details.

The Des Moines Building now includes 146 apartments and two floors of commercial space.

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