

An aerial photograph of a modern, multi-story office building with a white facade and large glass windows. The building is surrounded by a parking lot filled with various cars, including a yellow car, a black SUV, and a silver van. In the background, other city buildings and a tall skyscraper are visible under a clear blue sky. A dark grey semi-transparent box is overlaid on the left side of the image, containing the text 'EAST GRAND OFFICE PARK'.

EAST GRAND OFFICE PARK

100 East Grand Ave.
Des Moines, Iowa

East Grand Office Park offers a distinctive blend of historic charm and modern professional amenities.

Located in Des Moines' vibrant East Village, this three-story Class A office complex delivers suburban-style comfort within an urban setting, featuring thoughtfully designed common areas and high-quality tenant finishes that meet the standards of today's discerning businesses.



Beyond the professional environment, East Grand Office Park positions tenants at the heart of one of Des Moines' most dynamic neighborhoods. The East Village's eclectic mix of locally-owned restaurants, boutique retail, and entertainment venues creates an engaging atmosphere for lunch meetings, after-work gatherings, and client entertainment. For those seeking outdoor recreation, the location provides immediate access to some of the city's premier destinations,

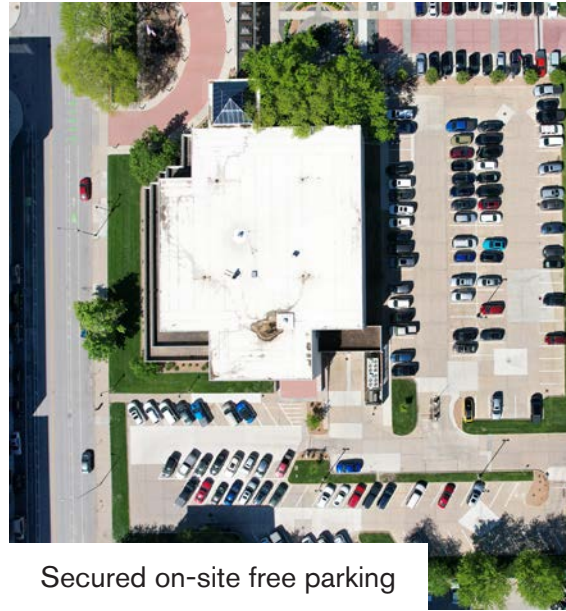
including the Benton Skating Plaza, Principal Riverwalk, Robert D. Ray Asian Gardens, and the John Pat Dorrian Bike Trail, supporting both active lifestyles and wellness initiatives.

The property's strategic location provides exceptional connectivity, with direct access to I-235 ensuring seamless commuting for employees and clients throughout the metro area. Ample free on-site parking eliminates the

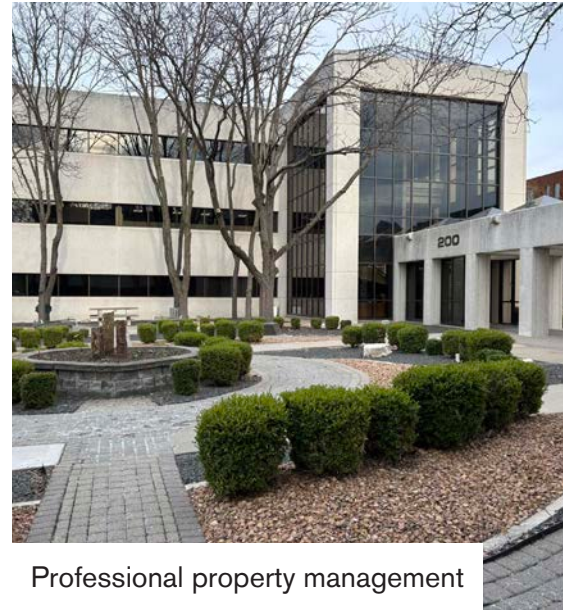
hassles typically associated with downtown office locations, offering convenience that enhances the workday experience.

East Grand Office Park represents an opportunity to establish your business in a location that combines professional excellence with lifestyle amenities, where historic character meets contemporary business needs.

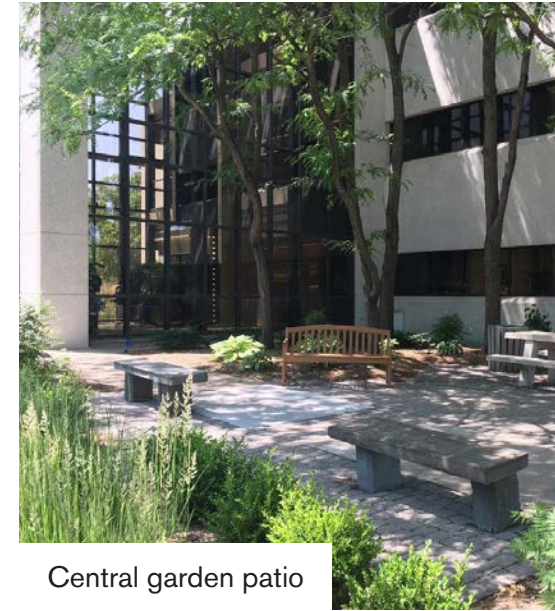
BUILDING AMENITIES



Secured on-site free parking



Professional property management



Central garden patio

East Grand Office Park elevates the workplace experience

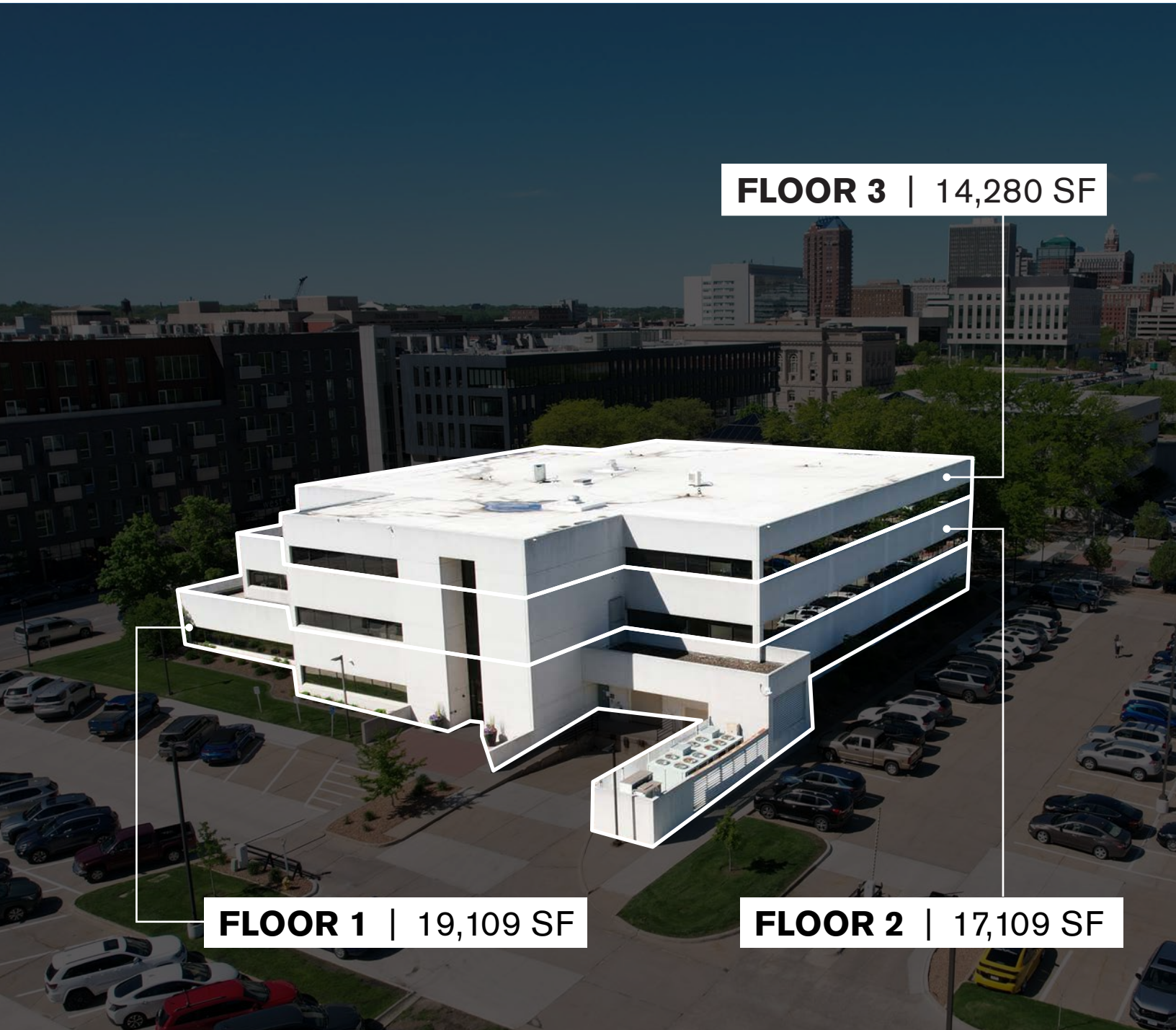
through thoughtfully curated amenities designed for both functionality and inspiration.

At the heart of the complex, a central garden patio area nestled between the two buildings provides a tranquil outdoor space for informal meetings, lunch breaks, or moments of respite during the workday. Professional property management ensures responsive service and seamless operations, while recently renovated common kitchenettes and restrooms reflect the property's commitment to modern, welcoming environments. Prominent exterior tenant signage enhances your business visibility, and free on-site parking with a secured gate delivers both convenience and peace of mind. Looking ahead, exciting courtyard and first-floor common area renovations currently in progress will further transform the tenant experience, introducing enhanced collaborative spaces and contemporary design elements that position East Grand Office Park at the forefront of Class A office environments in the East Village



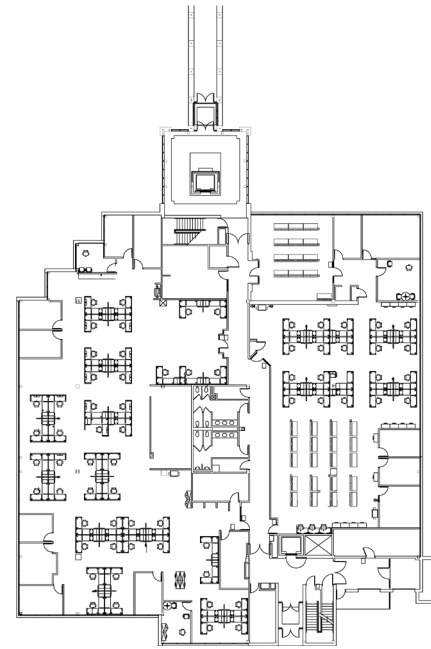
200 E Grand space availability

Availability	50,498 SF
Minimum divisible	2,267 SF
Lease rate	\$12.50/SF NNN
Est. operating expenses	Available upon request
TI allowance	Available



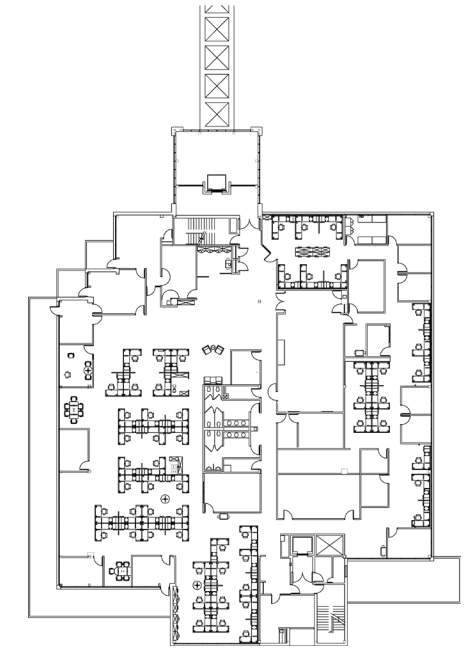
200 E GRAND | FLOOR 1

19,109 SF



200 E GRAND | FLOOR 2

17,109 SF



200 E GRAND | FLOOR 3

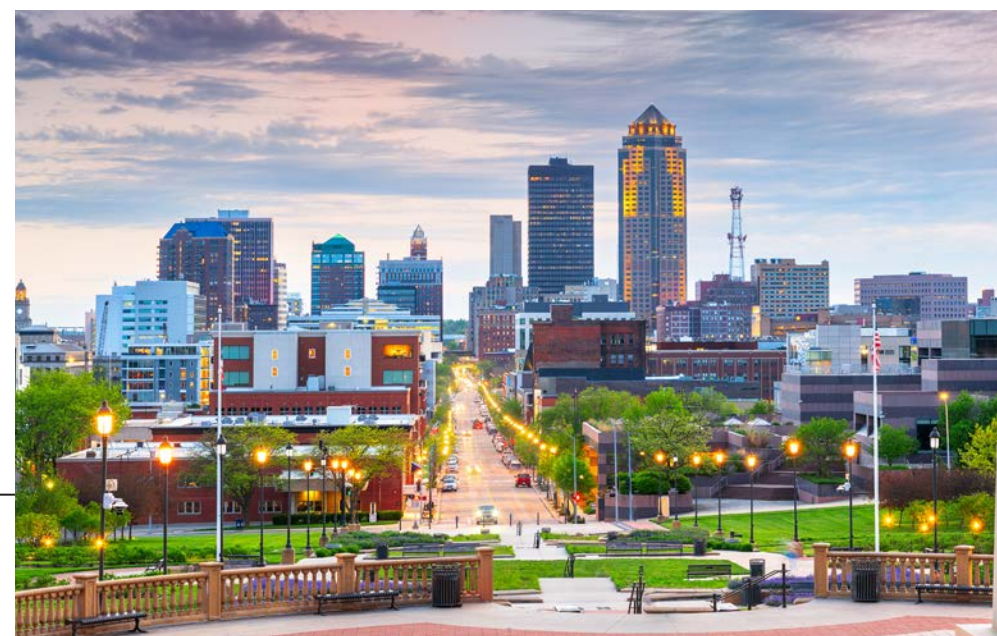
14,280



What's nearby



East Grand Office Park



The Principal Riverwalk

The Principal Riverwalk lies just steps away, offering miles of scenic trails along the Des Moines River—perfect for lunchtime runs, walking meetings, or evening bike rides. Connect to the broader Greater Des Moines trail network and explore everything from the tranquil Robert D. Ray Asian Gardens to the energy of downtown's central business district.

John Pat Dorrian Bike Trail

Extend your recreational options year-round at the John Pat Dorrian Bike Trail. When it's time to unwind, the East Village's eclectic mix of chef-

driven restaurants, craft breweries, boutique shops, and entertainment venues are all within walking distance.





Rediscover East Grand Office Park

Work alongside other visionaries, entrepreneurs, and like-minded business professionals. Secure your place in Des Moines' premier business hub and elevate your company's potential.

Headquartered out of the Krause Gateway Center, Krause Group is the parent company of a diverse set of businesses located in the United States and Italy, including professional soccer clubs, wineries, real estate, and agriculture.

Contact us today to learn more about leasing opportunities at East Grand Office Park.

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