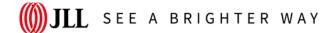


JLL SEE A BRIGHTER WAY

# For sale or lease

516 3rd Street Des Moines, Iowa 50309 +/- 1,118 - 4,387 RSF Office/Retail/Restaurant Space Available

jll.com/des-moines



### **Property overview**

Location	516 3rd Street   Des Moines, Iowa 50309
Availability	1st floor: 4,387 RSF
	2nd floor: 1,118 RSF
Sale price	Negotiable
Lease rate	\$14.50/RSF NNN
Est. OPEX	\$6.16/RSF
Property information	<ul> <li>High traffic counts offer outstanding visibility and signage options.</li> <li>Direct access from 3rd Street exit on Interstate 235 four blocks to the North.</li> <li>Abundant off-street parking options.</li> <li>Nearby amenities include city parking garage, Wells Fargo Arena, hotels, and the Principal River Walk.</li> </ul>

#### 1st floor (conceptual renderings)

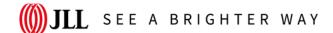


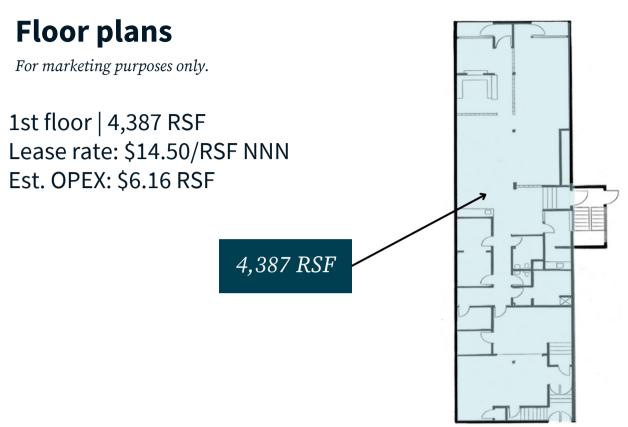


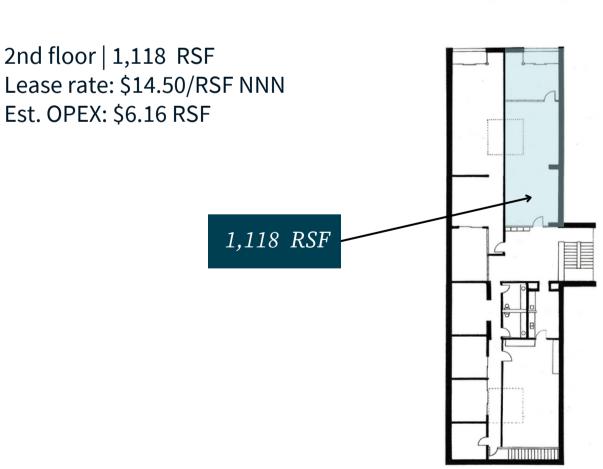
#### 1st floor (exiting layout)













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516 3rd Street | Des Moines, Iowa 50309



1,118 RSF - 4,387 RSF Office/Retail/Restaurant space available

Contact broker for additional information

jll.com/des-moines

Justin Lossner, CCIM, SIOR
Senior Managing Director
Justin.Lossner@jll.com
+1 515 371 0846

Lucas Hedstrom
Senior Associate
Lucas.Hedstrom@jll.com
+1 515 564 9269

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