 **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

- High traffic counts offer outstanding visibility and signage options.
- Direct access from 3rd Street exit on Interstate 235 four blocks to the North.
- Abundant off-street parking options.
- Nearby amenities include city parking garage, Wells Fargo Arena, hotels, and the Principal River Walk.

1st floor (conceptual renderings)



1st floor (existing layout)

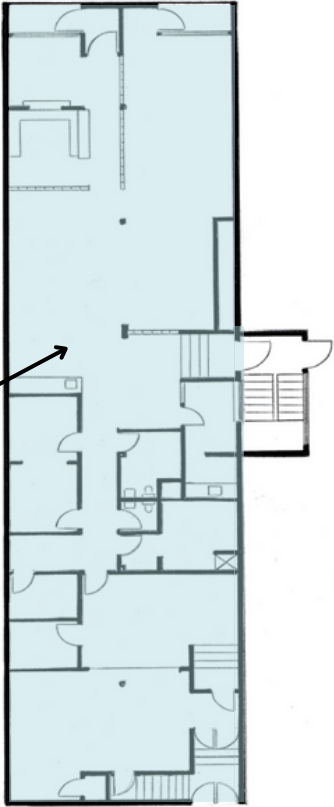


Floor plans

For marketing purposes only.

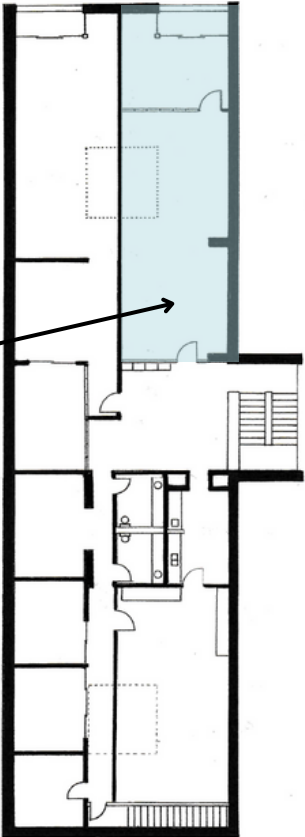
1st floor | 4,387 RSF
Lease rate: \$14.50/RSF NNN
Est. OPEX: \$6.16 RSF

4,387 RSF



2nd floor | 1,118 RSF
Lease rate: \$14.50/RSF NNN
Est. OPEX: \$6.16 RSF

1,118 RSF



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Contact broker for
additional information

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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