

Office Space | Redevelopment Opportunity

2150 Grand Avenue
Des Moines, Iowa 50312
www.cbre.com/desmoines

Building Size

- + 19,692 SF (Three floors)
- + Plus basement level – 3,284 SF

Lot Size

- + 2.086 Acres - Two parcels

Lease Rate

- + \$9.75/SF NNN
- + Tenant improvements negotiable

New Sale Price

- + **\$2,000,000**

New Sale Price



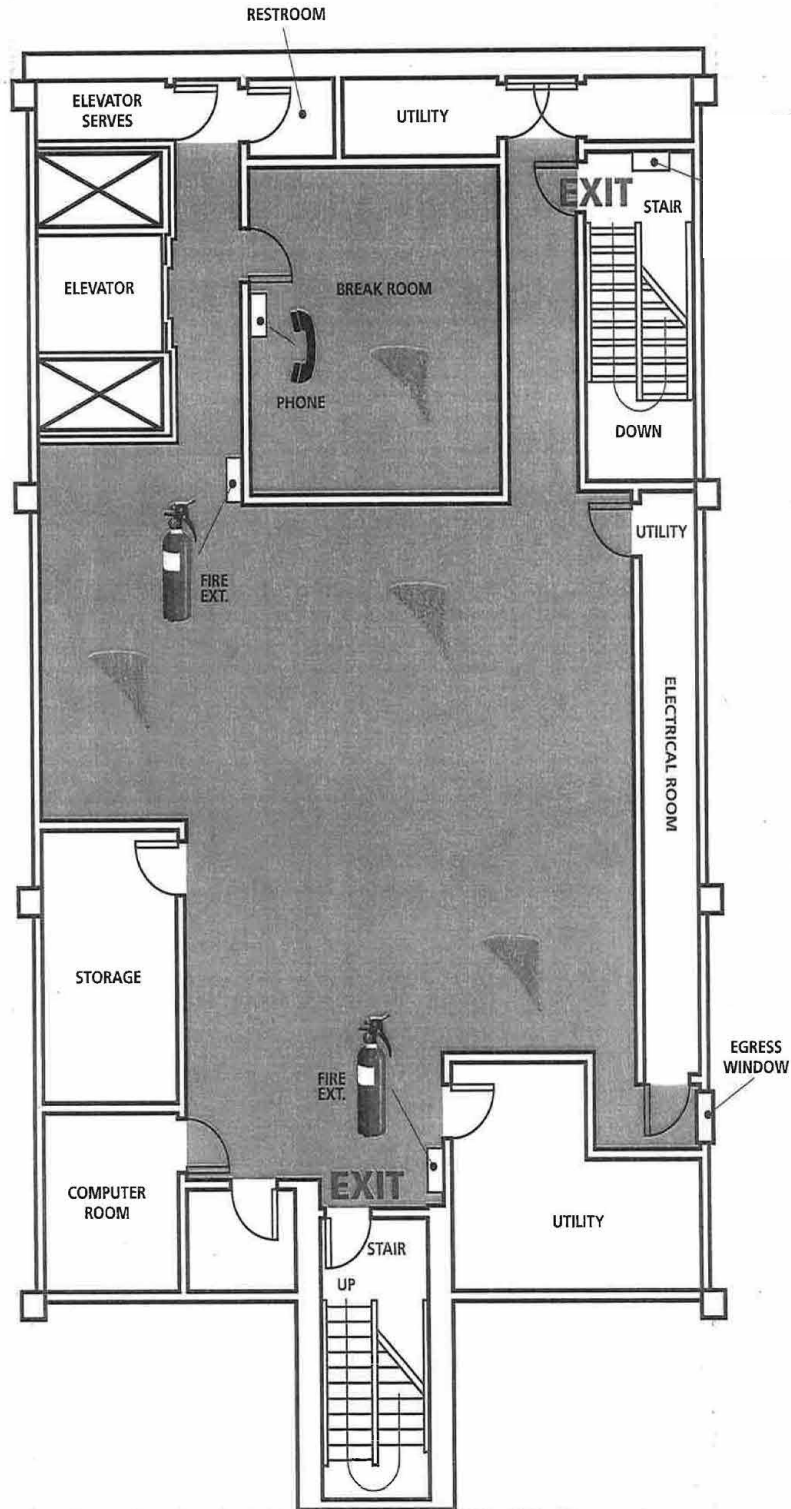
Aerial Photo



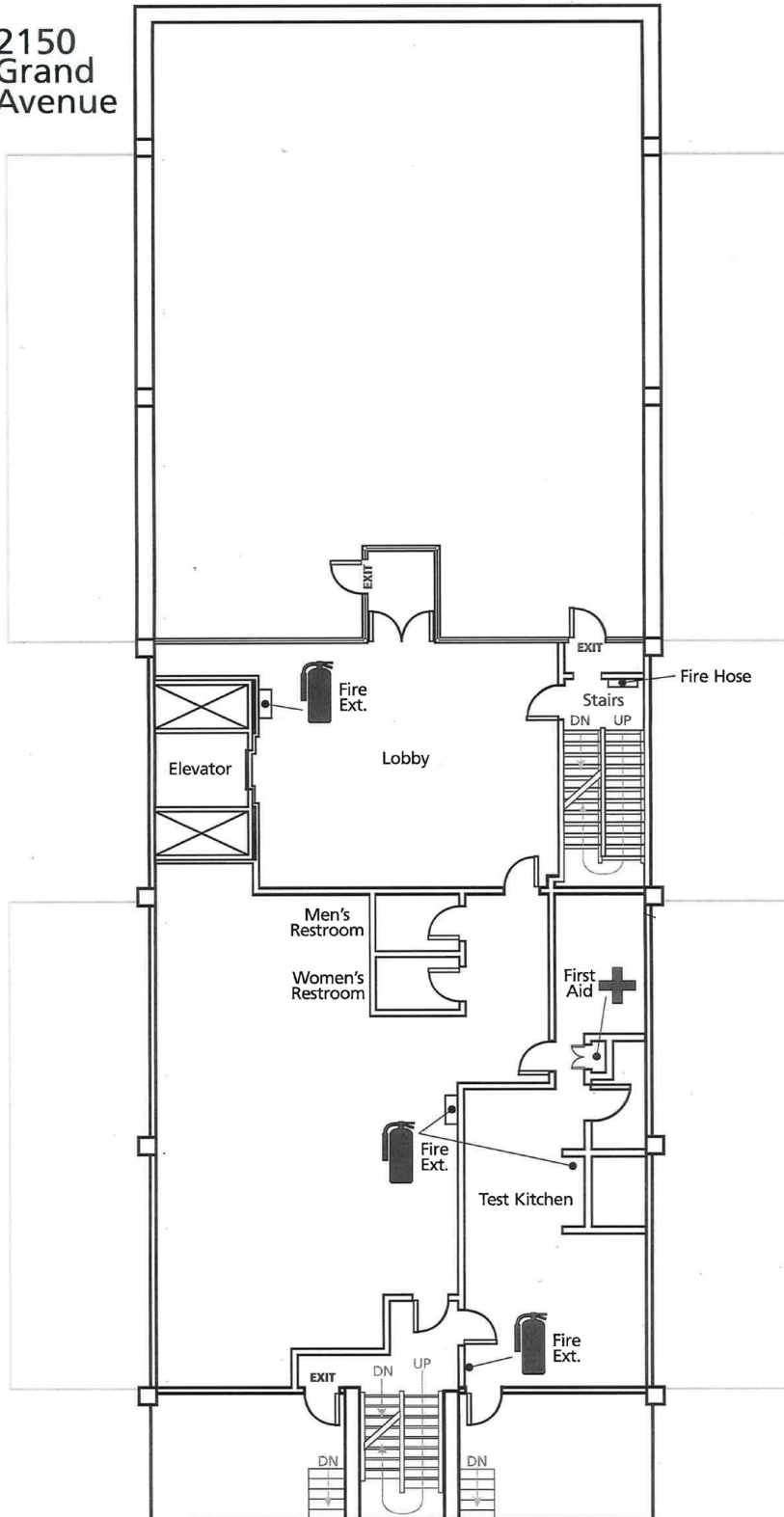
Building Features

- + Located on heavily traveled Grand Avenue, minutes from I-235
- + Built in 1967, remodeled in 1987
- + Rare parking opportunity in Grand/Ingersoll corridor with 74 spaces
- + Zoned RX2 - Mixed Use District
- + Property Taxes
 - Parcel 1: \$64,308 (building)
 - Parcel 2: \$1,938 (parking)
- + Nearby Amenities include: Palmer's Deli and Market, Gusto Pizza Co, Caribou Coffee, Noodles and Company, & Walgreens
- + Traffic Counts
 - Grand Ave: 10,600 vpd
 - Martin Luther King Jr. Pkwy: 33,200 vpd

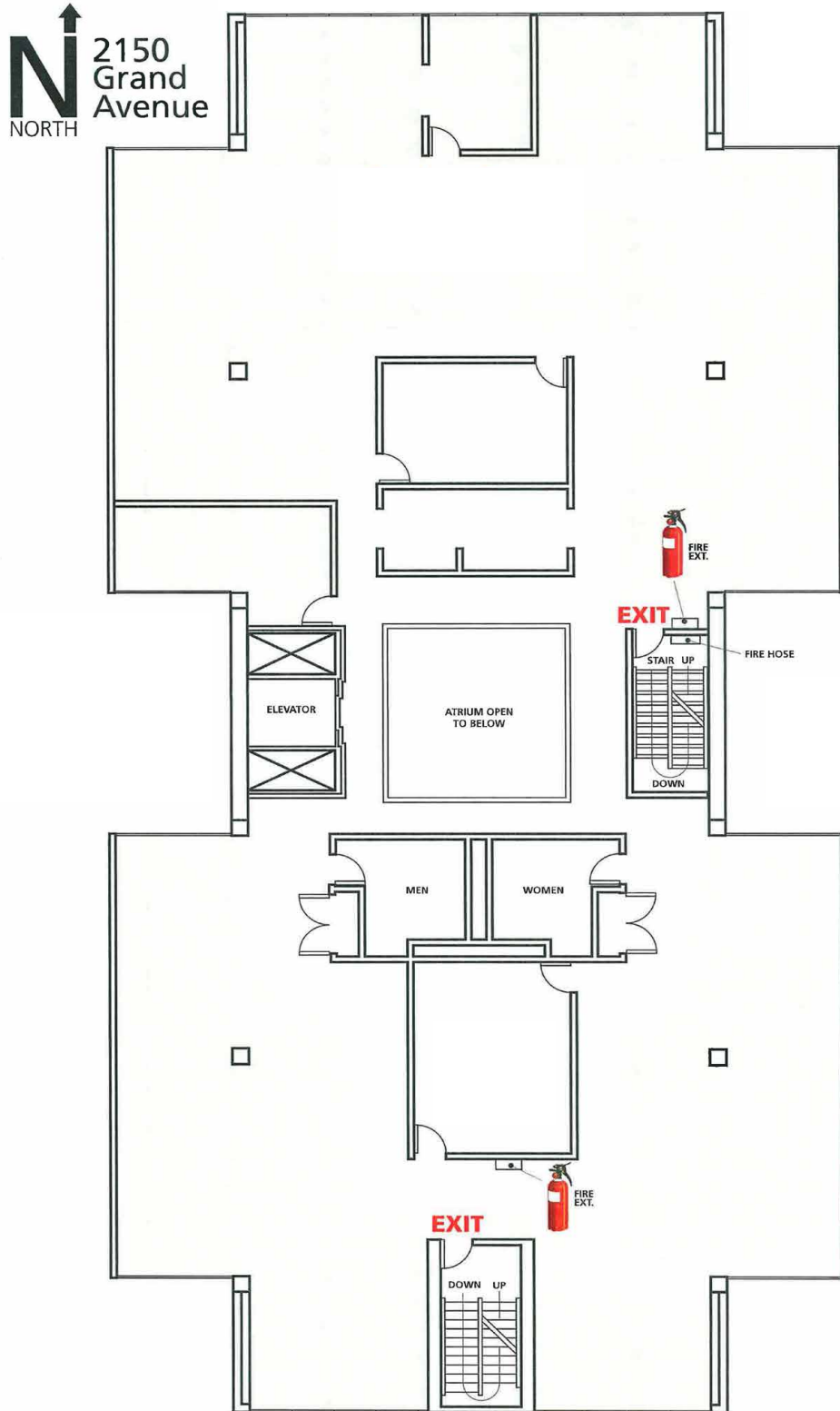
Floor Plan - Basement



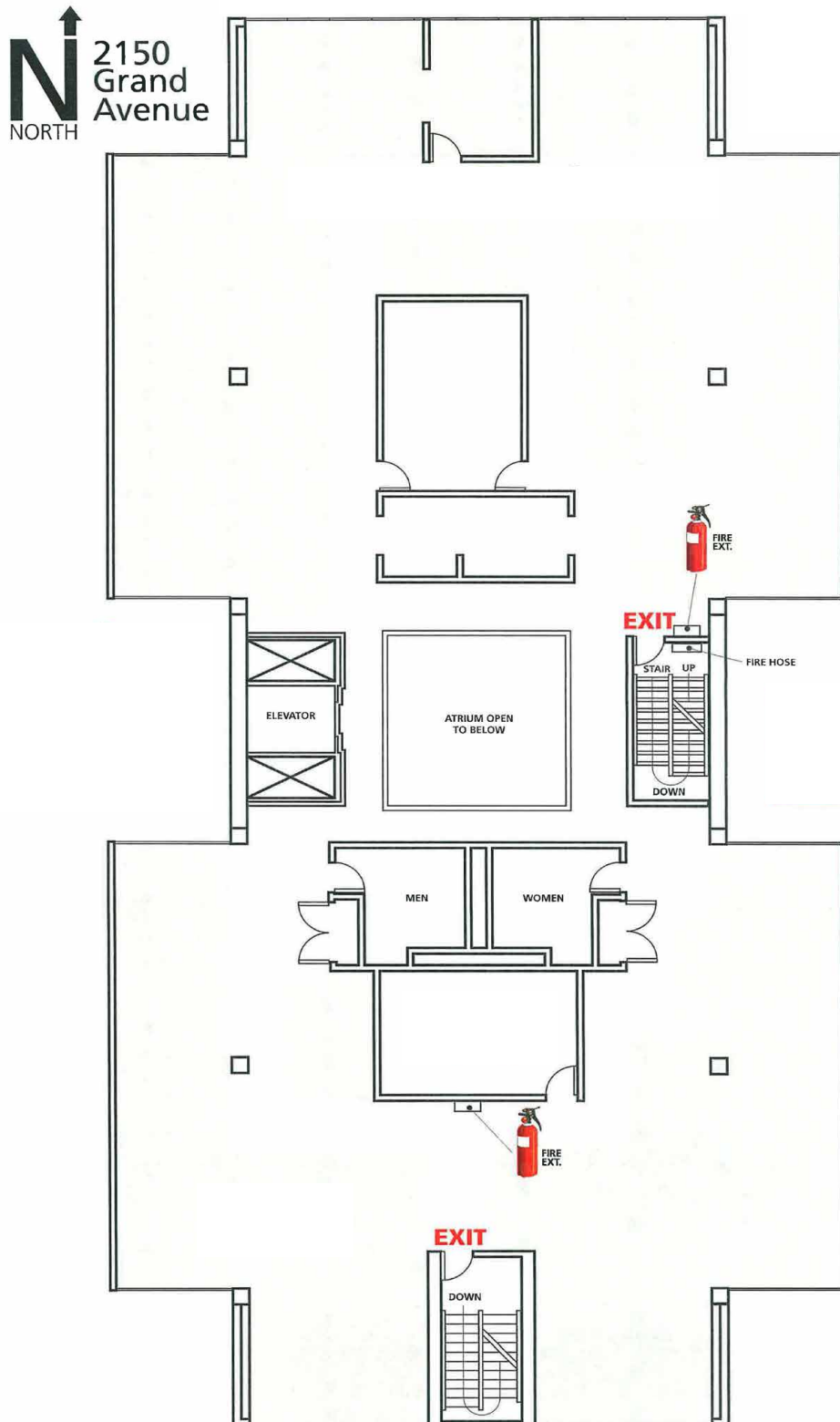
Floor Plan - 1st Floor



Floor Plan - 2nd Floor



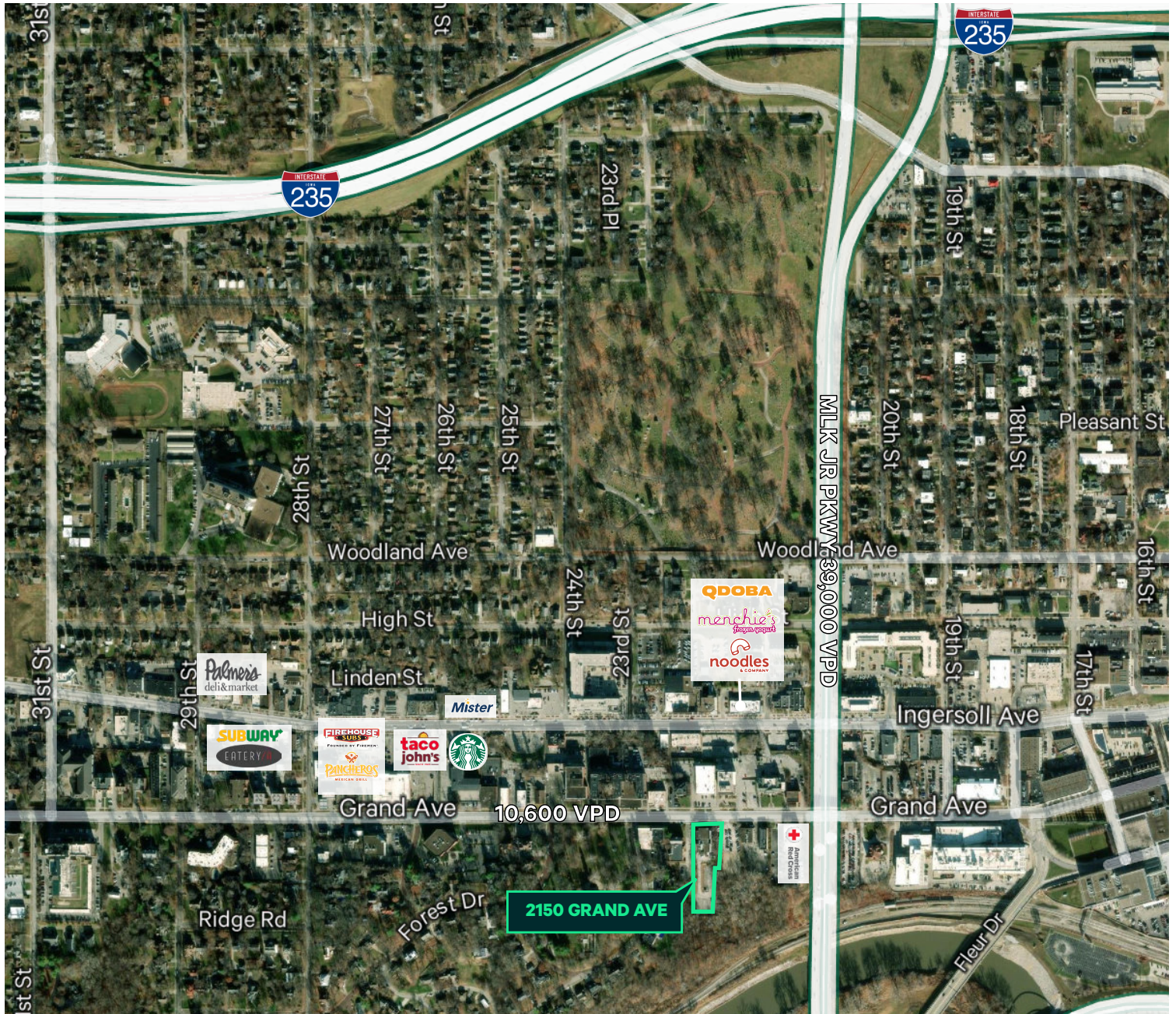
Floor Plan - 3rd Floor



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Des Moines, Iowa 50312

For Sale or Lease

Location



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