

**5,500 SF
FOR SUBLEASE**



103
S 11th Street
West Des Moines, IA



CBRE



EXECUTIVE SUMMARY

103 S 11th St, West Des Moines, IA offers a unique 5,500 SF lease opportunity ideally suited for brewery, food production, or flex industrial users. Previously operated as a brewery restaurant, the property features a functional layout with approximately 50% production space and a distinctive two-story restaurant/taproom area, providing a turnkey foundation for brewing, manufacturing, food processing, distribution, or creative commercial uses. The versatile configuration allows occupants to combine production, storage, office, and customer-facing operations under one roof in a centrally located West Des Moines setting.

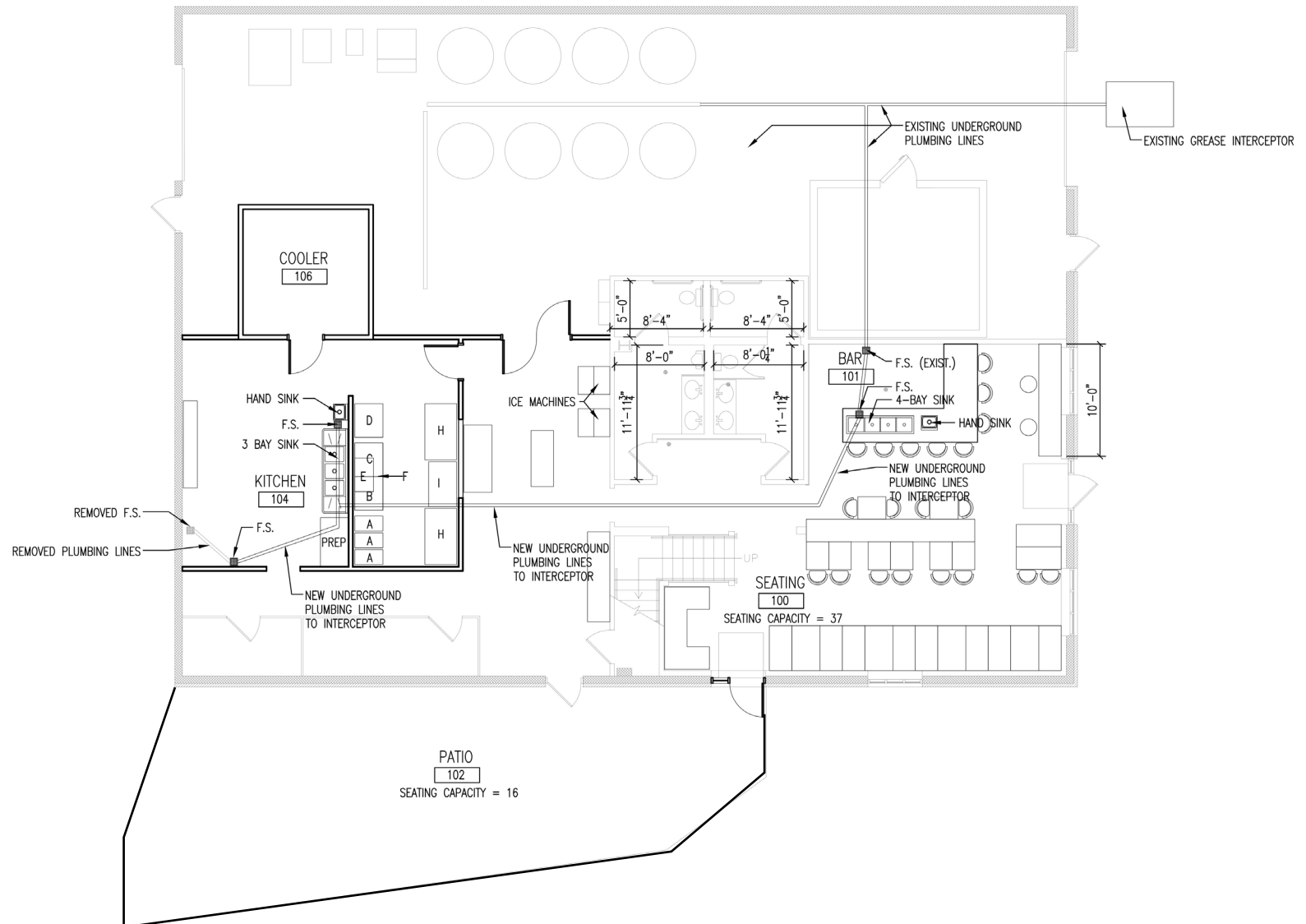
PROPERTY OVERVIEW

Food/Flex Industrial

Lease Rate	\$7.75/SF NNN
Operating Expenses	\$2.75/SF
SF	5,500 SF - First Floor • ~1,500 SF bar/seating area Additional • ~1,200 SF Kitchen and prep area • ~2,750 SF Warehouse/ production space - 1,500 SF Mezzanine • Bar/seating area • Restrooms • Storage
Existing grease traps	
Full Kitchen	
One Drive-In & One Dock High Door	
Two Story Patio	
FF&E available for sale	

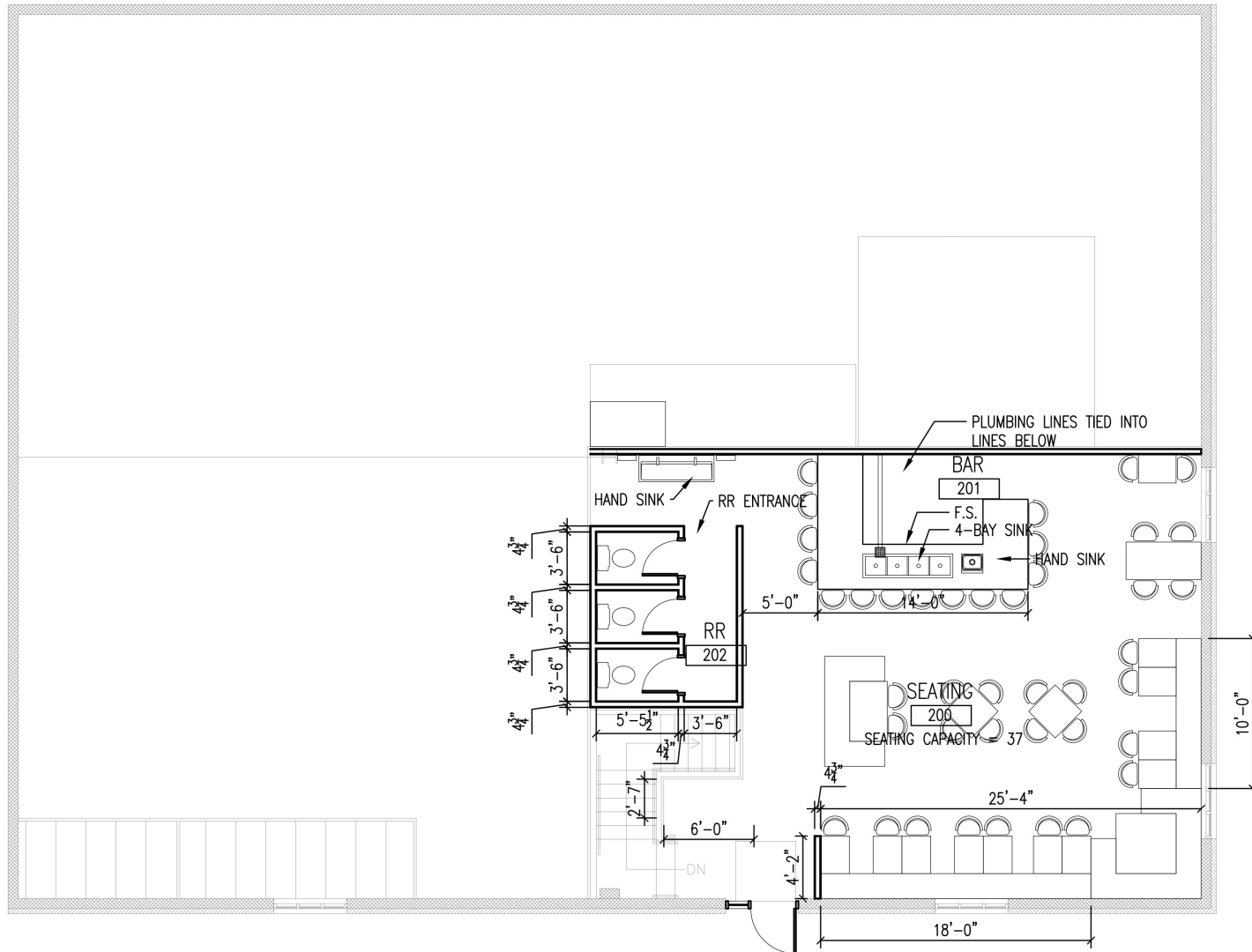
FLOOR PLAN

First Floor



FLOOR PLAN

Second Floor



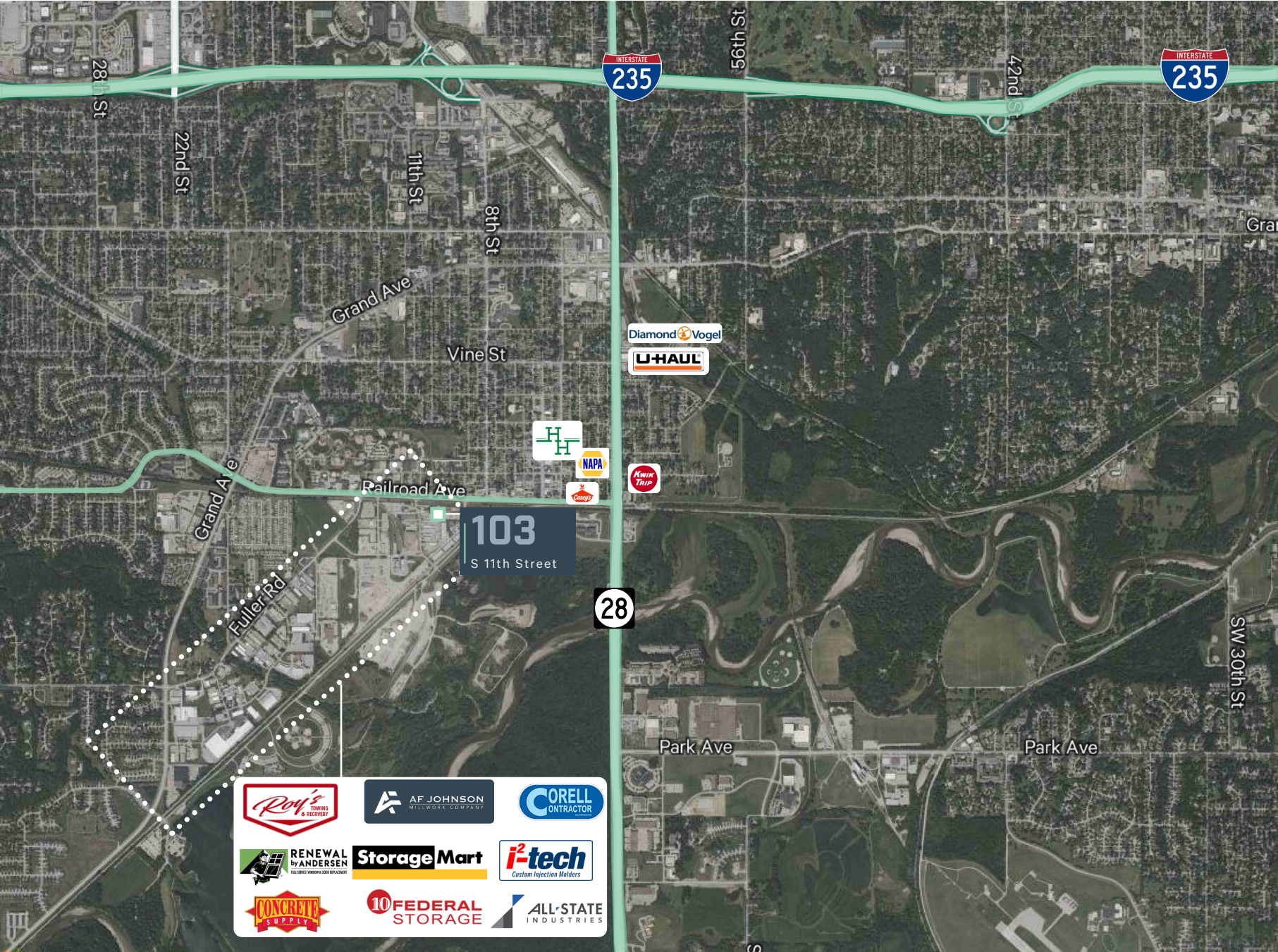
INTERIORS



EXTERIORS



LOCATION



103
S 11th Street



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