

# 535 SW 7th Street

## Centrally Located Flex|Office Space

### **Building Features**

- Prime corporate headquarters location offering versatile spaces to accommodate diverse tenant needs
- + Free Parking 5.4 spaces / 1,000 SF
- + Nestled back and insulated from the main thoroughfare while maintaining convenient access
- + Exterior Signage
- + Centurylink fiber optic service available
- + Dock high doors available

- + Utilities available to submeter if demised
- + Adjacent to multiple mass transit routes
- + Nearby amenities including hotels with conference facilities, restaurants, retail, medical, and Court Avenue Entertainment District
- + Owned and professionally managed by Hubbell Realty Company

### Available Space

535 SW 7th Street Des Moines. IA

www.cbre.com/desmoines

- + 4,000 36,071 SF
- + Available 11/1/2025
- + Potential for additional docks and drive-in doors to be installed

#### Lease Rate

- + \$8.50 PSF NNN
- + CAMIT: \$6.53 PSF



535 SW 7th Street

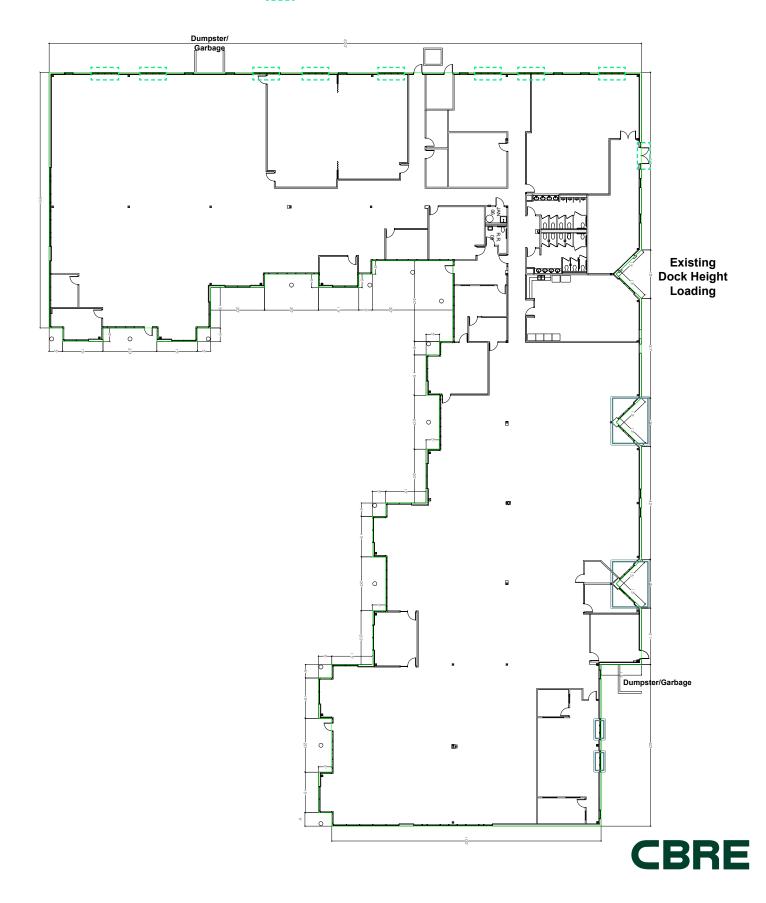
Des Moines, IA

## For Lease

## Floor Plan

Potential Drive In Doors =

Potential Dock Height Loading =



### 535 SW 7th Street

Des Moines, IA

## For Lease

## **Exterior Photos**







### For Lease

## Aerial of Site



Demographics	1-Mile	3-Mile	5-Mile
Population	10,373	106,720	222,619
Daytime Population	65,558	173,631	274,284
Median Age	34.9	33.7	35.6
Average Household Income	\$59,112	\$54,979	\$68,600



### For Lease

## Location



### **Contact Us**

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