

FOR LEASE



PROPERTY DETAILS

General Use: Office / Retail

Available SF: 7,700 SF

Lease Rate: \$9.00 PSF MG



PROPERTY FEATURES

- Beautiful, historically relevant space
- Hardwood floors and high ceilings with an open layout
- Potential uses: studio space (yoga, dance, photography, etc.), open layout office space, concept similar to Ricochet
- To consider: second floor space only accessible via stairs and no designated parking

Hohberger Building

Formerly home to game lounge, Ricochet, this unique space is located in the Hohberger Building in the heart of the East Village above local concert venue, Wooly's. The Hohberger Building was built in 1895 and housed a dry goods store, Dockstader and Co. Renovations to the building started in 1999 with completion in 2001. The building was listed on the National Register of Historic Places in 1978.

For more information please contact:

Ben Brackett

515.556.4596 | ben@fergusoncres.com

Pat Schneider

515.240.1828 | pat@fergusoncres.com

Brokerage

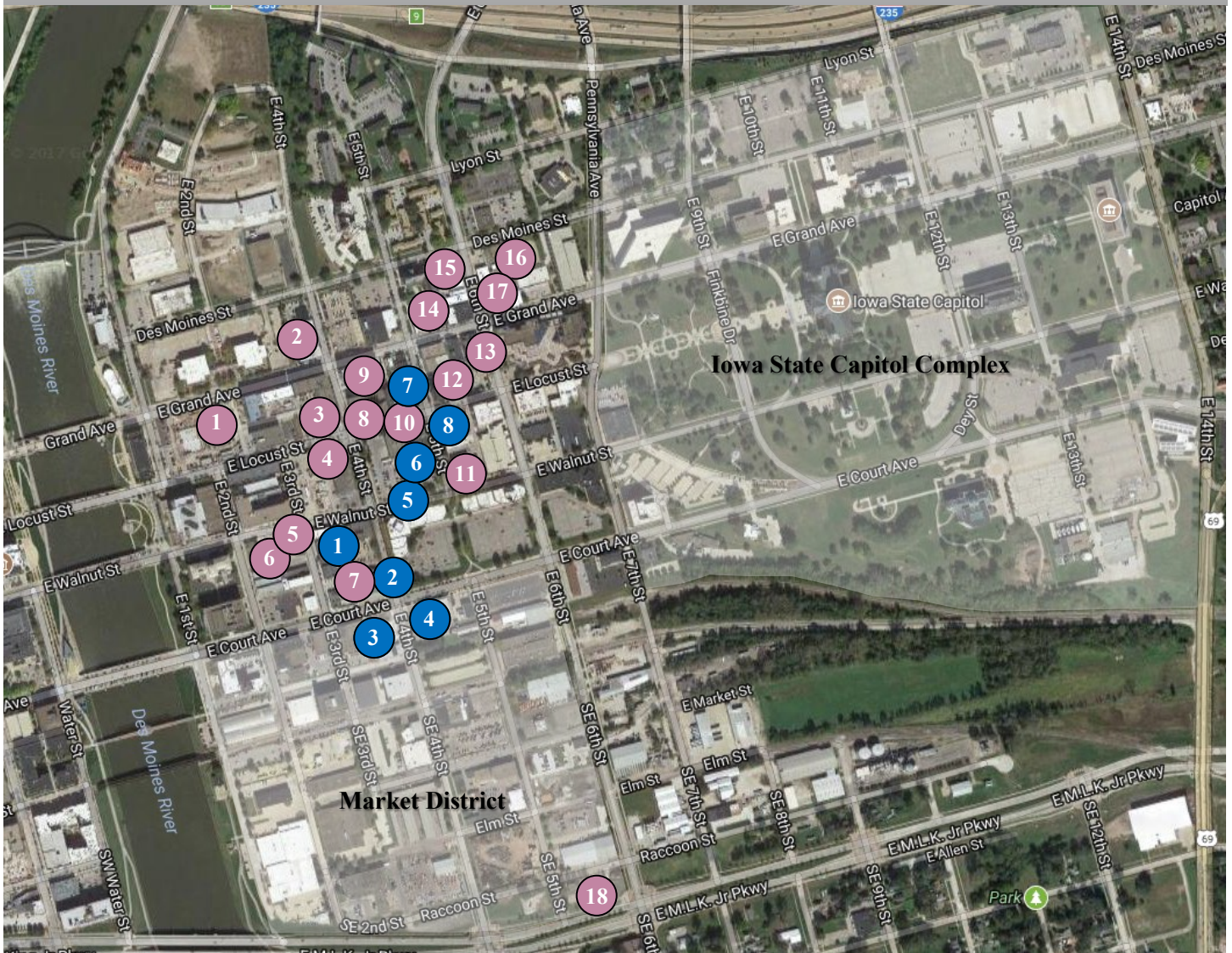
Property Management

Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent.



AMENITIES

Bars, Breweries, & Cocktails

- 1 Iowa Tap Room
- 2 1717 Brewing Company
- 3 Peace Tree Brewing
- 4 AJ's on Court
- 5 Beechwood Lounge
- 6 Nightingale Cocktail, Buddy's Coral, The Blazing Saddle
- 7 Bellhop, Ernie's Boondock
- 8 Locust Tap

Restaurants

- 1 Clyde's Fine Diner, DreiBerge Coffee, St. Kilda
- 2 Zombie Burger
- 3 Scenic Route Bakery, Almost Famous Popcorn Co.
- 4 Open Sesame
- 5 Blu Thai Food & Sushi
- 6 Ceviche Bar
- 7 Molly's Cupcakes
- 8 Lucca
- 9 The Republic on Grand
- 10 85 Bar, Mars Coffee Bar
- 11 HoQ
- 12 Dirt Burger, Purveyor
- 13 Club 525, Gong Fu Tea
- 14 Quinton's, Myabi 9, Olympic Flame
- 15 Alba
- 16 Railroad Bill's Dining Car
- 17 Plain Talk Books & Coffee
- 18 Rita's Cantina, Truman's

Brokerage

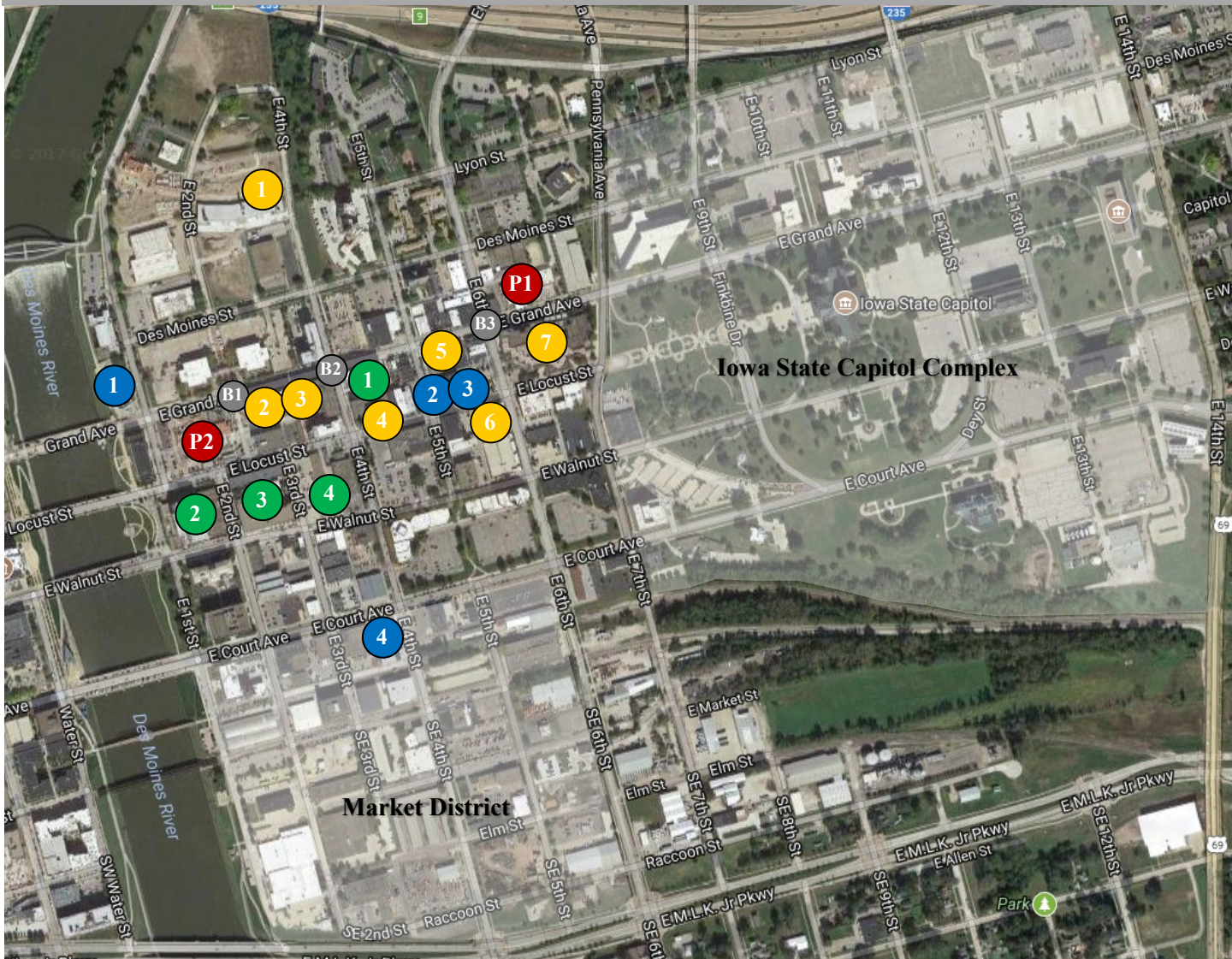
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AMENITIES

Hotels

- 1 AC Hotel By Marriott
- 2 Embassy Suites
- 3 Staybridge Suites
- 4 Future Element By Westin

Entertainment

- 1 Brenton Skating Plaza
- 2 Up-Down DSM
- 3 Wooly's
- 4 Climb Iowa

Additional

- 1 Hubbell Bridge District
- 2 West Elm
- 3 Lululemon
- 4 Salon Spa W
- 5 RAYGUN
- 6 Fleet Feet Des Moines
- 7 State Historical Building

PARKING & TRANSPORTATION

Parking

- P1 Capitol Complex Parking
- P2 City Hall Parking Garage

DART Access

- B1 E Grand Ave | E 2nd St
- B2 E Grand Ave | E 4th St
- B3 E Grand Ave | E 6th St

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This form is required by the real estate laws of the State of Iowa.
DISCLOSURE OF AGENCY RELATIONSHIP

The undersigned acknowledge that Pat Schneider and Ben Brackett, as Appointed Agent(s) of Ferguson Commercial Real Estate Services, represent Teachout Properties LLC named below (hereinafter the "Client") with respect to the lease of the following property: 504 E Locust St, Des Moines, IA

If the Appointed Agent[s] represents both the Seller/Landlord and Buyer/Tenant, the duties of the Appointed Agent[s] are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth.

If the Appointed Agent[s] represents either the Seller/Landlord or Buyer/Tenant, but not both, the Appointed Agent has the following duties to its client:

- a) Place the client's interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
- b) Disclose the information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
- c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
- d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

- a) To provide brokerage services to all parties in the transaction honestly and in good faith.
- b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
- c) To disclose to each party all material adverse facts that we know, except for the following:
 - [1] Material adverse facts known by that party.
 - [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
 - [3] Material adverse facts the disclosure of which is prohibited by law.
 - [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
- d) To account for all property coming into the possession of the Broker or the Appointed Agent[s] that belongs to any party within a reasonable time after receiving the property.

Ferguson Commercial Real Estate Services and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

LANDLORD: Teachout Properties LLC

TENANT:

By _____

By _____

Title _____

Title _____

Date _____

Date _____