



2120 Rittenhouse St

Des Moines, IA



Flex Space Available for Lease

14,592 SF total office and warehouse space available located near the Des Moines International Airport. This single story building offers up to 14' clear height with drive up access within Suite C. 75 convenient parking spaces. Available for immediate occupancy.

Suite A: 7,296 SF Available

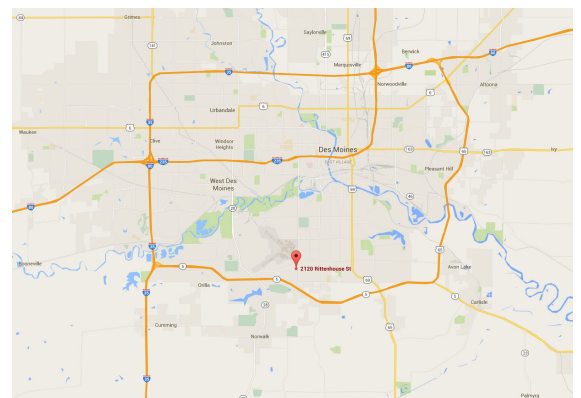
Suite B: Occupied

Suite C: 7,296 SF Available

Terms:

Office: \$8.00 psf NNN

Warehouse: \$5.00 psf NNN



Marcus R. Pitts, CCIM, SIOR

Executive Vice President

+1 515 556 4727

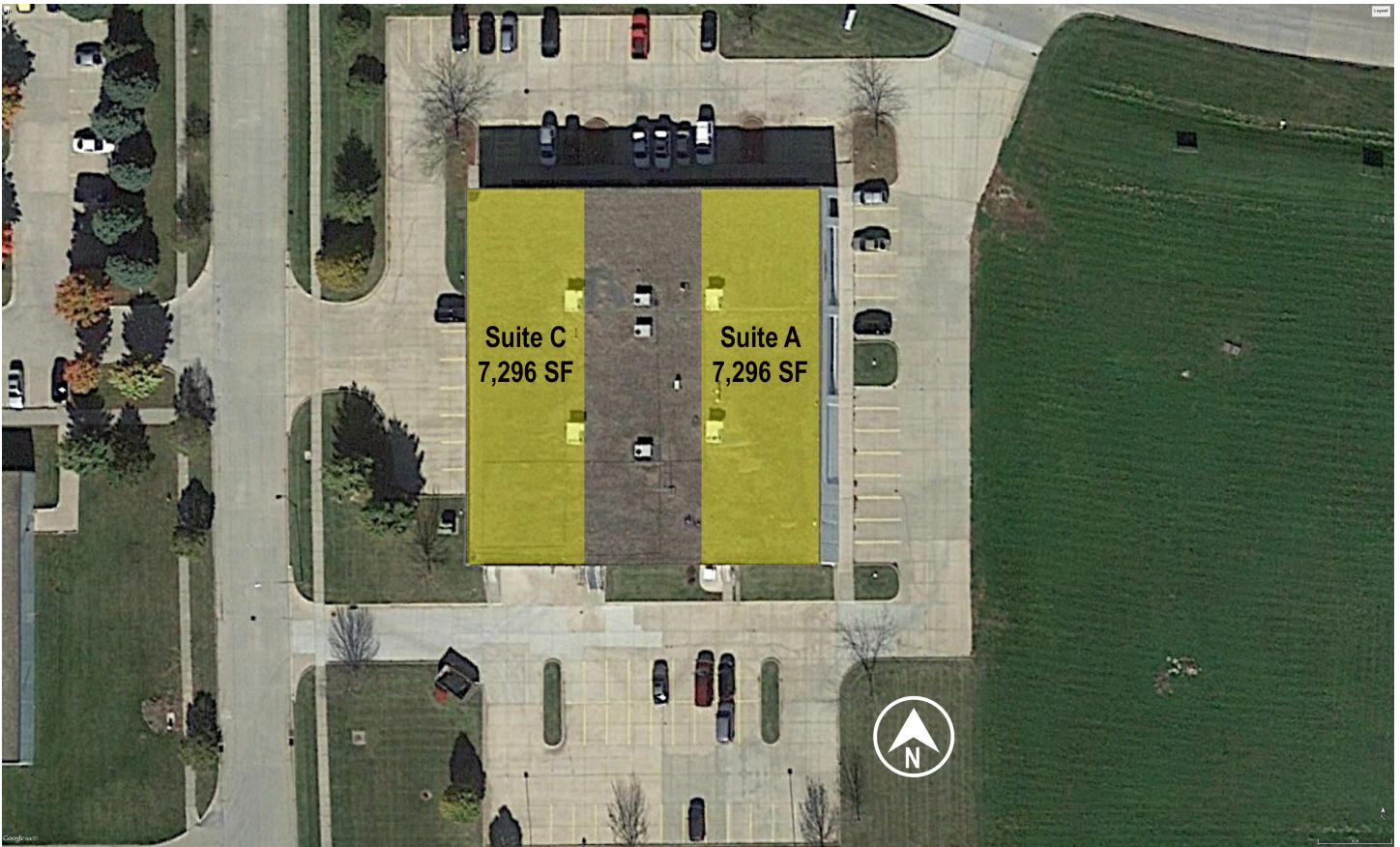
marcus.pitts@am.jll.com

Justin Lossner, CCIM

Senior Vice President

+1 515 371 0846

justin.lossner@am.jll.com



Property Information

- 14,592 SF Total office and warehouse available
 - Suite A - 7,296 SF
 - Suite C - 7,296 SF (Office: 4,152 SF; Warehouse: 3,144 SF)
 - One drive-in and one dock high door on west side
 - Kitchenette complete with dishwasher, space for full size refrigerator and area for seating
- Estimated Operating Expenses: Up to \$6.00/PSF
- TI Allowance negotiable
- 3-5 year lease preferred

Property Features

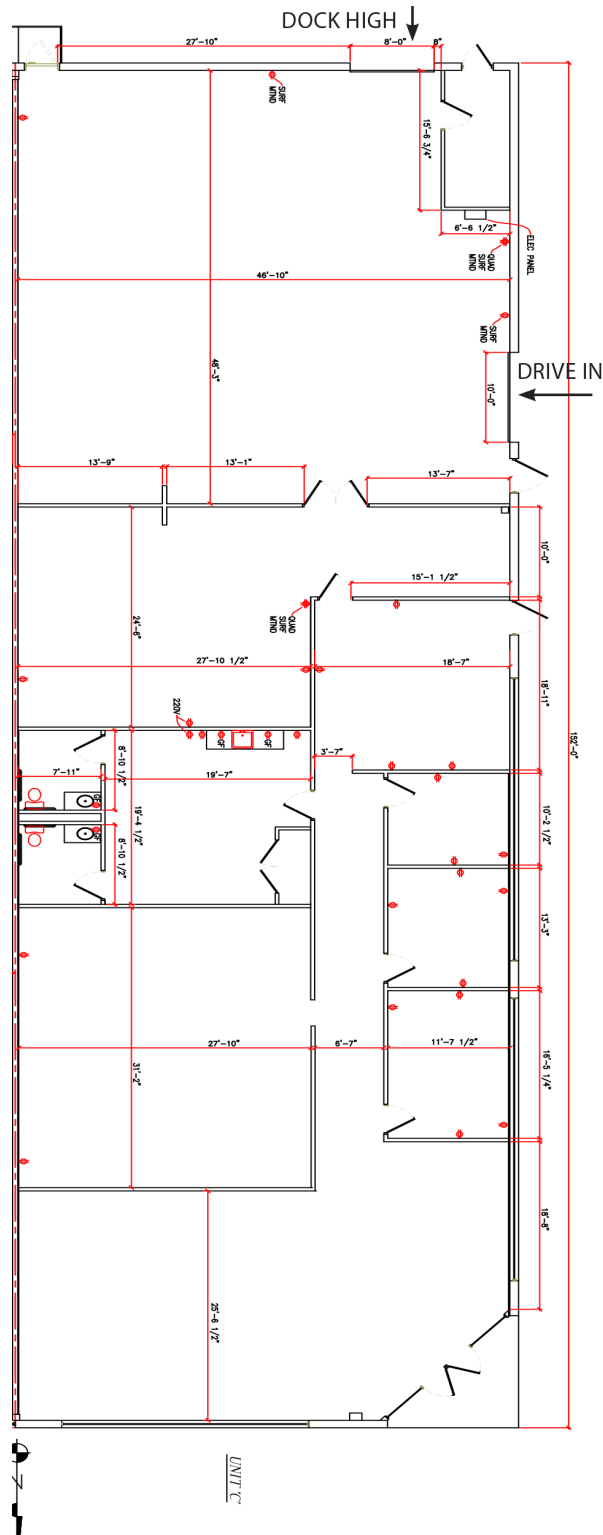
- Located near Des Moines International Airport
- Single story building with convenient parking
- Professional office finish with attractive window lines

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Unit C floor plan



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. JLL is a licensed broker in the State of Iowa.

2015 Demographics	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	5,315	43,256	96,681
Households	2,095	17,102	39,875
Average HH Income	\$53,634	\$63,058	\$63,930

Traffic Counts	
Fleur Drive	13,800 VPD
Army Post Rd	9,300 VPD

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