



For Lease

Commercial Space Available

- Class A office space
- 1st floor retail space
- Located in the heart of the CBD with excellent exposure to Locust Street and Grand Avenue
- Close proximity to the bus line (easy, convenient access)
- Skywalk connectivity to the entire CBD and retail amenities
- Customizable parking solutions
- Several building renovations include:
 - HVAC updates
 - High efficiency lighting
 - Lobby and common area remodel

909 Locust Street Des Moines, IA

Justin Lossner, CCIM
Executive Vice President
Jones Lang LaSalle Brokerage, Inc.
+1 515 371 0846
justin.lossner@am.jll.com

jll.com/des-moines





Property Information

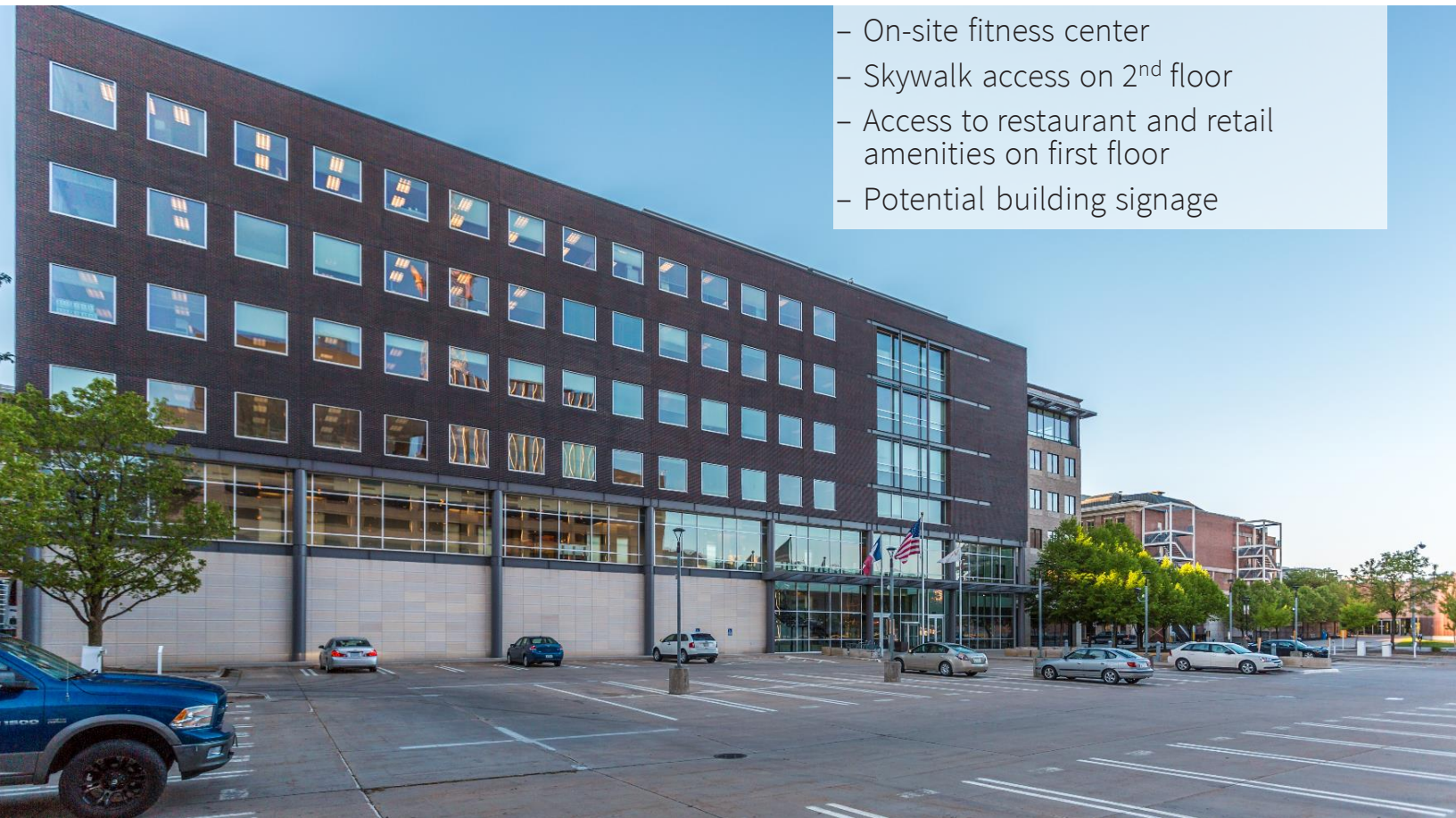
- Availability
 - 1st Floor: 2,499 RSF – 8,200 RSF
 - 2nd Floor: 36,638 RSF
 - 3rd Floor: 17,033 RSF
 - 4th Floor: 14,582 RSF
 - Up to 36,638 RSF contiguous
- Parking options include:
 - Heated building garage space
 - City parking ramp (skywalk connection)
 - Building owned surface lots with guest parking area

Terms

- Office: \$16.00/SF NNN
- Retail: Negotiable
- Long term lease preferred

Amenities

- On-site fitness center
- Skywalk access on 2nd floor
- Access to restaurant and retail amenities on first floor
- Potential building signage

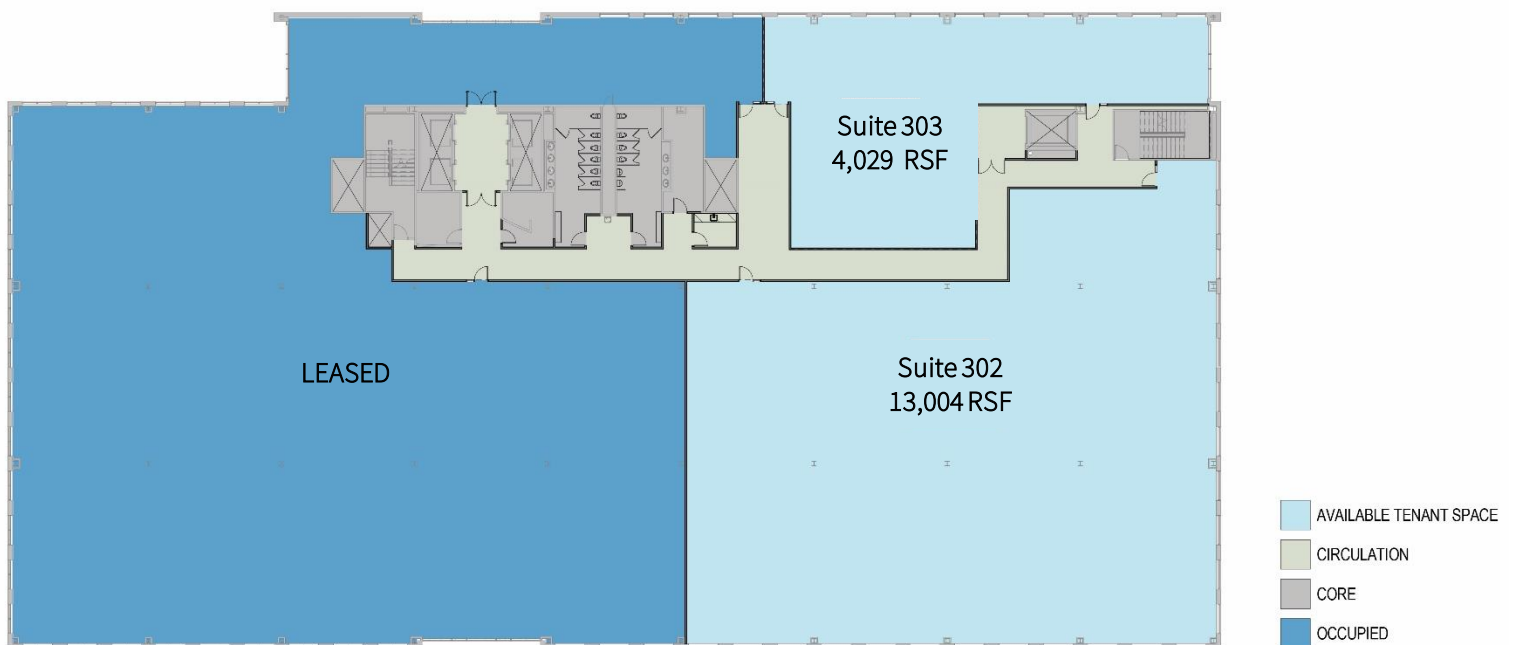


Floor Plans

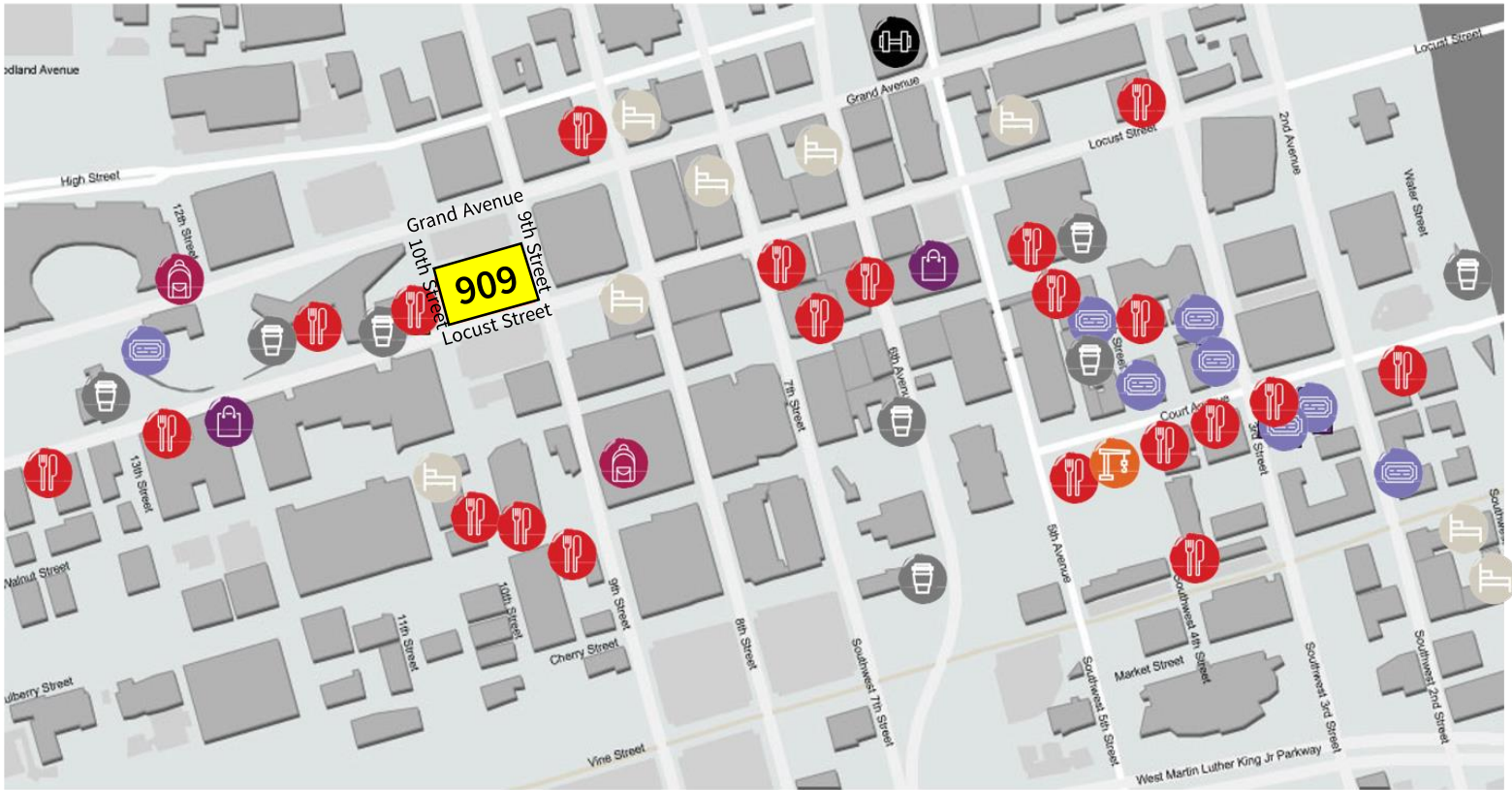
1ST FLOOR PLAN



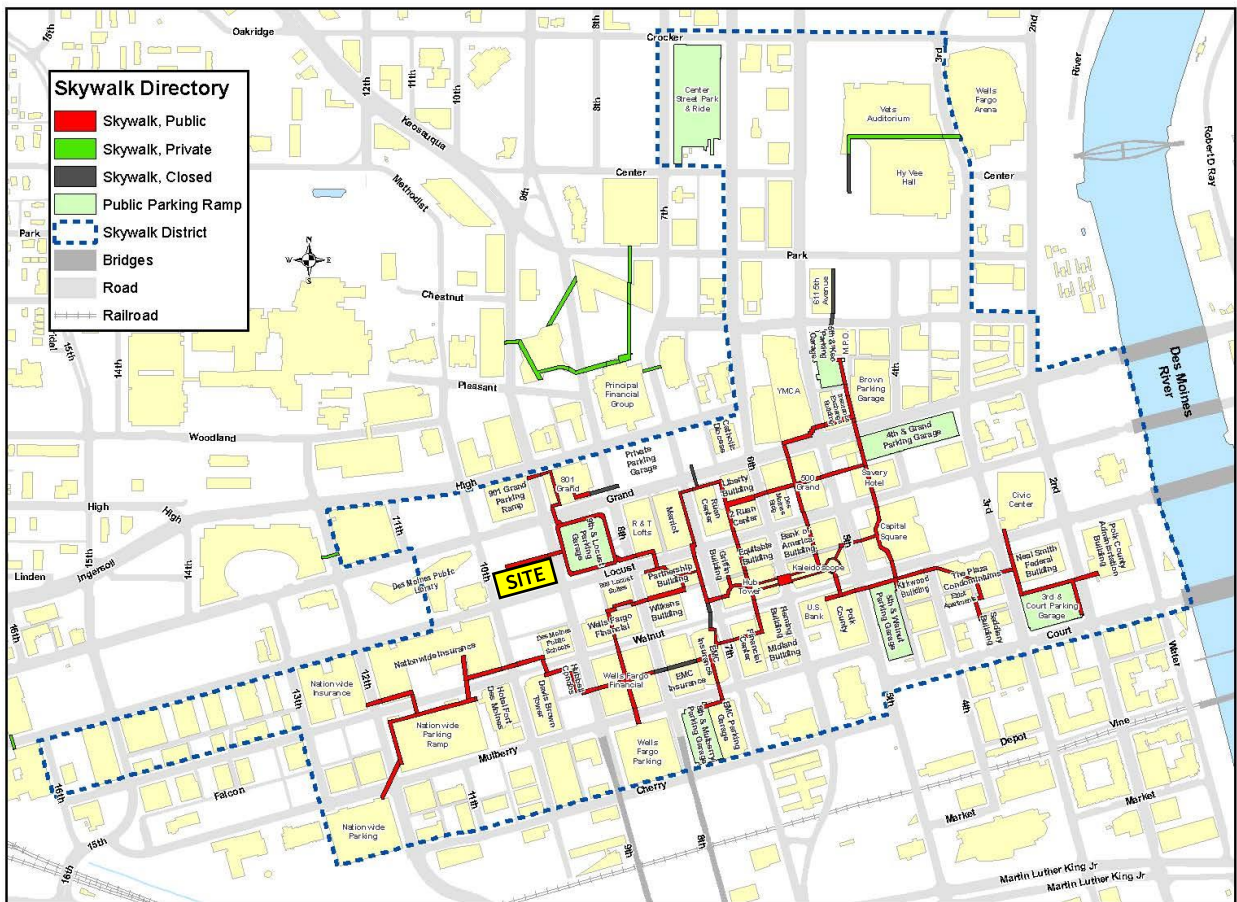
3rd FLOOR PLAN



Location



-  Restaurants
-  Fitness
-  Cafes
-  Hotels
-  Entertainment
-  Retail
-  Schools
-  New development



Last Update: 8/22/2016

City of Des Moines Engineering

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. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

