

# CREATE 319

319 SW 5th St.

Creativity in the Heart of Downtown Des Moines



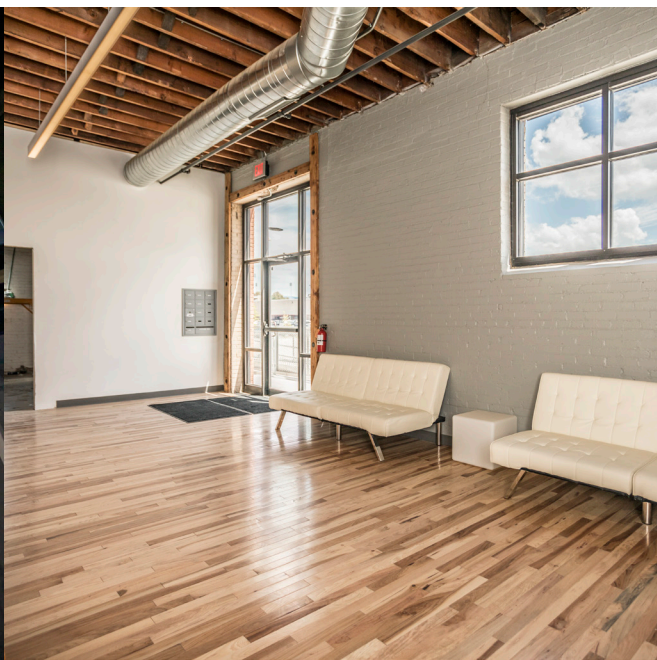
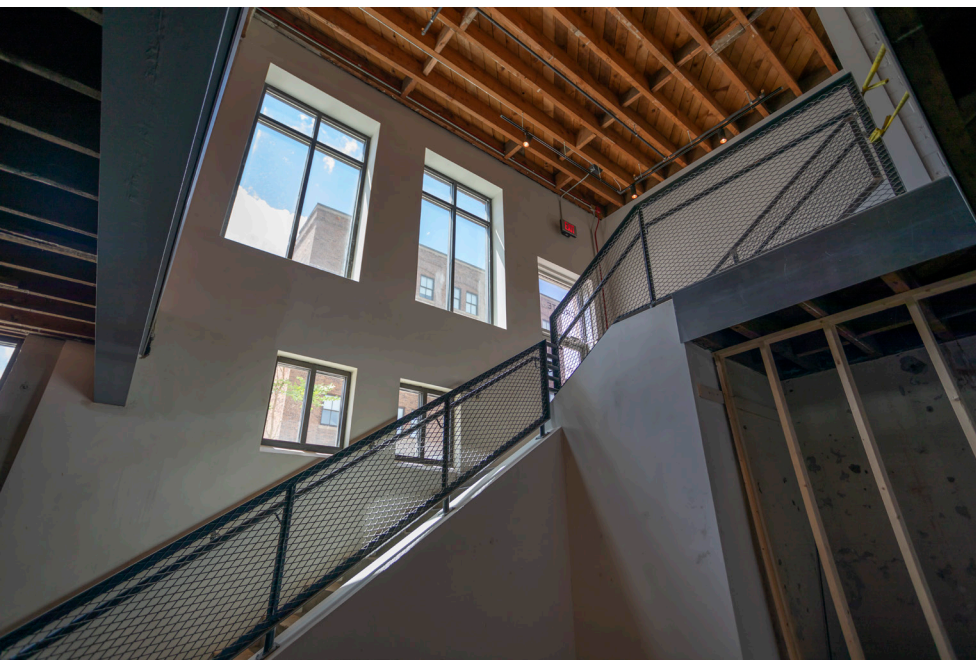
photo is representative and does not reflect the current exterior finish/color



# THE BUILDING

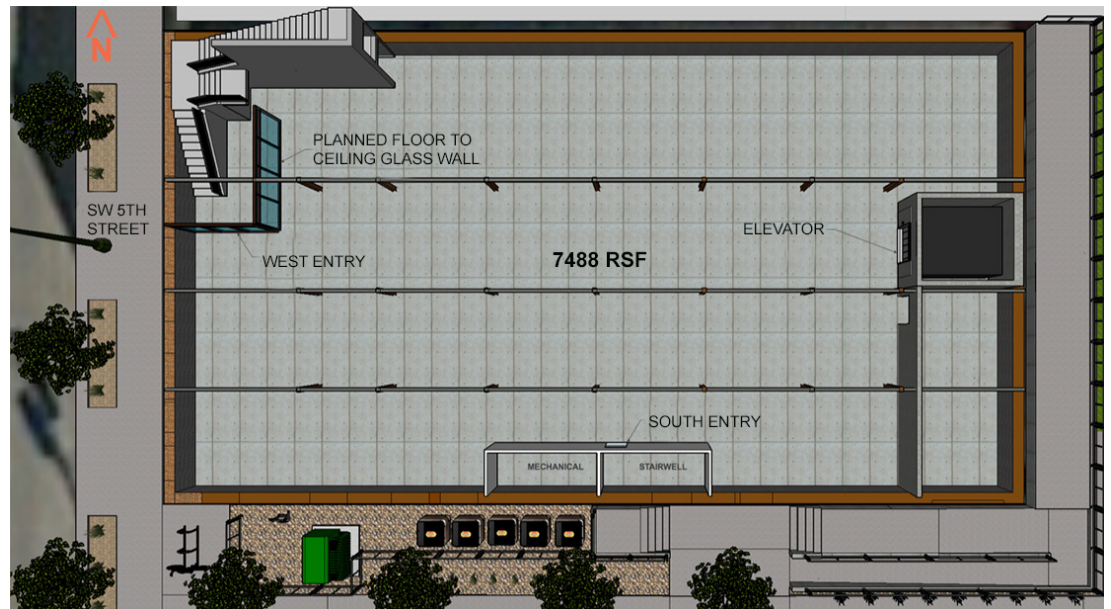
Four stories and 22,481 square feet available of perfectly blended industrial grit and creative flair. Create 319 delivers an opportunity to stake your claim in one of Des Moines' hottest up and coming neighborhoods. Open floor plans, flexible spaces and exposed heavy timber structures in a 1920s building with cutting edge updates.

- Pricing: \$20.00/SF modified gross (excludes janitorial)
- Parking options nearby
- Heavy timber construction with high ceilings and ample window line
- Complimentary space planning and construction management by owner (a professional industrial designer)



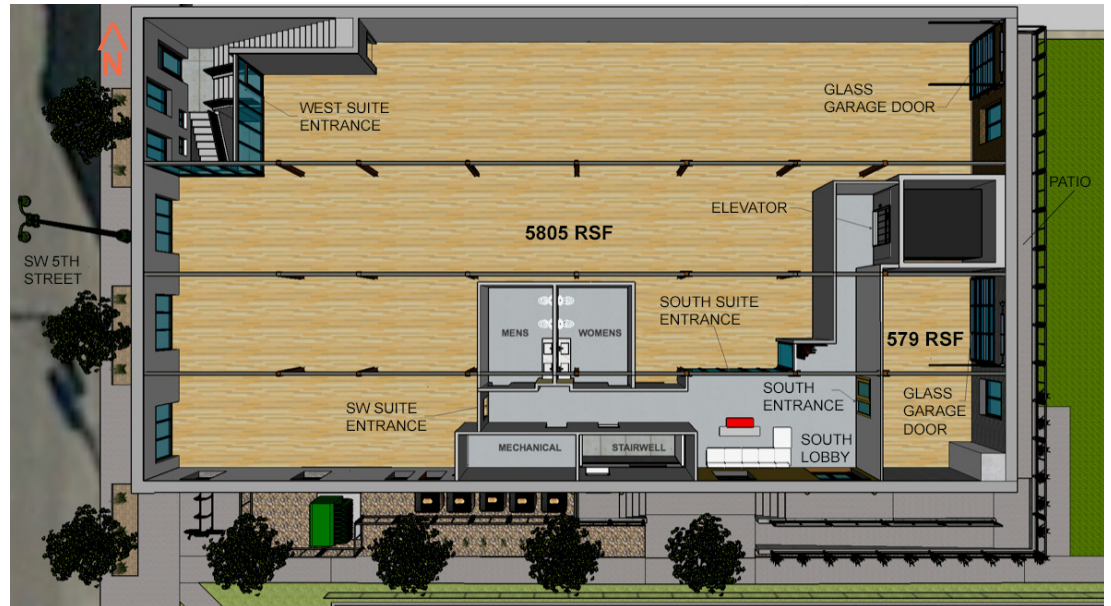
# lower level

- 7,488 RSF



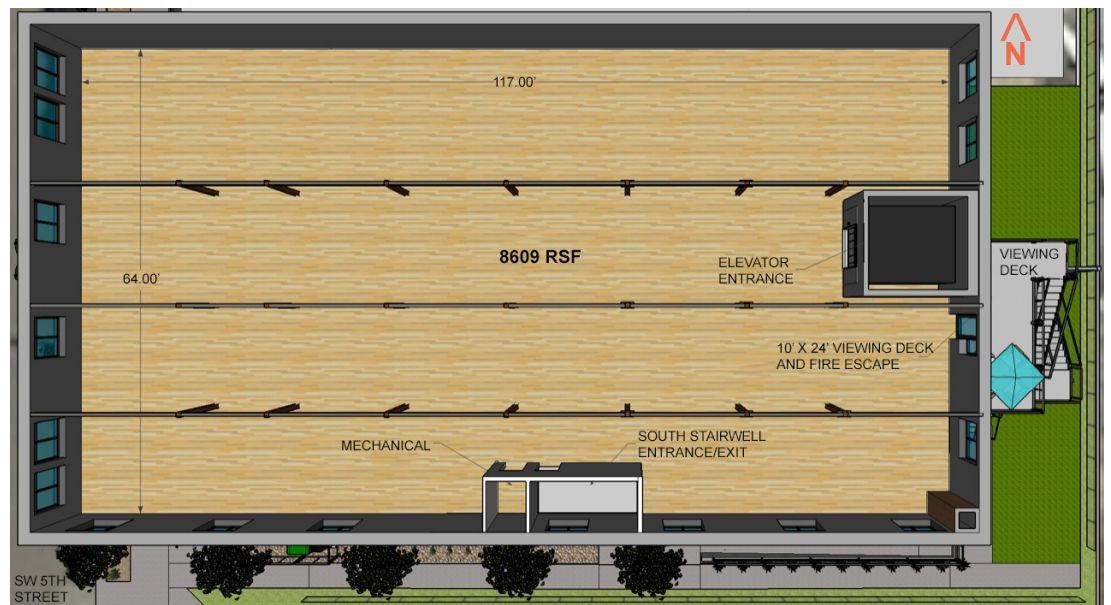
# first floor

- 579 - 5,805 RSF
- Patio available on East side of building

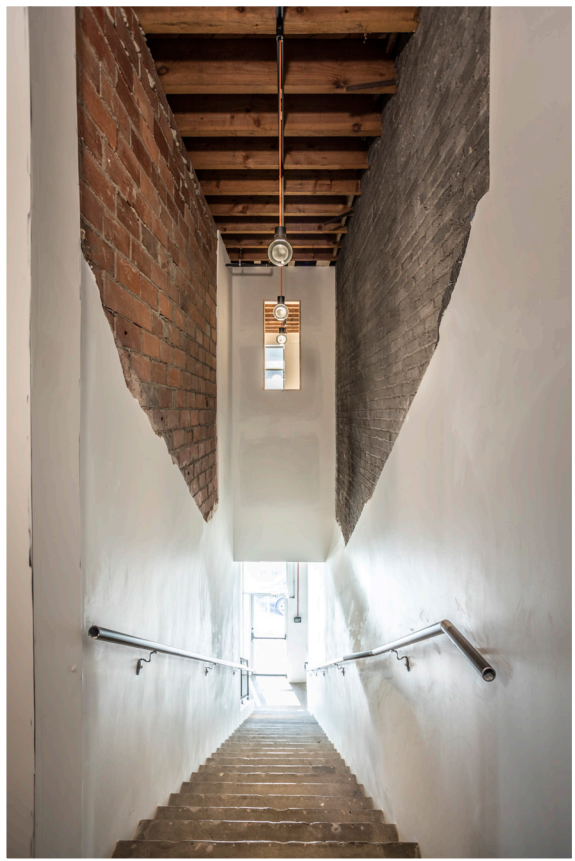


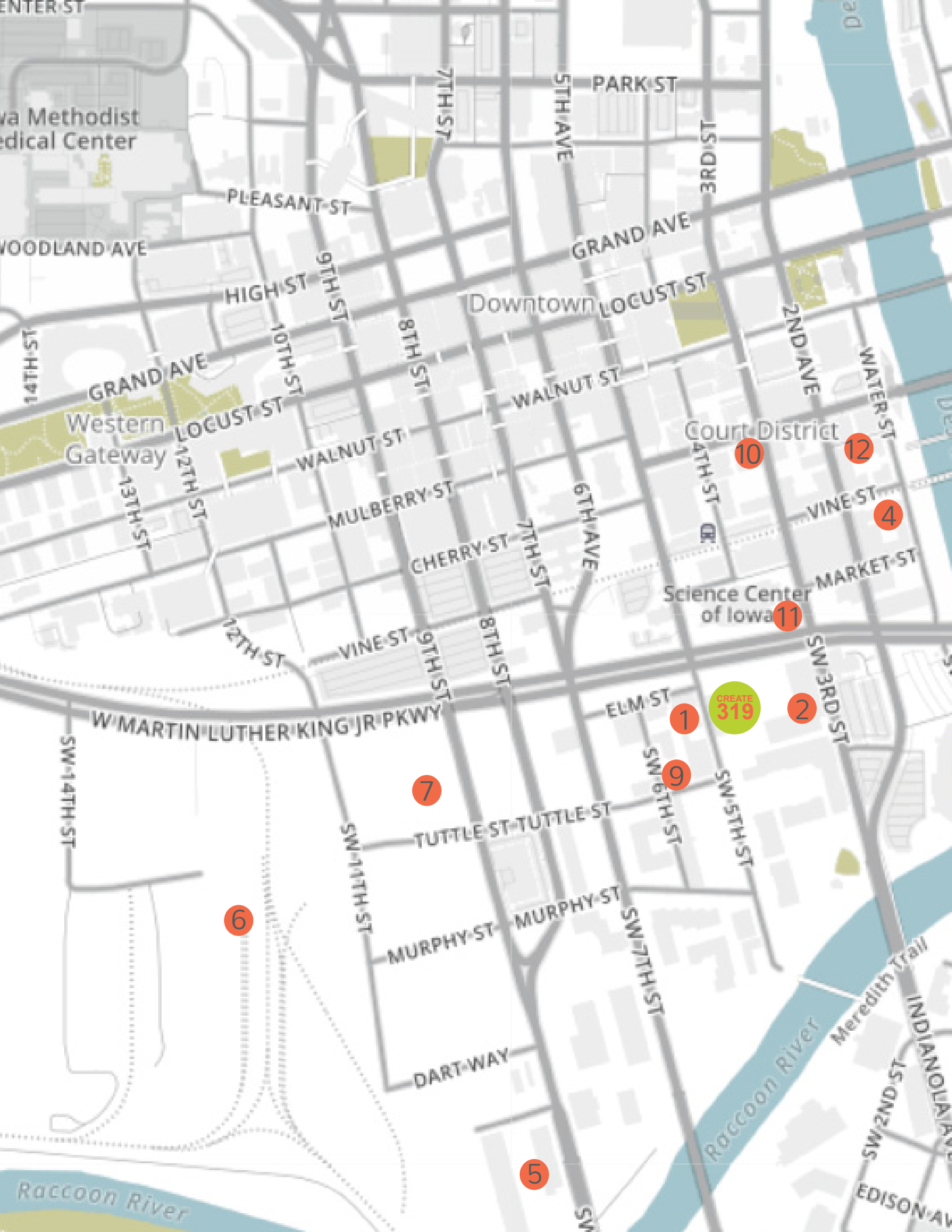
# third floor

- 8,609 RSF
- 10'x24' balcony









ENTER ST  
va Methodist  
Medical Center  
WOODLAND AVE  
14TH ST  
GRAND AVE  
HIGH ST  
10TH ST  
11TH ST  
12TH ST  
13TH ST  
14TH ST  
PLEASANT ST  
7TH ST  
8TH ST  
9TH ST  
10TH ST  
11TH ST  
12TH ST  
13TH ST  
14TH ST  
W MARTIN LUTHER KING JR PKWY  
SW 14TH ST  
SW 11TH ST  
SW 10TH ST  
SW 9TH ST  
SW 8TH ST  
SW 7TH ST  
SW 6TH ST  
SW 5TH ST  
SW 4TH ST  
SW 3RD ST  
SW 2ND ST  
EDISON AVE  
PARK ST  
5TH AVE  
3RD ST  
GRAND AVE  
LOCUST ST  
WALNUT ST  
MULBERRY ST  
CHERRY ST  
VINE ST  
ELM ST  
TUTTLE ST  
MURPHY ST  
DART WAY  
Raccoon River  
Meredith Trail  
INDIANOLA AVE

1  
2  
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12

CREATE  
319

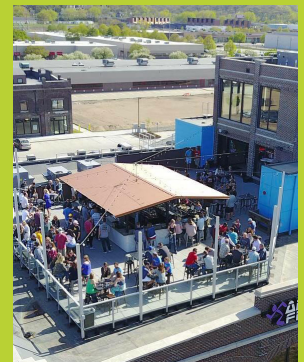


## THE NEIGHBORHOOD

Des Moines' warehouse district is alive with bright-minded people, popular restaurants, coffee bars and late night gathering spots. The area is easy to get to, whether you're traveling by bike, car, or on foot. Alive with entrepreneurial spirit, the surrounding neighborhood provides the ideal backdrop for companies looking for creative inspiration and innovative influences.

### Nearby amenities include:

- |                      |                           |
|----------------------|---------------------------|
| 1. St. Kilda         | 6. Gray's Landing         |
| 2. 300 MLK Rooftop   | 7. Holiday Inn Express    |
| 2. Fuzzy's Taco Shop | 8. Mullets                |
| 2. DSM Brew          | 9. Escape Room            |
| 2. Jimmy John's      | 10. Court Avenue District |
| 2. Blaze Pizza       | 11. Science Center        |
| 2. Anytime Fitness   | 12. Hampton Inn           |
| 3. Principal Park    | 12. Residence Inn         |
| 4. High Life Lounge  | 13. Iowa Tap Room         |
| 4. El Bait Shoppe    | 14. Graziano Brothers     |
| 5. Cityville         |                           |



# PARKING

Free - 2 hour limit (City of  
DSM - Street Parking)

Free - All day (City of  
DSM - Street Parking)

\$1/Hour, \$80/month  
(MLK River Park - Gated  
Lot)

30 minutes free, \$5/hour,  
\$15 daily max, \$120/  
month (MLK River Park -  
Gated Lot)



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