

430 E Grand Ave  
Des Moines, IA 50309



**Professional office space for lease located in  
the Historic East Village**

Justin Lossner, CCIM  
Executive Vice President  
+1 515 371 0846  
[justin.lossner@am.jll.com](mailto:justin.lossner@am.jll.com)



# Property Information

## Availability

- 17,400 SF to 51,456 SF across 3 floors
- 17,400 SF Minimum Divisible
- 51,456 SF Max Contiguous

## Terms

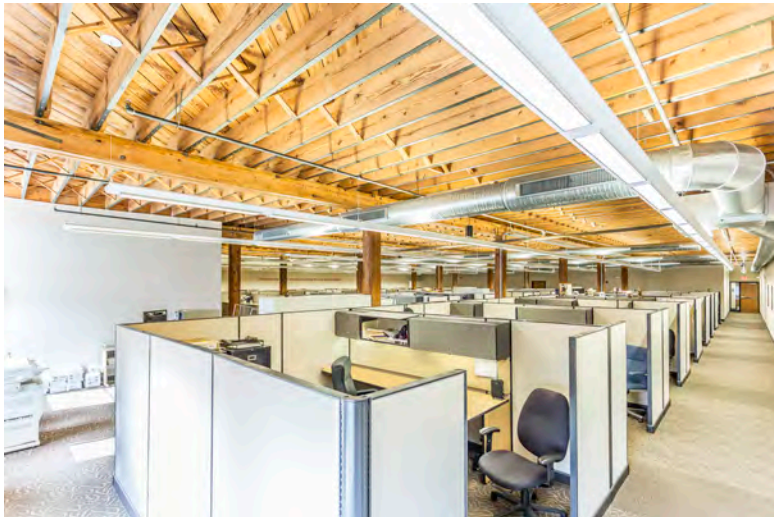
- Lease Rate: \$10.75/SF NNN (as-is)
- Operating Expenses: \$8.92/SF
- Minimum 5 year term

## Property Information

- Lot Size: 18,067 SF (.415 acres)
- Year Built: 1900, 2004 (complete renovation)
- Historic office redevelopment
- Adjacent parking available (additional cost)
- \* Multiple parking garages located nearby



Building Entrance



Exposed beam ceilings



Adjacent parking available (additional cost required)





## Historic East Village

The East Village is Des Moines' most vibrant and diverse district, boasting many of the finest shopping, dining, nightlife and commerce in Iowa. The area offers over 20 unique restaurant options, 60 retail options and 20 coffee shops, bars and lounges.

The recent construction boom has created a resurgence for multi-family housing, retail and office users. Renovations to the Des Moines City Hall building, the completion of the AC Marriott hotel, and several proposed apartment projects (which will add up to 250 units) are just a few of the exciting plans the East Village has to offer.



Hubbell  
Bridge  
District

Iowa State  
Capitol Complex

7

6

P1

5

B3

1



1

9

B1

2

10

4

8

E Grand Ave

P2

E Locust Ave

2

3

5

E Walnut Ave

3

2

E Court Ave

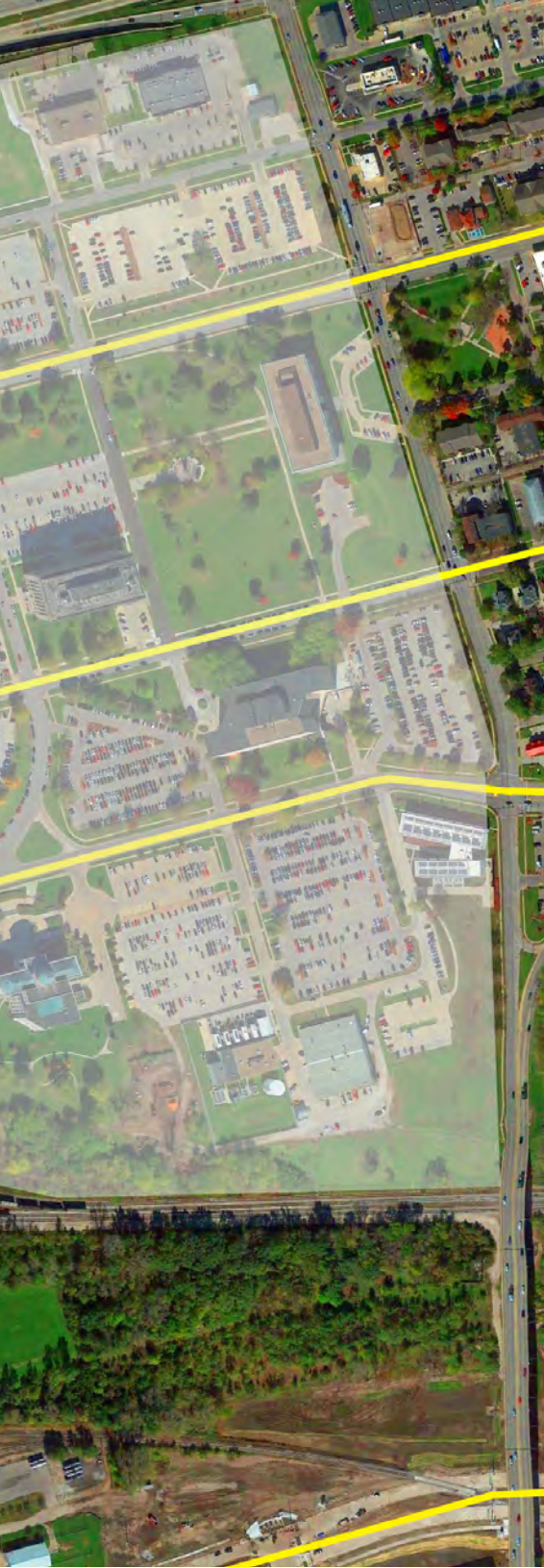
3

4

E 3rd St



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.



# Parking and Transportation

## Parking

- P1 Capitol Complex Parking
- P2 City Hall Parking Garage  
(expected completion Fall 2017)

## DART Access

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

# Nearby Amenities

## Restaurants

- 1 Zombie Burger
- 2 Scenic Route Bakery
- 3 Ceviche Bar
- 4 Tacopocalypse
- 5 Quinton's, Miyabi g, Olympic Flame
- 6 Alba
- 7 Sam & Gabe's at The Lyon
- 8 Noodle Zoo
- 9 Baratta's at the State Historical Building
- 10 Continental

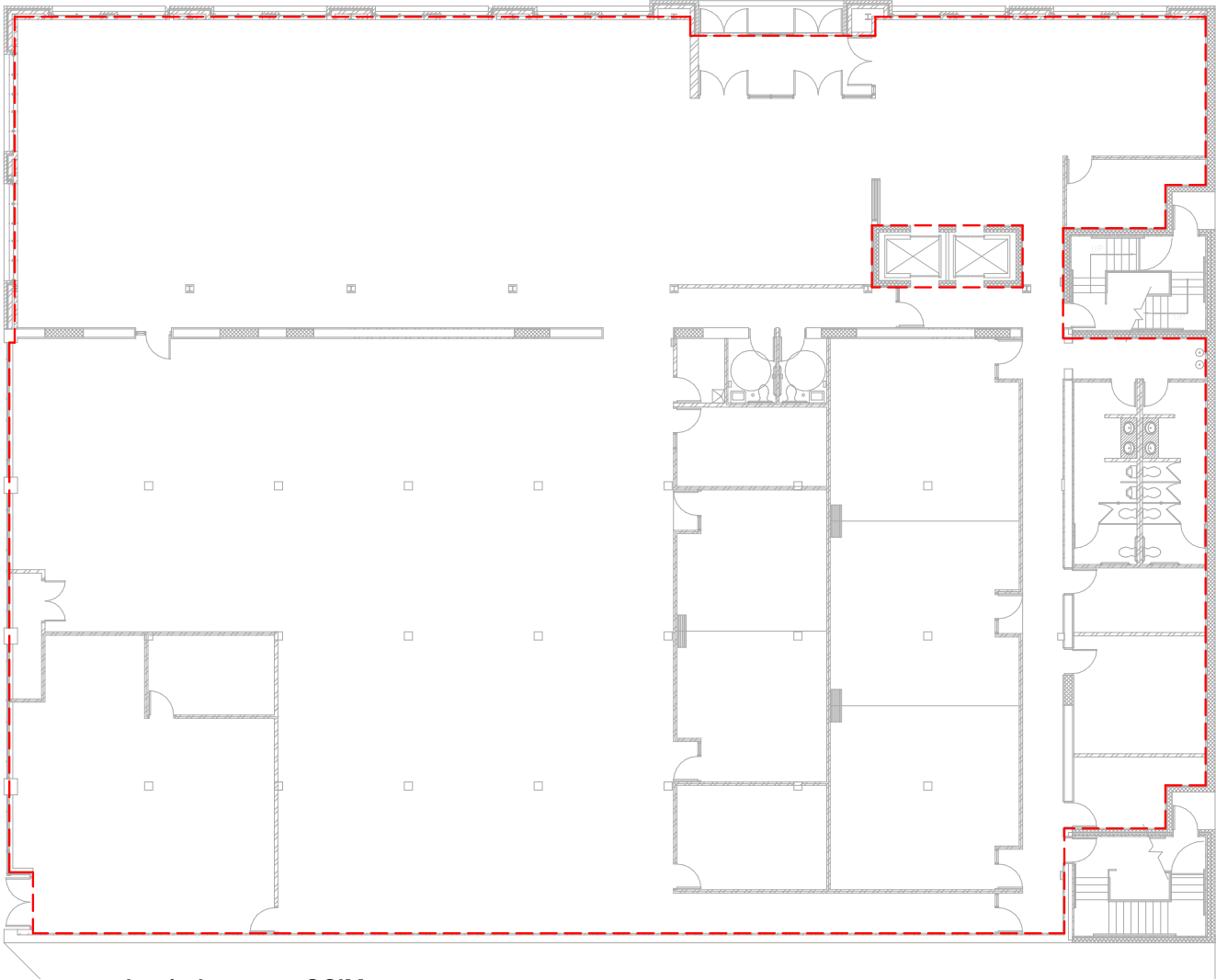
## Hotel Accommodations

- 1 AC Hotel by Marriott
- 2 Embassy Suites
- 3 Staybridge Suites

## Breweries & Cocktails

- 1 Della Viti Wine Bar
- 2 Iowa Tap Room
- 3 Peace Tree Brewing
- 4 AJ's on Court
- 5 Beechwood Lounge

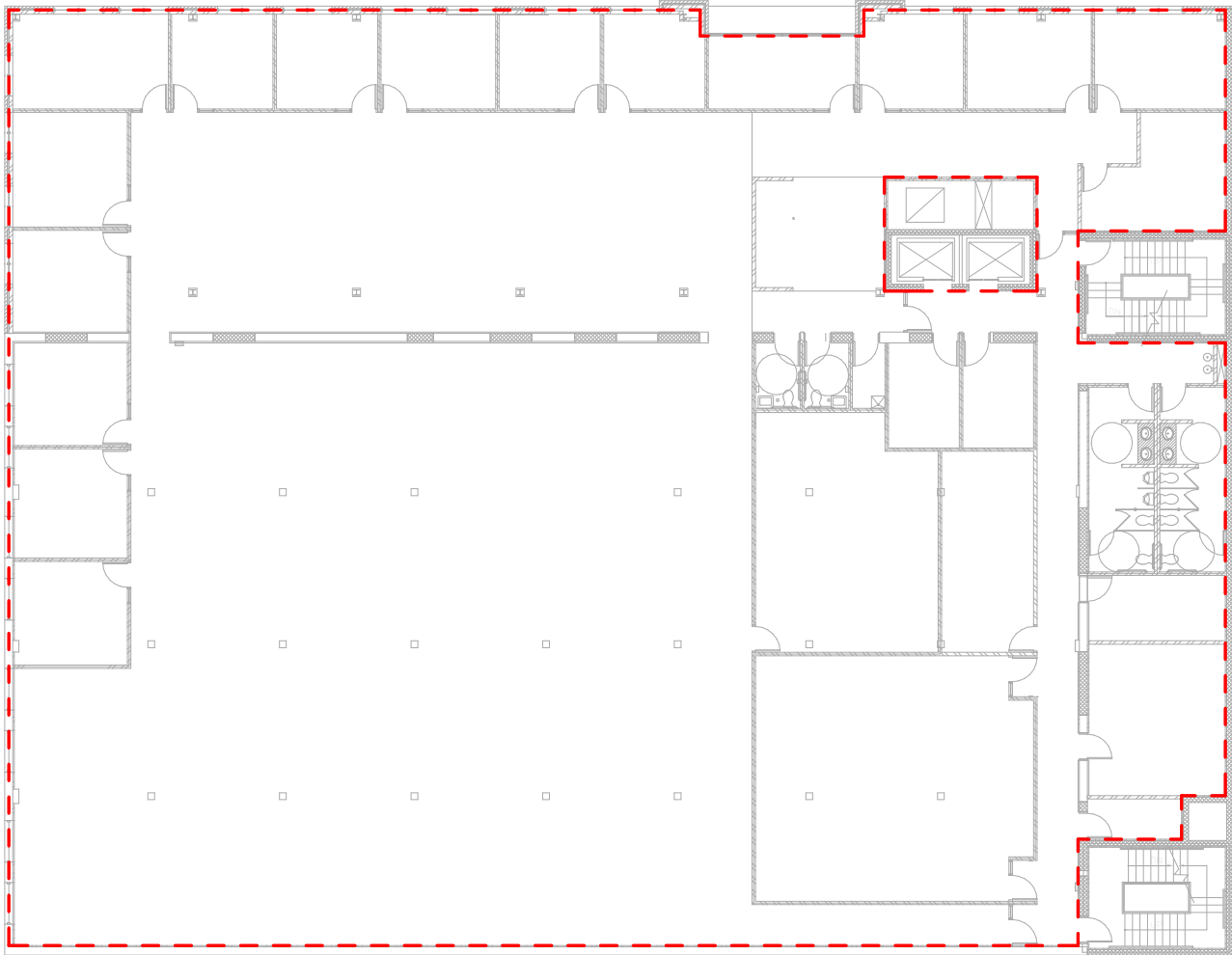




Justin Lossner, CCIM  
Executive Vice President  
+1 515 371 0846  
justin.lossner@am.jll.com

430 E Grand, Des Moines IA 50309

# SECOND FLOOR PLAN



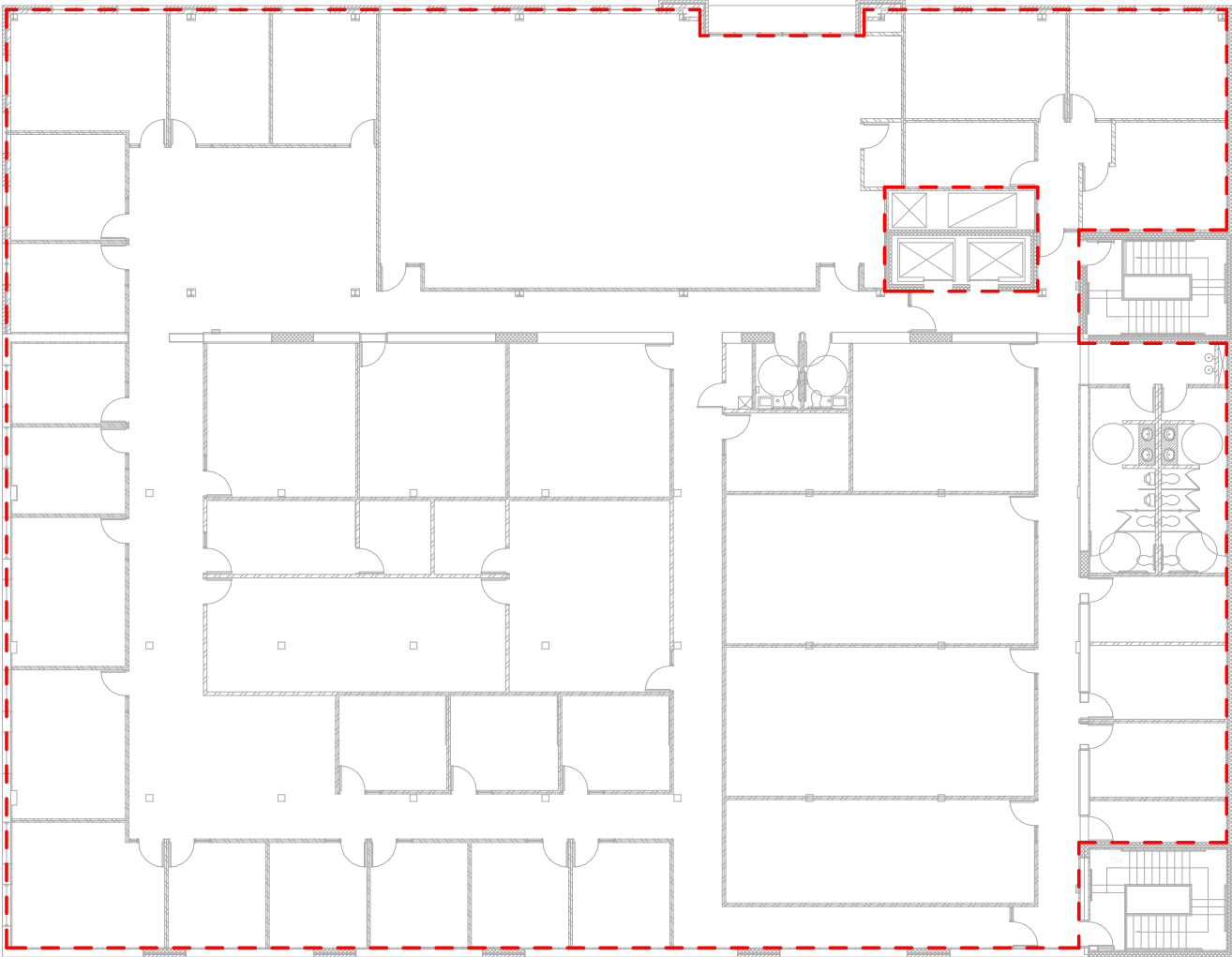
Justin Lossner, CCIM  
Executive Vice President  
+1 515 371 0846  
justin.lossner@am.jll.com



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.

430 E Grand, Des Moines IA 50309

# THIRD FLOOR PLAN



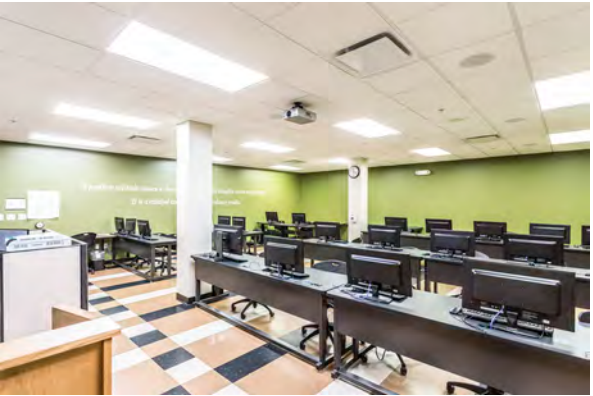
Justin Lossner, CCIM  
Executive Vice President  
+1 515 371 0846  
justin.lossner@am.jll.com

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.



430 E Grand, Des Moines IA 50309

INTERIOR PHOTOS



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.



Justin Lossner, CCIM  
Executive Vice President  
+1 515 371 0846  
[justin.lossner@am.jll.com](mailto:justin.lossner@am.jll.com)

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.