



For Lease

East Grand Office Park

- Availability: 6,131 SF (Minimum Divisible: 2,600 SF)
- Three-story suburban style office complex with Class A common area and tenant space finishes
- Located in the Historic East Village with easy access to I-235
- Ample free on-site parking
- Close proximity to restaurants, retail, entertainment and outdoor recreation options including Brenton Skating Plaza, Principal Riverwalk, Robert D. Ray Asian Gardens and the John Pat Dorrian Bike trail

**100 East Grand Avenue,
Des Moines, IA**

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Availability & Terms

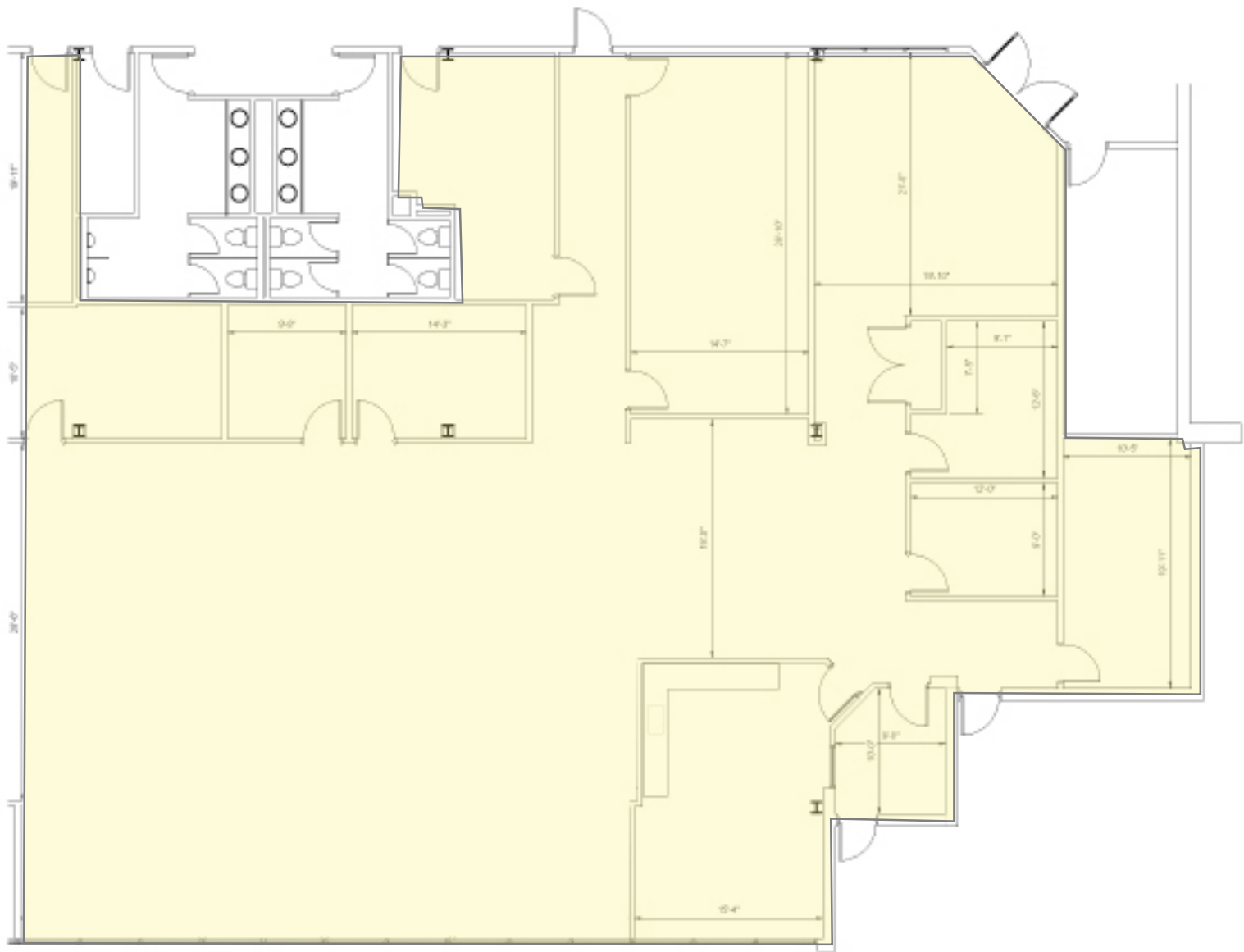
- Availability: 6,131 SF
- Minimum Divisible: 2,600 SF
- Lease Rate: \$9.95/SF NNN
- Estimated Operating Expenses: \$9.59/SF
- TI Allowance: Negotiable

Property Information

- Central garden patio area between the two buildings
- Exterior tenant directory signage
- Free on-site parking with secured gate
- Professional property management
- Recently renovated common kitchenette and restrooms
- Courtyard circle and 1st floor common area renovations in progress



Floor Plan



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.



Property Location



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 9, 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