



Two Ruan Center

601 Locust St. | Des Moines, Iowa | 50309



Available for Lease

www.tworuancenterleasing.com

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Two Ruan Center - This 14-story office building is located at the premier address of 601 Locust Street in Des Moines' Central Business District. The intersection of 6th Avenue and Locust Street is the epicenter of Des Moines' Business District with convenient access to the skywalks, parking, restaurants, YMCA, and new residential communities.

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

Property Information

Address:	601 Locust, Des Moines, IA 50309
Year Built:	1981
Owner:	Ruan Center Corporation
Managed By:	Self managed by Ruan Center Corporation
Floor Load:	100 PSF total, 80 PSF Live, 20 PSF Partition
Building Type:	Mid Rise CBD Office
Location:	Des Moines CBD at the Northeast corner of 6 th Avenue and Locust Street
Floor Plate:	17,623 RSF (Full floor occupants enjoy a load factor of 1.02)
Ceiling Heights:	8' dropped ceiling grid and tile, 12' slab to slab
Parking Ratios:	Three stalls per floor @ \$130.00 per month per stall (under ground)
Elevators:	4 passenger, 1 freight
Restrooms:	Core located - stalls Mens- 5 stalls per floor Women- 6 stalls per floor
Typical Office:	Majority – open floor with conference rooms
Lobbies:	Street level on Locust Street, skywalk access
Climate:	HVAC Controlled by water source, heat pumps, 12-17 zones per floor, close loop boiler and cooling tower
Fire Safety:	Wet sprinkler throughout building
Security:	Guard at building entrance/building tours, electrical key card system (i-net/CBAS)
Cleaning:	Marsden – Janitorial Service - Five nights per week
Electrical Supply:	MidAmerican Energy – Electrical load 4 watts per sf
Mail Delivery:	USPS, FEDEX, UPS – shared drop boxes within Ruan Campus, along with Tenant USPS mailboxes
Features:	Lighting- T-5 Fixtures converting to T-8 indirect lighting and CAN lights
Telecommunications:	Dual Fiber access to building- Centurylink – (Last point), Mediacom and Windstream service available (CenturyLink data closet –DS3 sonave service)
Generator:	Life safety building supported generator
Building Conditions:	1 st and 2 nd floor sub metered, All others on building electric meter floors
Electrical Load:	



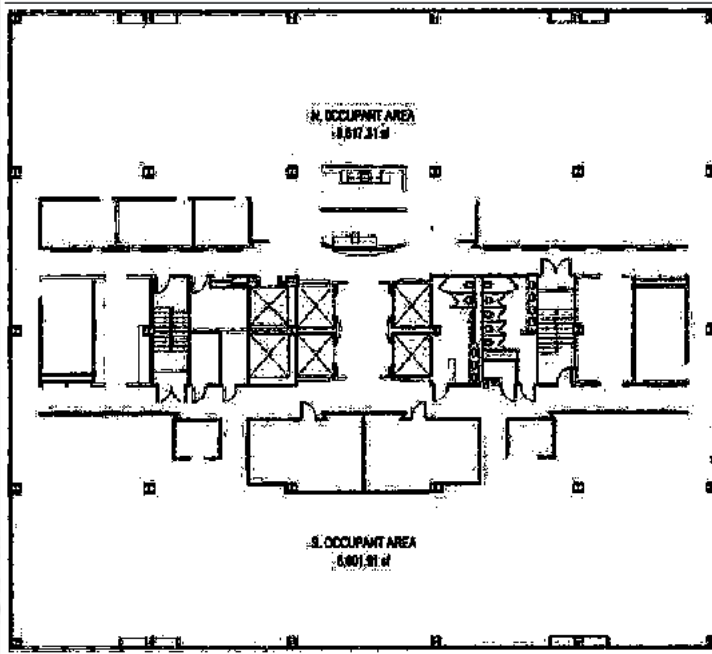
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Building Offerings and Amenities:

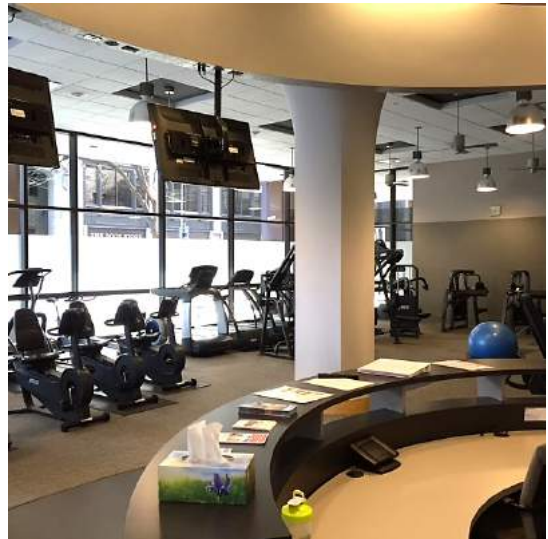
- Skywalk Access
- Fitness Center
- Auditorium
- Conference rooms



Two Ruan Center is nestled directly between two residential towers: The Des Moines Building and the Equitable Building. More than 250 apartments will be finished and rentable by Summer 2016.



Building Floorplates are efficiently designed with interior core elevator restrooms, communication closets and lobbies so tenants may fully benefit from the strong exterior glass line that emits natural light



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