



For Lease

Unique opportunity to lease The Encore Building

- Availability: Max contiguous 8,000 SF
 - 2nd Floor: 4,000 SF
 - 3rd Floor: 4,000 SF
- Premier historical building located within the Central Business District
- Main lobby entrance located on 3rd Street
- On site visitor parking available
- Large windows with plentiful open space
- Generous exterior and interior window line allows for natural light throughout the entire suite
- Nearby amenities include city parking garage, Wells Fargo Arena, hotels, and the Principal River Walk

506 3rd Street Des Moines, IA

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Property Information

Availability:

- Available early September, 2020
- Available: Max contiguous 8,000 SF
 - 2nd Floor: 4,000 SF
 - 3rd Floor: 4,000 SF

Property Features:

- On site & garage parking available
- Hardwood floors, high ceilings and exposed brick walls
- Great view of the downtown skyline
- Security card to access floors

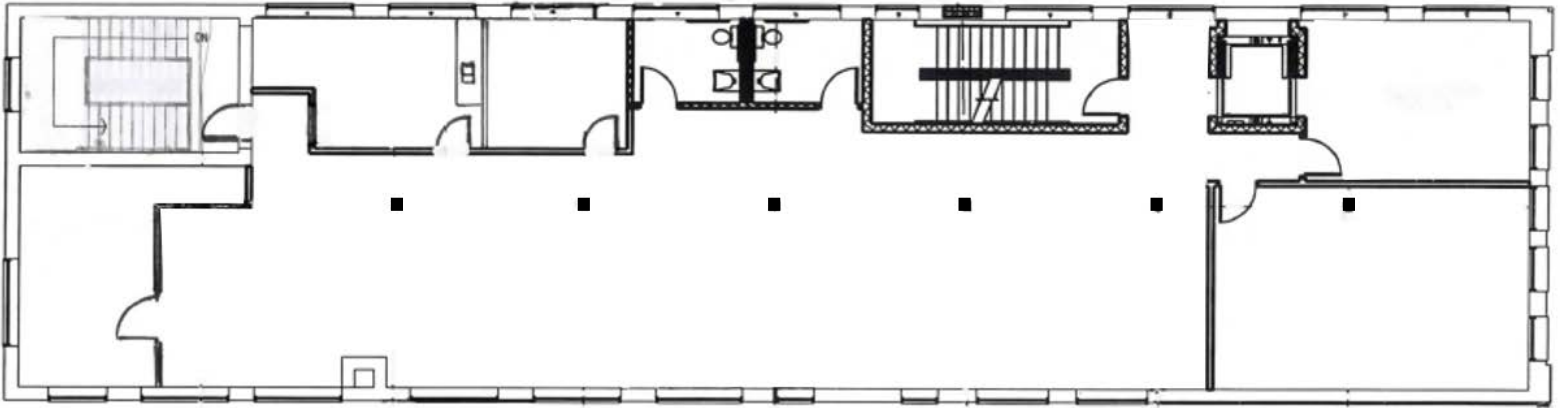
Terms:

- Lease Rate: \$18.75 Gross

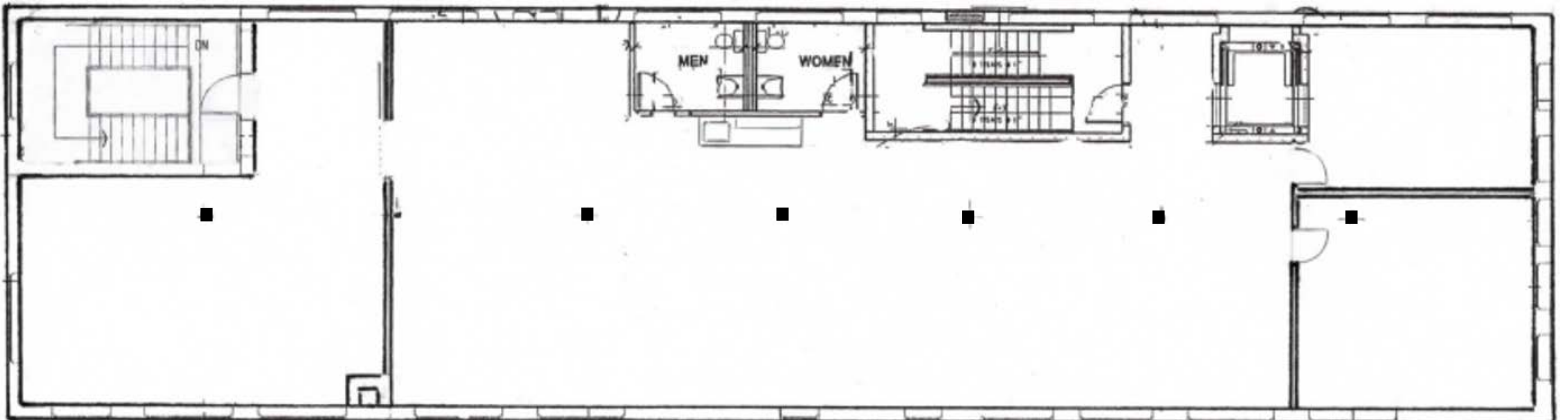
Location Information:

- Within close proximity to entertainment and outdoor activities including Wells Fargo Arena, Des Moines Performing Arts, Cowles Commons, Civic Center and Des Moines Riverwalk
- Nearby city parking garages with skywalk connectivity

2nd Level Floor Plan

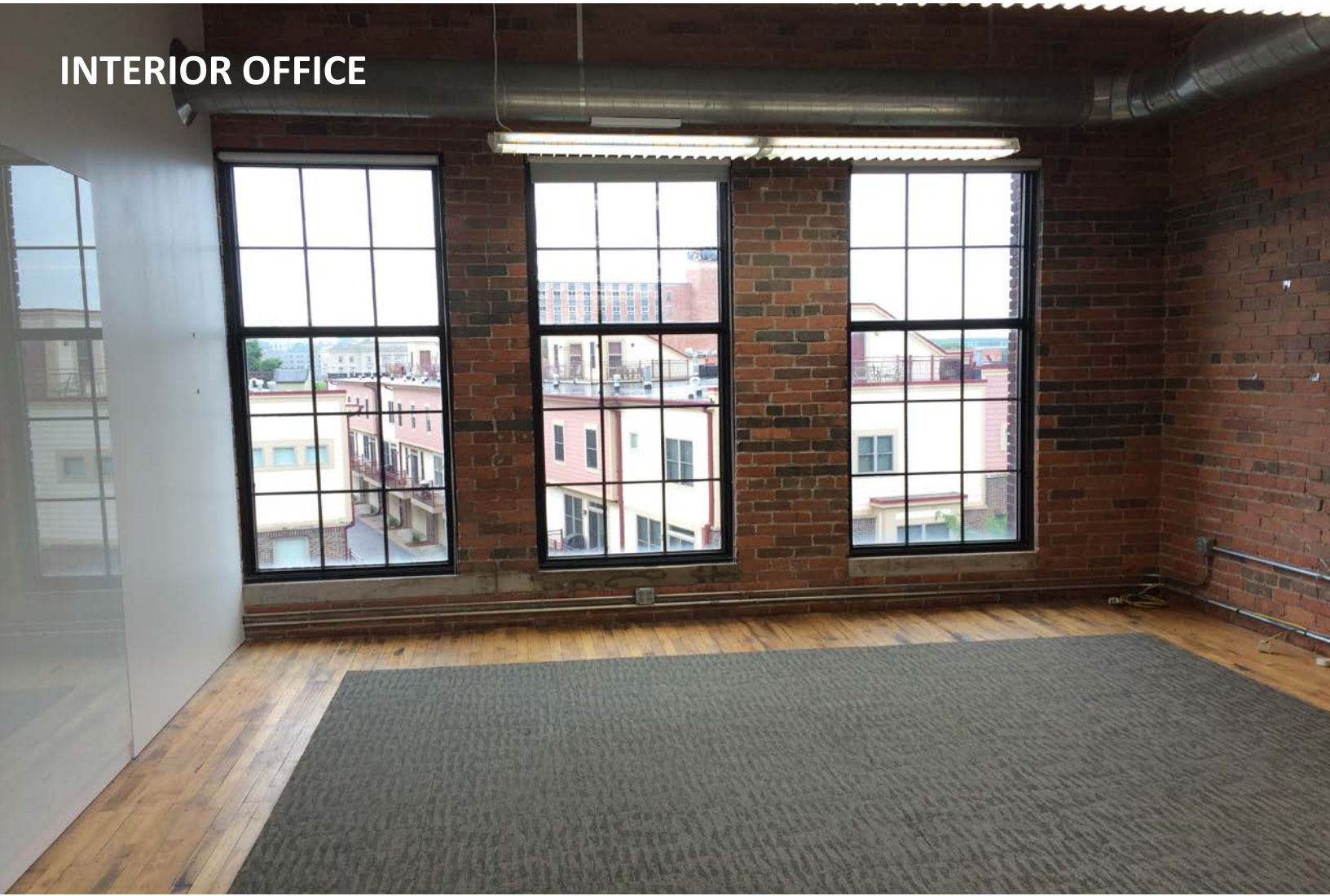


3rd Level Floor Plan



Property Photos

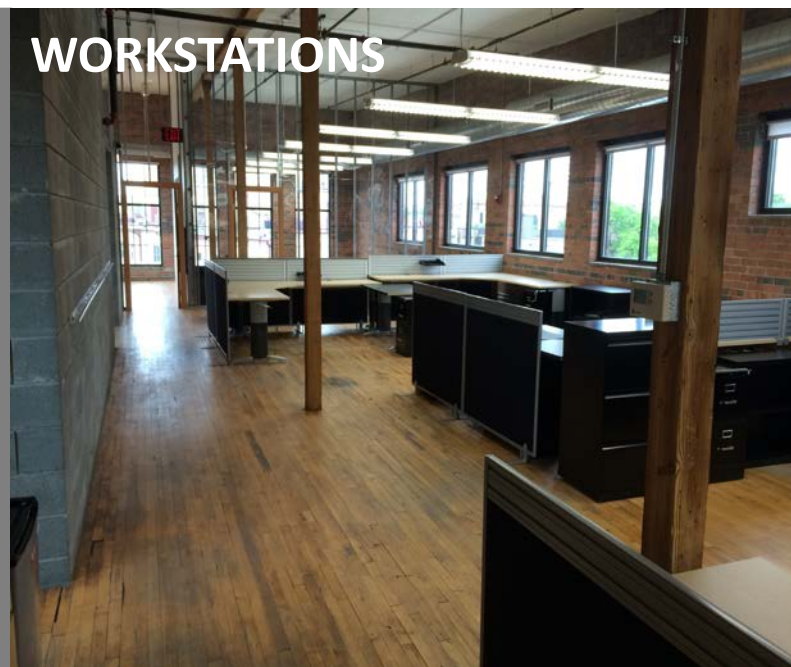
INTERIOR OFFICE



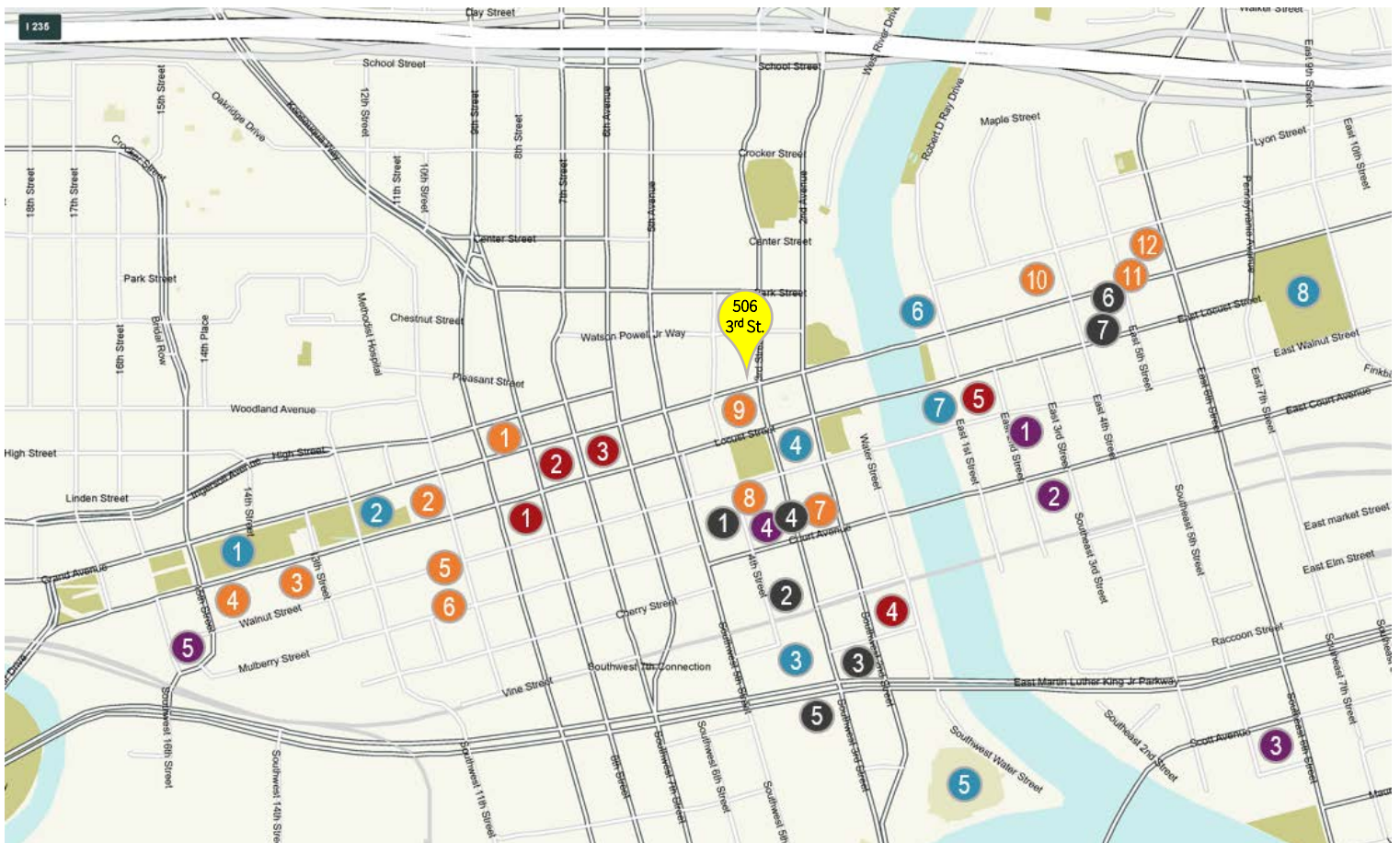
CONFERENCE



WORKSTATIONS



Location



RESTAURANTS

- 1 **801 Chop House**, 801 Grand Ave #200, Des Moines
Polished spot for steaks, seafood, & wine.
- 2 **Centro**, 1003 Locust St, Des Moines
Spacious spot for modern Italian cuisine.
- 3 **Americana**, 1312 Locust St, Des Moines
Buzzing American restaurant & bar.
- 4 **Django**, 210 10th St, Des Moines
Casual & kid-friendly French brasserie.
- 5 **Hotel Fort Des Moines**
Closed for remodel
- 6 **Bubba**, 200 10th St, Des Moines
Specializing in Southern favorites and classic cocktails.
- 7 **RoCA**, 208 Court Ave, Des Moines
Eclectic small plates & entrees join craft cocktails.
- 8 **Fong's Pizza**, 1312 Locust St, Des Moines
Get the Crab Rangoon pizza!
- 9 **Splash**, 303 Locust St, Des Moines
Upscale seafood, oyster bar & wine tastings.
- 10 **Zombie Burger**, 300 E Grand Ave, Des Moines
Hip American eatery with humorous horror theme.
- 11 **Miyabi 9**, 512 E Grand Ave, Des Moines
The Best Sushi in Des Moines!
- 12 **Alba**, 524 E 6th, Des Moines
Upscale American restaurant & wine bar.

BREWERIES

- 1 **The Iowa Taproom**, 215 E 3rd St #100, Des Moines
- 2 **Peace Tree Brewing**, 317 E Court Ave, Des Moines
- 3 **Madhouse Brewing**, 501 Scott Ave, Des Moines
- 4 **Court Ave Brewing**, 309 Court Ave, Des Moines
- 5 **Exile Brewing**, 1514 Walnut St, Des Moines

COCKTAILS

- 1 **Royal Mile**, 210 4th, Des Moines (*British-style pub*)
- 2 **Hessen Haus**, 101 4th, Des Moines (*German beer hall*)
- 3 **El Bait Shop**, 200 SW 2nd, Des Moines
(100+ beers on tap)
- 4 **Annie's**, 206 3d St, Des Moines (*Irish pub*)
- 5 **300 Craft & Rooftop**, 300 W MLK Jr Pkwy, Des Moines
(Rooftop bar with great views of Des Moines)
- 6 **TBD – leased coming soon**, 425 E Grand Ave, Des Moines
- 7 **Continental Lounge**, 428 E Locust Ave, Des Moines
(Jazz lounge)
- 8 **Hello, Marjorie**, 717 Locust St, Des Moines
(Craft cocktails and beers)

HOTELS

- 1 **Des Lux Hotel**, 800 Locust St, Des Moines
- 2 **Marriott Downtown**, 700 Grand Ave, Des Moines
- 3 **Hyatt Place Downtown**, 418 6th Ave, Des Moines
- 4 **Residence Inn**, 100 SW Water St, Des Moines
Hampton Inn & Suites, 120 SW Water St, Des Moines
- 5 **Embassy Suites**, 101 E Locust St, Des Moines
- 6 **Hilton Downtown**, 435 Park Street, Des Moines

THINGS TO DO

- 1 **Pappajohn Sculpture Park**, 1514 Walnut St, DSM
- 2 **Central Public Library**, 1000 Grand Ave, Des Moines
- 3 **Science Center**, 401 W MLK Jr Pkwy, Des Moines
- 4 **Des Moines Performing Arts**, 221 Walnut St, DSM
- 5 **Principal Park (Iowa Cubs)**, 1 Line Dr, Des Moines
- 6 **Brenton Skating Plaza**, 520 Robert D. Ray Dr, DSM
- 7 **Simon Estes Amphitheater**, 75 Locust St, DSM
- 8 **Iowa State Capitol**, 1007 E Grand, Des Moines