

# Available

## Office Condo For Sale or Lease

- Availability: 3,570 SF
- Located within The Plaza with direct access to skywalk
- Exterior, street-level signage opportunity
- Dedicated entrance to Suite 6 off 3<sup>rd</sup> Street
- Large offices along the 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, Court Avenue district, and many restaurants.

**300 Walnut, Suite 6  
Des Moines, IA**

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## Property Information

### Availability:

- 3,570 SF
- Immediate availability
- Furniture potentially available

### Terms:

- Lease Rate: \$14.00/SF GROSS
- Sale Price: \$395,000

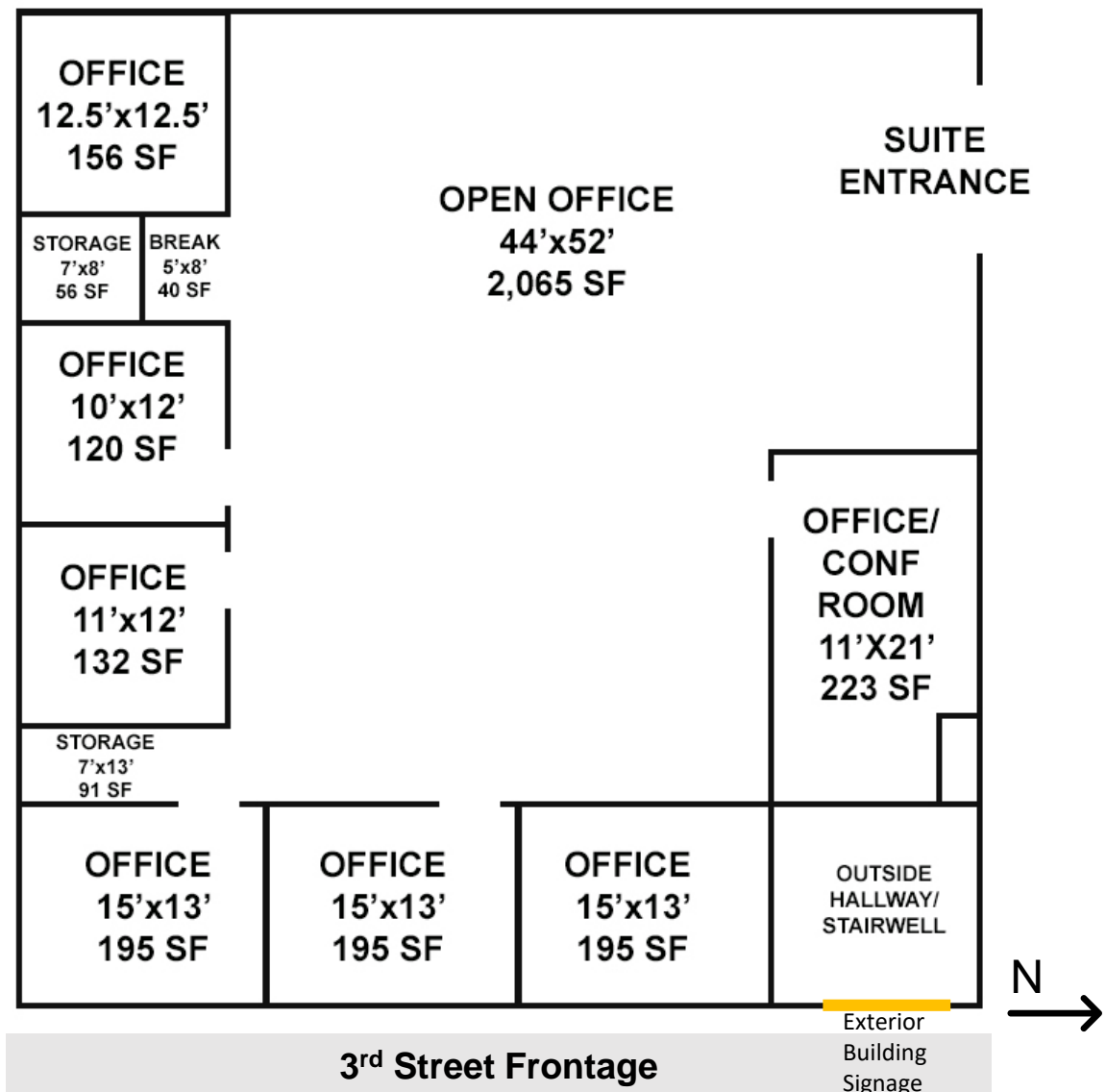
### Property Features:

- Skywalk accessibility
- 25 floors of high-rise, residential condos
- Building tenants include attorney/law firms, insurance company, court reporting firm, and title company

### Location Information:

- Adjacent to entertainment and outdoor activities including Des Moines Performing Arts, Cowles Commons, The World Food Prize, Des Moines Riverwalk
- Nearby city parking garages with skywalk connectivity

## Floor Plan



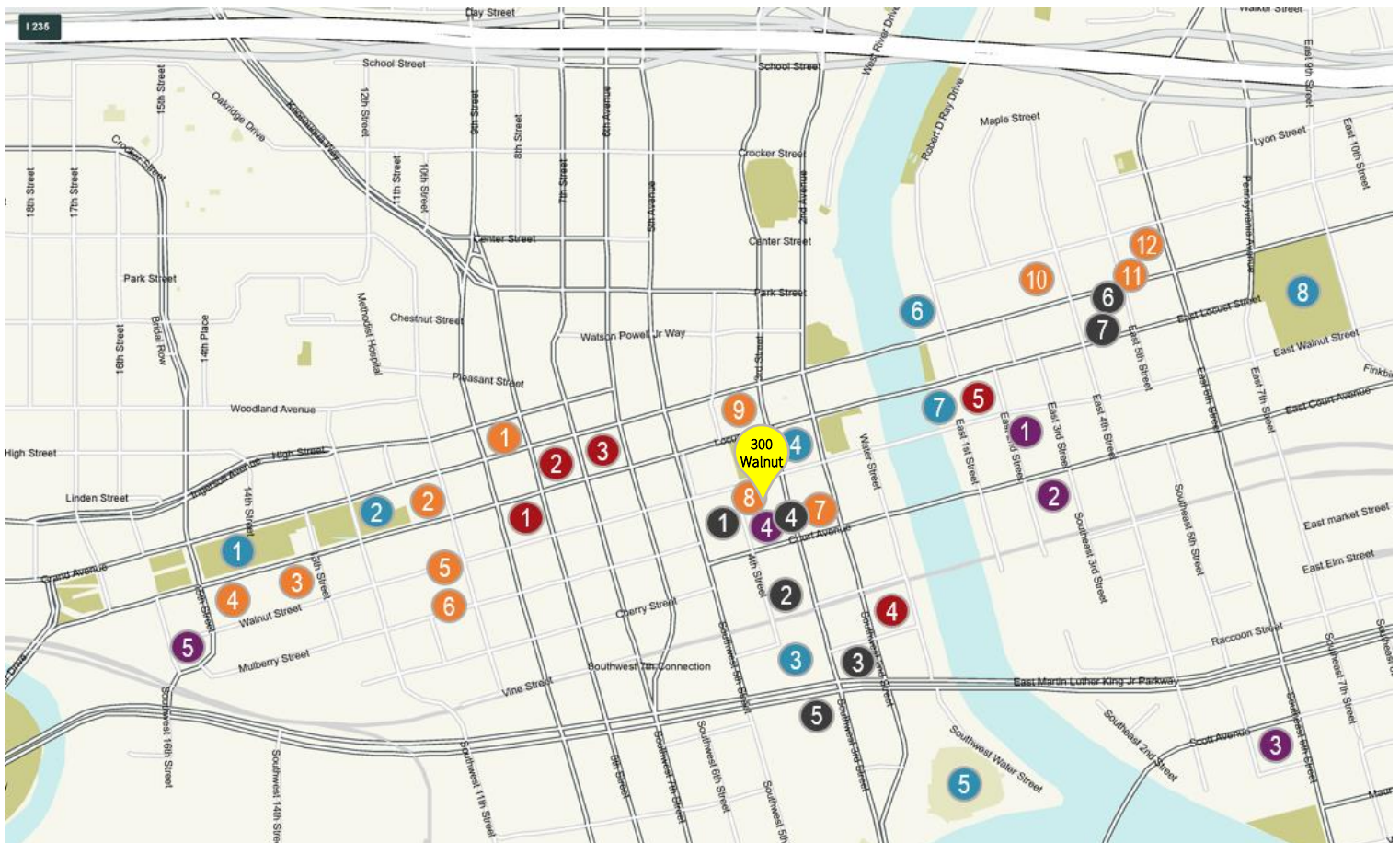


# Property Photos





# 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 **Della Viti**, 425 E Grand Ave, Des Moines  
(Self-serve wine bar)
- 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