

**FOR
LEASE**

Office Space Available 100 Court Office Building

100 Court Avenue

PROPERTY INFORMATION

DES MOINES, IOWA

- ▶ Historic Office Building
Located on Court Avenue
- ▶ Spaces Available With Exposed
Brick and Timber Columns
- ▶ Garden Level Space is Creative
Office Space with Open
Ceilings, Currently in Shell
Condition
- ▶ New Common Area Lobby and
Restrooms in the Garden Level
- ▶ Modernized Exterior, Entrance,
and Lobby Area
- ▶ Located in the Historic Court
Avenue District and Across the
River From Historic East Village
- ▶ Adjacent to the Skywalk
System and Principal Riverwalk
- ▶ Parking Available in Connected
Ramp
- ▶ Restaurants, Shopping and
Entertainment Nearby



AVAILABLE SUITES

SUITE	SQUARE FEET	GROSS RATE	AVAILABLE
Garden Level Suite 1	4,766 SF * (West Side)	\$18.50 PSF FSG	60 Days
Garden Level Suite 2	5,412 SF (East Side)	\$18.50 PSF FSG	60 Days

*West Side Includes Private Courtyard Entrance

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TERRUS®
Real Estate Group

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www.terruss.com

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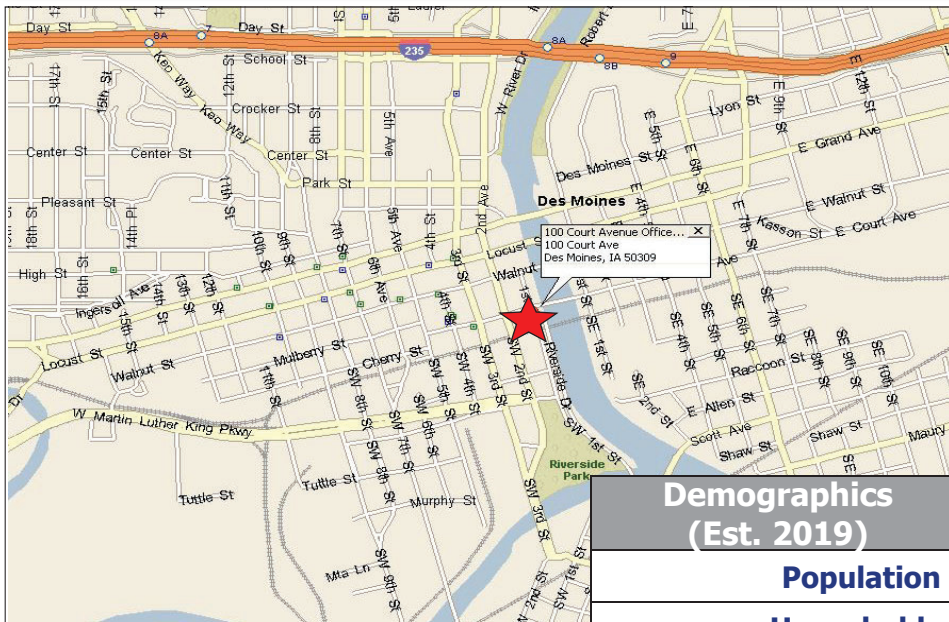
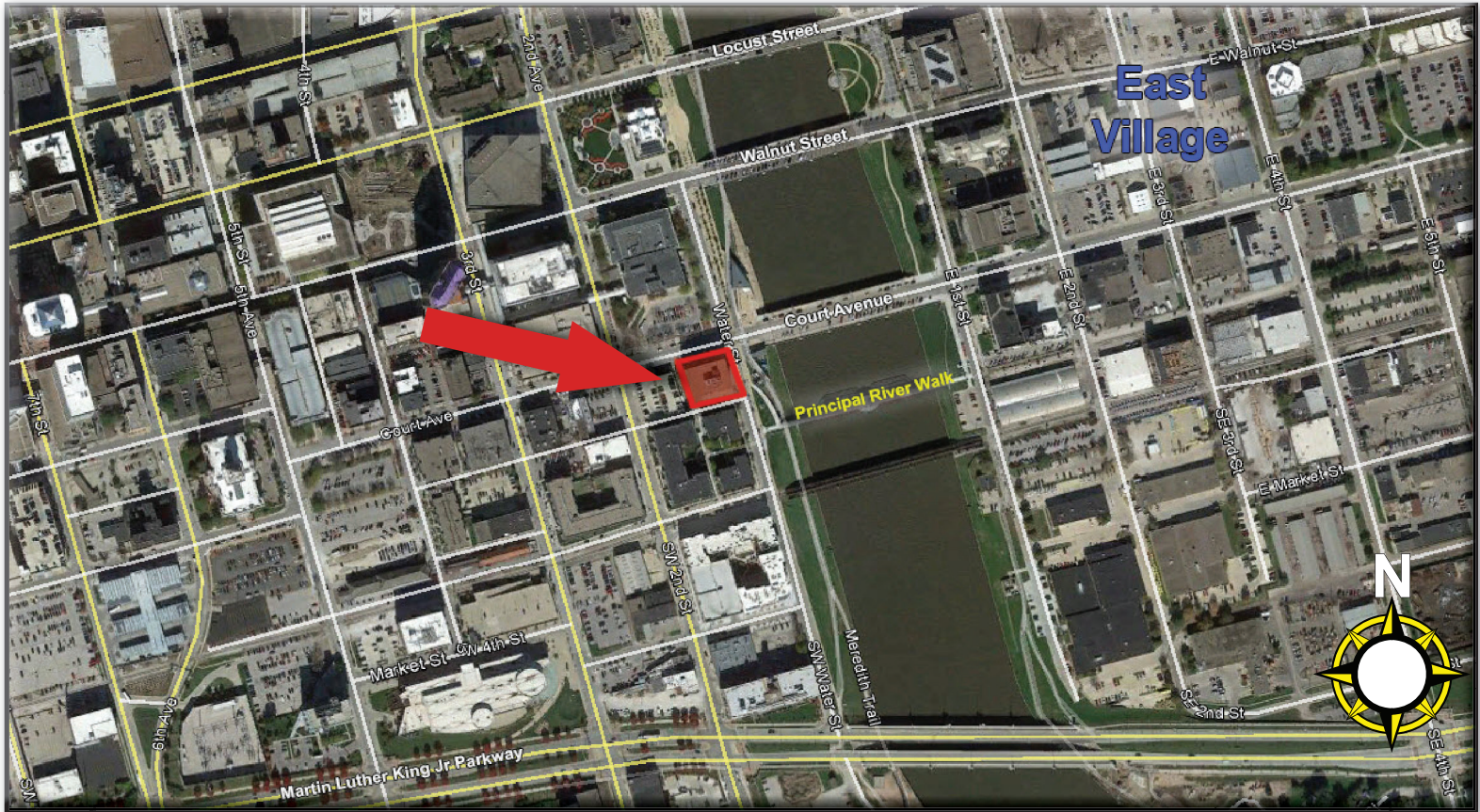
Maintenance
Services

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LOCATION INFORMATION

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Demographics (Est. 2019)	1 mile	3 miles	5 miles
Population	12,957	110,875	215,760
Households	6,818	44,018	86,325
Avg. HH Income	\$57,802	\$57,682	\$65,198
Median HH Income	\$41,419	\$43,551	\$49,812
Avg. Median Age	36.1	33.1	34.7

Updated 7/12/19

We obtained the information herein from sources we believe to be reliable but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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FLOOR PLANS

DES MOINES, IOWA

Garden Level

Potential Space Plan Designs



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