

430 E Grand Ave
Des Moines, IA 50309



**Professional office space for lease
located in the Historic East Village**

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Associate
+1 515 564 9269
lucas.hedstrom@am.jll.com



Property Information

Availability

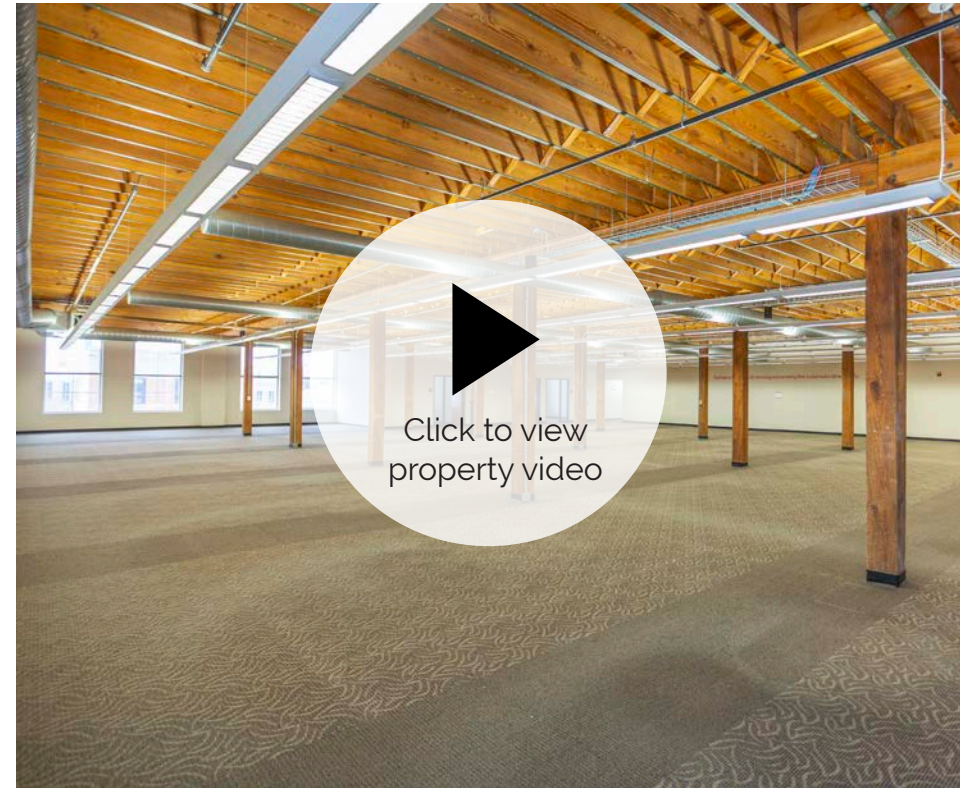
- 10,115 RSF Minimum Divisible
- First Floor: 10,115 RSF
- Second Floor: 11,694 RSF
- Third Floor: 11,743 RSF

Terms

- Lease Rate: \$16.75/SF NNN (as-is)
- Minimum 5 year term
- 50 parking stalls per floor included in rate, located in connected parking garage (available on proportionate share)

Property Information

- Lot Size: 18,067 SF (.415 acres)
- Year Built: 1900
- Complete renovation underway - new lobby off Grand Ave, updated restrooms and common areas
- Historic office redevelopment



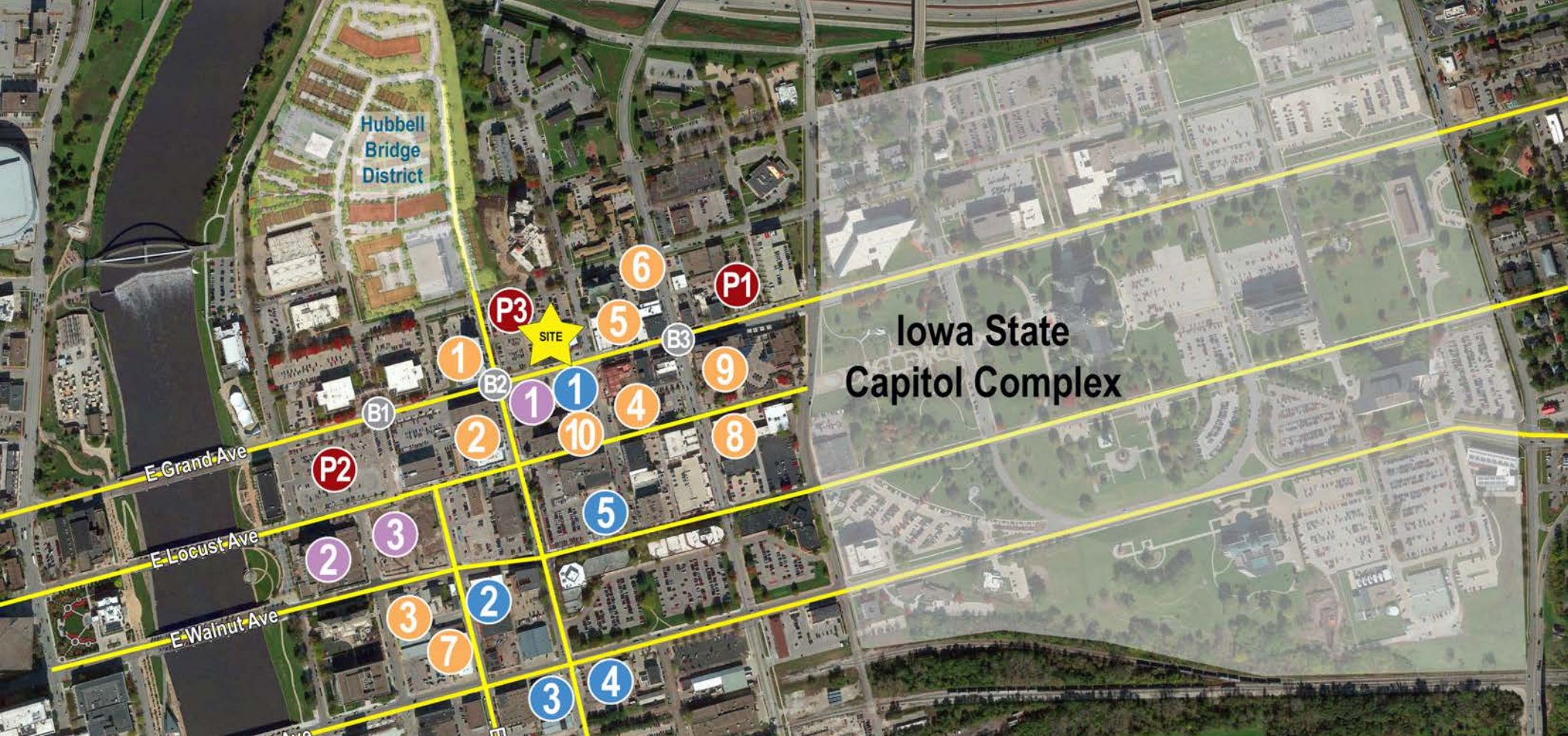
Adjacent to parking garage



Historic East Village

The East Village is Des Moines' most vibrant and diverse district, boasting many of the finest shopping, dining, nightlife and commerce in Iowa. The area offers over 20 unique restaurant options, 60 retail options and 20 coffee shops, bars and lounges.

The recent construction boom has created a resurgence for multi-family housing, retail and office users. Renovations to the Des Moines City Hall building, the completion of the AC Marriott hotel, and several proposed apartment projects (which will add up to 250 units) are just a few of the exciting plans the East Village has to offer.



Parking & Transportation Nearby Amenities

Parking

- P1** Capitol Complex Parking
- P2** City Hall Parking Garage
- P3** E555 Parking Garage

DART Access

- B1** E Grand Ave / E 2nd St
- B2** E Grand Ave / E 4th St
- B3** E Grand Ave / E 6th St

Restaurants

- 1** Zombie Burger
- 2** Scenic Route Bakery
- 3** Ceviche Bar
- 4** Tacopocalypse
- 5** Quinton's, Miyabi g, Olympic Flame
- 6** Alba
- 7** TBD
- 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

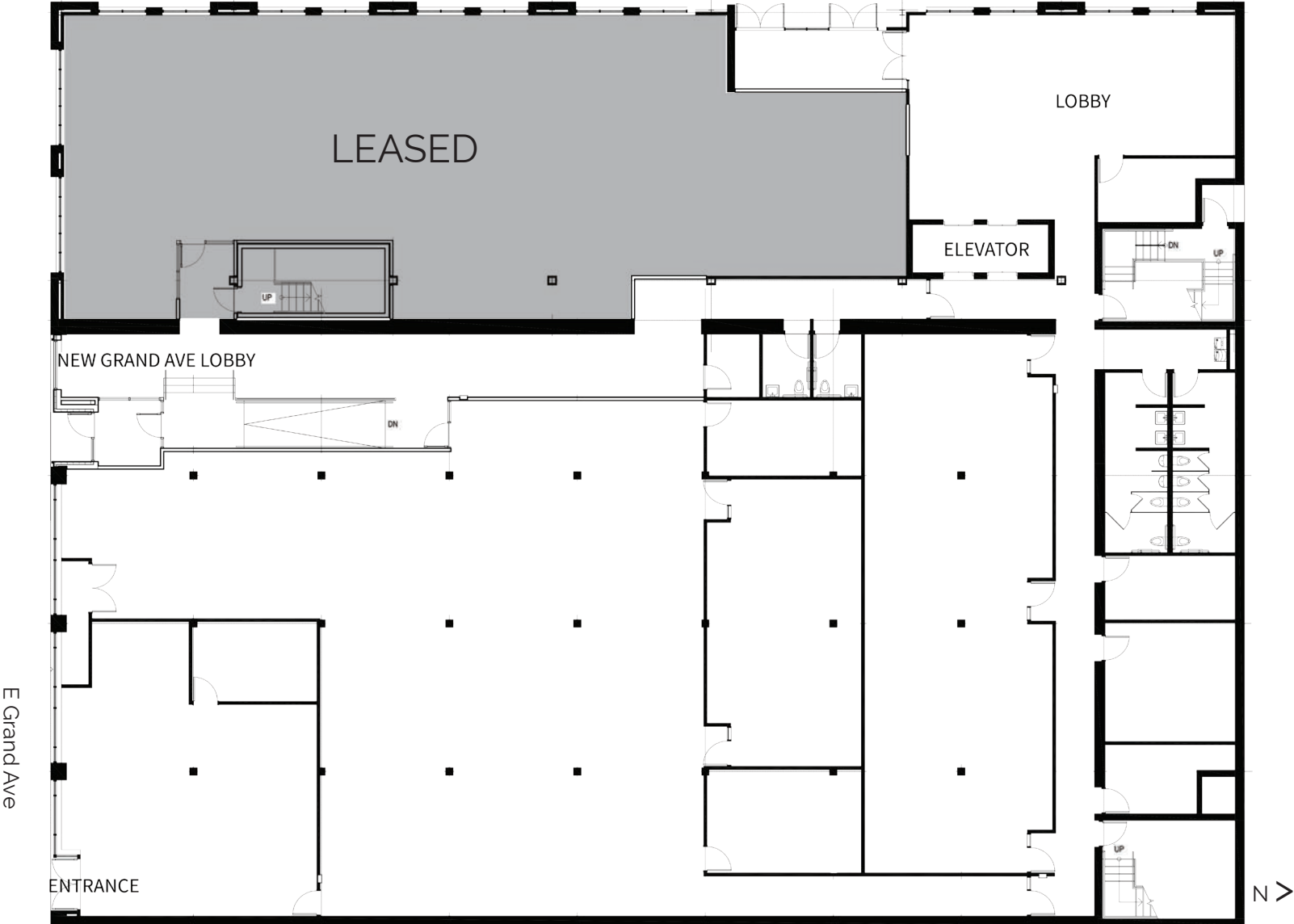
Breweries & Cocktails

- 1** Della Viti Wine Bar
- 2** Iowa Tap Room
- 3** Peace Tree Brewing
- 4** AJ's on Court
- 5** Beechwood Lounge

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FIRST FLOOR PLAN

10,115 RSF

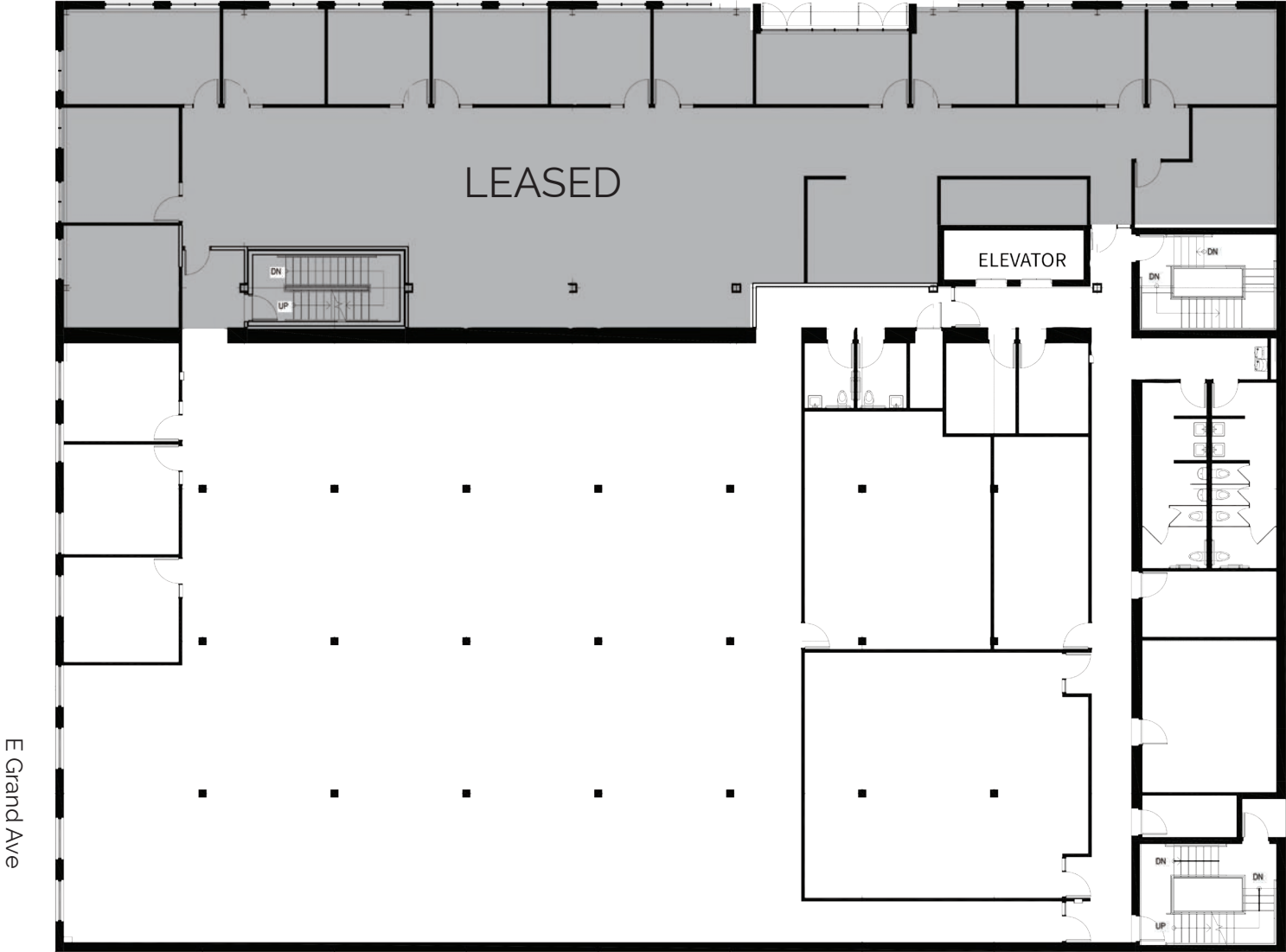


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SECOND FLOOR PLAN

11,694 RSF



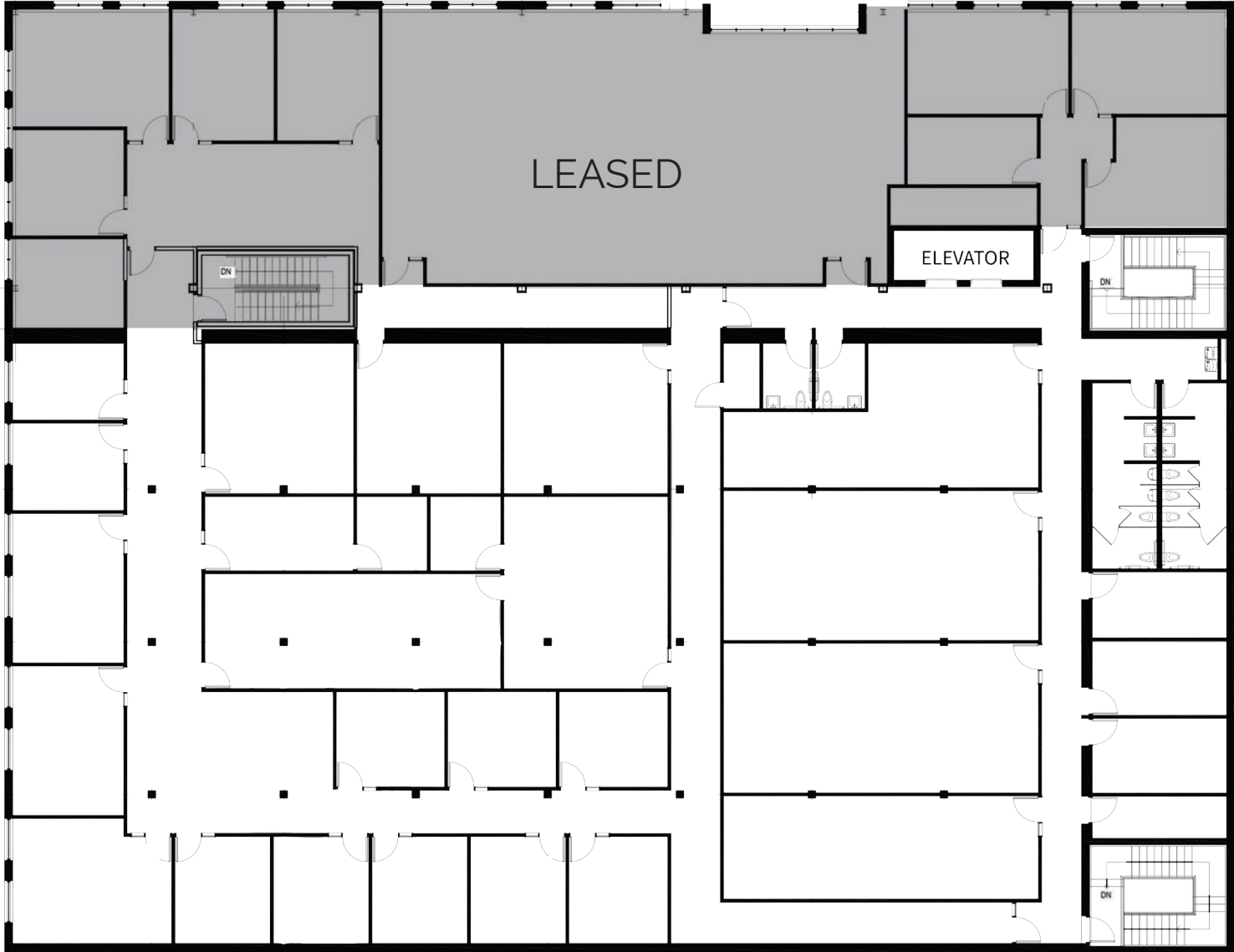
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THIRD FLOOR PLAN

11,743 RSF

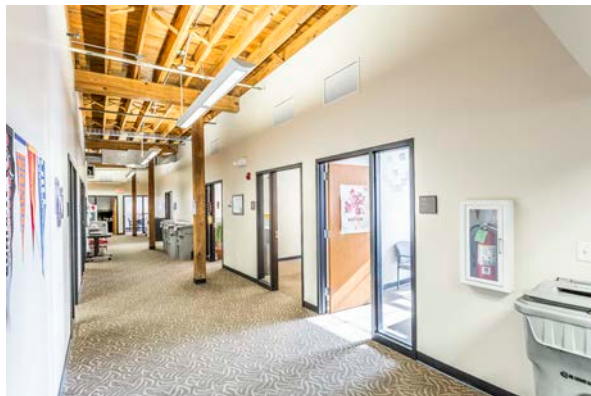
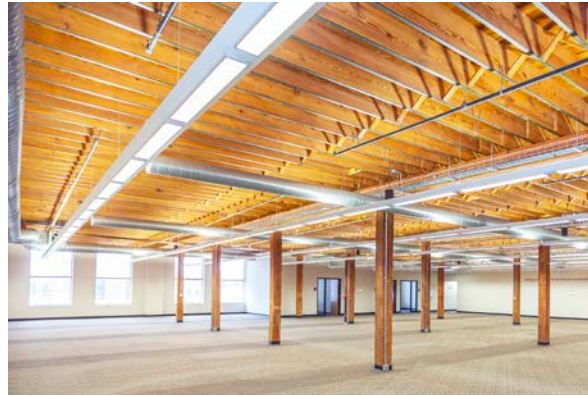
E Grand Ave



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INTERIOR PHOTOS



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