

# DES MOINES BUILDING

405 6th Avenue  
Des Moines, IA 50309

**FOR LEASE**

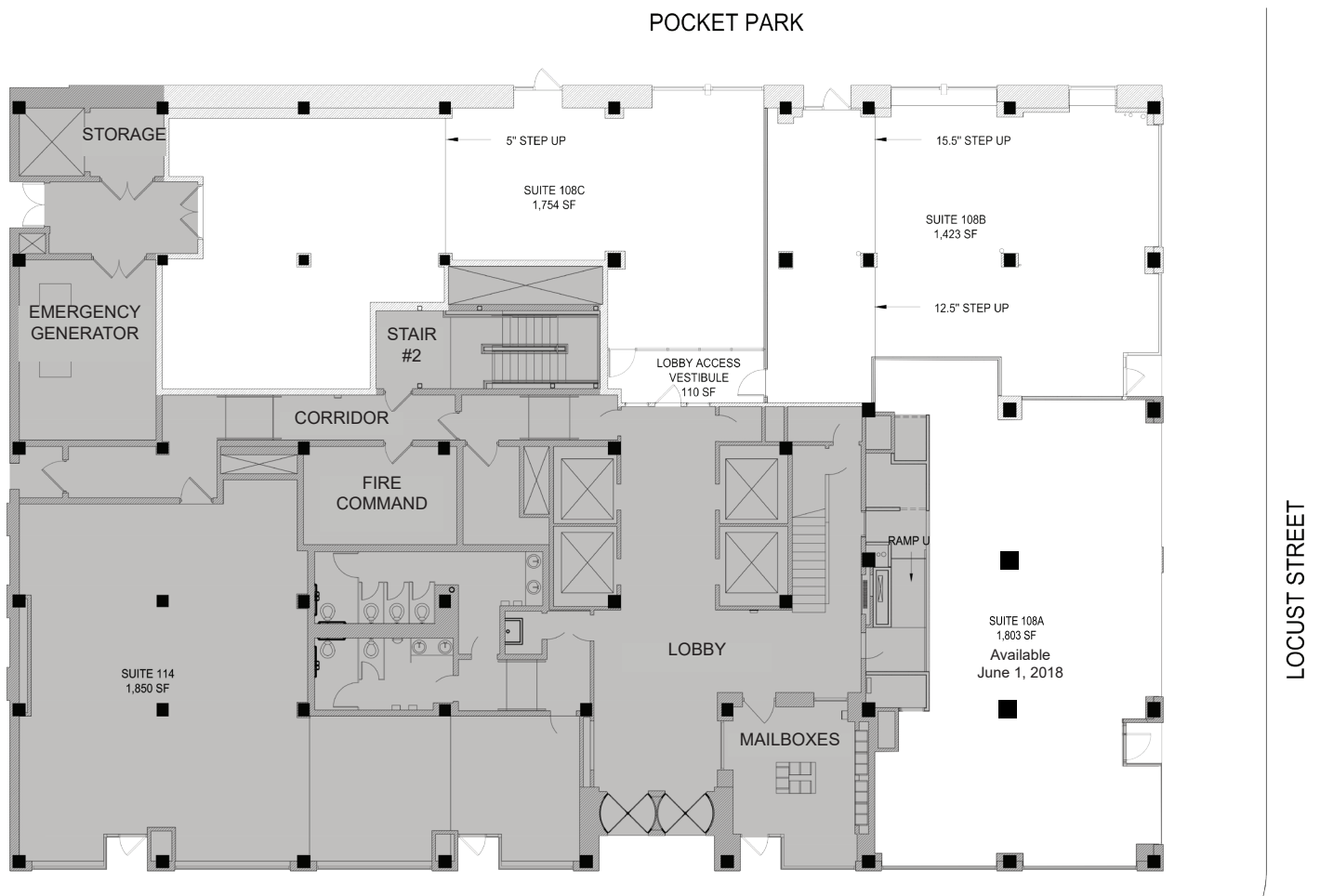
**Street level and  
2nd floor  
office/retail  
space  
available**



# AVAILABILITY

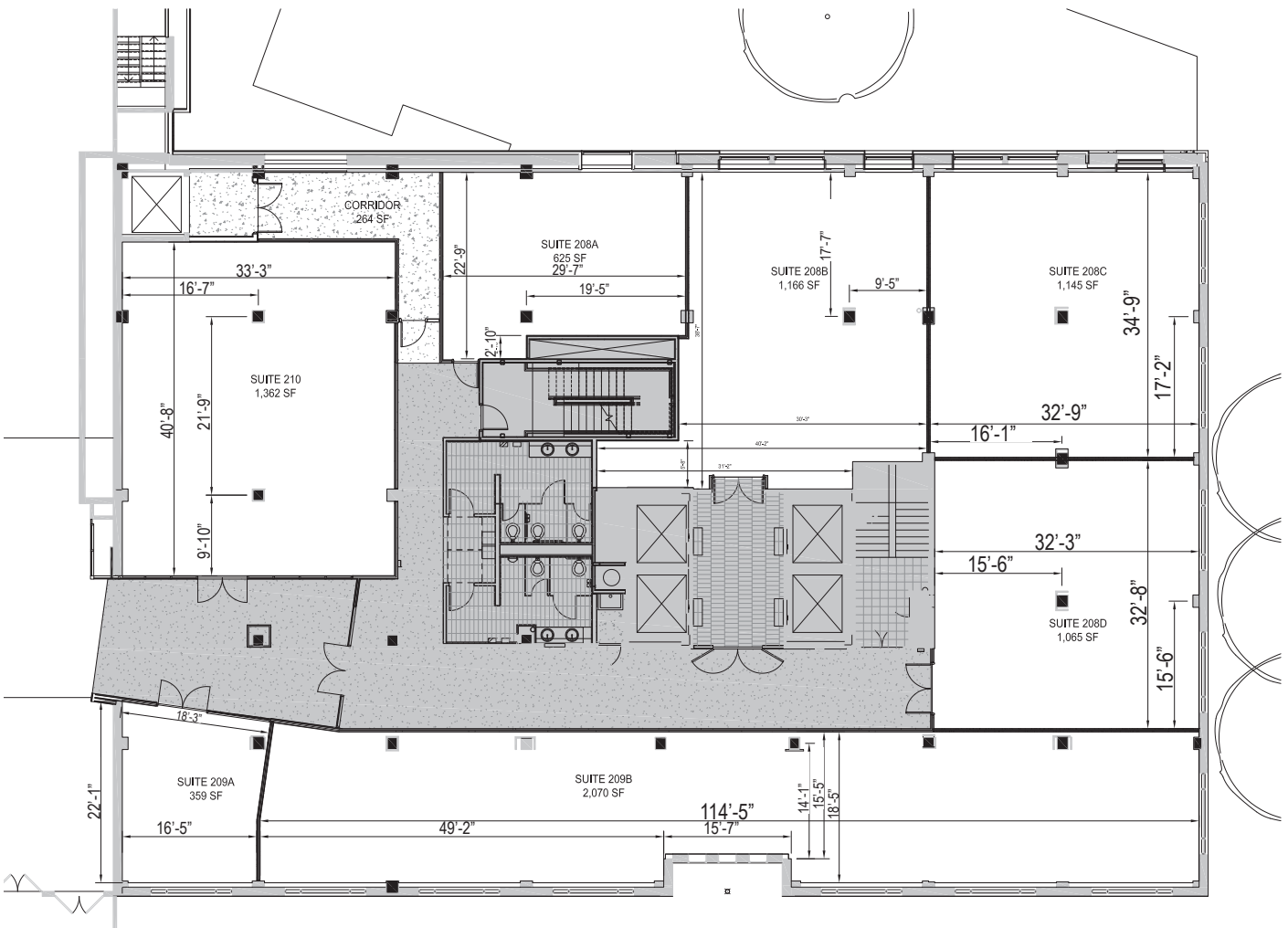
## Street Level

- Availability: 1,423 - 4,980 SF
- Minimum Divisible: 1,423 SF
- Lease Rate: \$16.00/SF NNN
- OPEX: \$4.00/SF
- TI allowance available
- Building grease interceptor



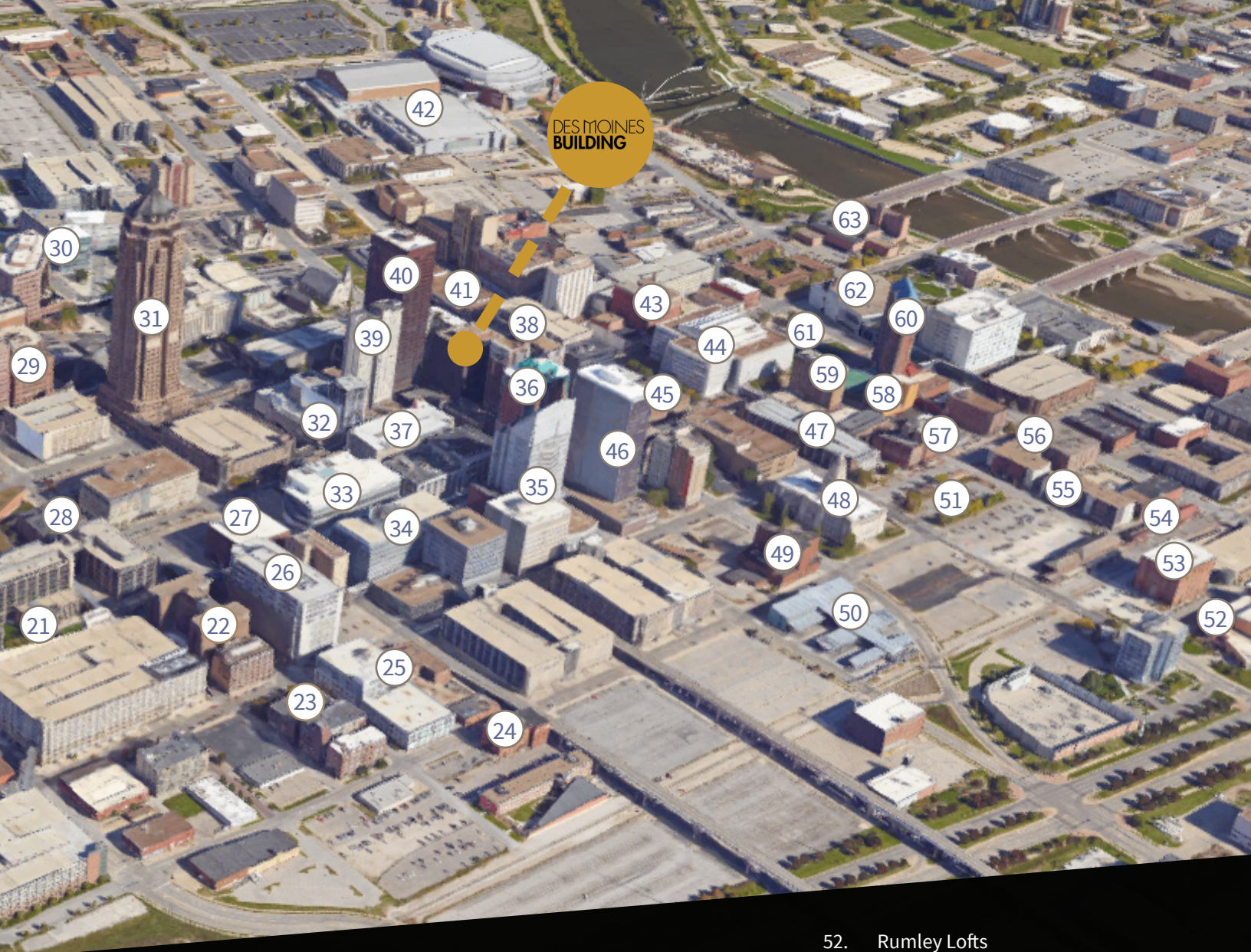
## 2nd Floor - Skywalk Level

- Availability: 8,775 SF
- Minimum Divisible: 625 SF
- Lease Rate: \$14.00/SF NNN
- OPEX: \$4.00/SF
- TI allowance available
- Building grease interceptor





- |                                   |  |   |
|-----------------------------------|--|---|
| 1. Iowa Methodist Medical Center  | 11. Kum & Go Corporate HQ                              | 20. Central Library                                 |
| 2. Hoyt Sherman Place             | 12. Pappajohn Sculpture Park                           | 21. Nationwide Insurance HQ                         |
| 3. A Dong Restaurant              | 13. Wellmark BCBS HQ                                   | 22. Hotel Fort Des Moines/Bubba's Southern Comforts |
| 4. Quick Trip                     | 14. Americana  | 23. 10th Street Lofts                               |
| 5. Power-Life Yoga                | 15. Magnolia Wine Kitchen                              | 24. West End Salvage                                |
| 6. Gas Lamp                       | 16. Noce   | 25. Malo/Des Moines Social Club                     |
| 7. Meredith Corporation           | 17. Draught House 50                                   | 26. Davis Brown Building/Panera Bread/Akebono 515   |
| 8. Exile Brewing Company          | 18. Jimmy John's/Fighting Burrito/Smokey D's BBQ/LaMie | 27. Des Moines Public Schools                       |
| 9. Horizon Line Coffee/The Walnut | 19. Pappajohn Higher Education Center                  | 28. Temple for Performing Arts/Centro/Starbucks     |
| 10. 14Forty Apartments            |  |   |



DES MOINES BUILDING

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|--|--|--|
| 29. Century Link/Qwest                                   | 39. Downtown Marriott  | 62. Des Moines Performing Arts         |
| 30. Principal Financial Group HQ                         | 40. Ruan Center  | 63. World Food Prize Hall of Laureates |
| 31. 801 Grand/801 Chophouse<br>Basil's/Friedrichs Coffee | 41. Wellmark YMCA  |  |
| 32. R&T Lofts/Hello Marjorie                             | 42. Wells Fargo Arena/Hy-Vee Hall/<br>Hilton Convention Center |  |
| 33. Des Lux Hotel  | 43. Renaissance Des Moines Savery                              |  |
| 34. Wells Fargo Financial                                | 44. Capital Square   |  |
| 35. EMC insurance  | 45. Kaleidoscope at the Hub                                    |  |
| 36. Hub Tower  | 46. Financial Center   |  |
| 37. Des Moines Partnership/Local<br>Bites Food Court     | 47. Blackbird  |  |
| 38. The Equitable/Pot Belly<br>Sandwich Shop             | 48. Polk County Courthouse                                     |  |
|  | 49. Des Moines Area Regional Transit                           |  |
|  | 50. Des Moines Area Regional Transit                           |  |
|  | 51. Hy-Vee   |  |
|  | 52. Rumley Lofts   |  |
|  | 53. Science Center   |  |
|  | 54. Hessen Haus/Tipsy Crow Tavern                              |  |
|  | 55. LOFTS  |  |
|  | 56. Spaghetti Works/ Johnny's                                  |  |
|  | 57. Pita Pit/1908 Draught House/<br>Royal Mile                 |  |
|  | 58. Fong's Pizza   |  |
|  | 59. Kirkwood Lofts/Wasabi Tao                                  |  |
|  | 60. The Plaza  |  |
|  | 61. Cowles Commons   |  |



\*RENDERING



SKYWALK ENTRANCE



POCKET PARK



HISTORIC LOBBY



ROOFTOP MEETING ROOM



ROOFTOP PATIO

# DAYTIME POPULATION & APARTMENTS

<b>Des Moines Building</b>	<b>146</b>	801 Grand	2,000 - 2,950
Fleming Building	90	Ruan Center	2,000 - 2,200
Wilkins Building	120	Two Ruan Center	775 - 850
Equitable	140	Bank of America Building	475 - 525
Liberty Building	16	Partnership Building	130 - 150
R&T Lofts	164	Hub Tower	800 - 900
14Forty	38	EMC Corporation	2,300 - 2,500
7th Street Brownstones	34	Financial Center	700 - 780
AP Transfer Lofts	44	US Bank Building	300 - 330
Court Ave Lofts	51	Capital Square	1,550 - 1,700
Crane Artists Lofts	36	<b>Sample Daytime Population</b>	<b>11,030 - 12,885</b>
The Randolph	55		
Hubble Tower Apartments	73		
Marketplace Lofts	92		
Metro Lofts	111		
Rocket Transfer Loft	58		
Rumely Lofts	66		
The Kirkwood	54		
Vine Street Lofts	143		
<b>Apartment Units (1 mile radius)</b>	<b>1,521</b>		

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,977	101,974	214,655
Households	5,888	40,671	86,292
Average Household Income	\$49,466	\$54,653	\$60,145

## TRAFFIC COUNTS ADV = AVERAGE DAILY VEHICLES

Locust Street	9,400 ADV
6th Street	2,640 ADV
5th Avenue	5,000 ADV

# ABOUT THE DES MOINES BUILDING

Built in 1930, the Des Moines Building is a 14-story, classic art deco style building placed on the National Register of Historic Places in 2013. The former office building has undergone a complete renovation with the exception of the lobby - which has retained all of the historic details. The Des Moines Building now includes 146 apartments and two floors of commercial space.

**Justin Lossner, CCIM, SIOR**  
Executive Vice President  
+1 515 371 0846  
[justin.lossner@am.jll.com](mailto:justin.lossner@am.jll.com)

**Aaron A. Hyde**  
Vice President  
+1 515 953 8834  
[aaron.hyde@am.jll.com](mailto:aaron.hyde@am.jll.com)



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