



ELEVATE

YOUR BUSINESS
801 GRAND AVE, DES MOINES, IA

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A modern office lobby featuring four beige armchairs arranged around a white circular coffee table. The room has a dark patterned carpet, a blue wall with a framed picture of a building, and a glass-walled office area in the background. A red exit sign is visible above a door. The ceiling has a circular recessed light fixture.

**OVER \$15 MILLION
IN CAPITAL
IMPROVEMENTS—
WITH MORE ON THE
WAY, INCLUDING
LOBBY!**

RECENT UPDATES INCLUDE:

- **State of the art conference center**
- **Outdoor patio/paving**
- **HVAC for maximum tenant comfort**
- **New mechanicals and roof**
- **Common area and restrooms are underway**



BUILDING AMENITIES

THE AVENUE AT 801

- 52 seat conference center
- 12 seat conference room
- Pre-function hospitality room & catering kitchen
- Lounge area



ADDITIONAL AMENITIES:

- Centrally located
- Skywalk access
- 801 Chophouse
- Basil Properi
- Main Street Cafe
- Bank of the West
- Outdoor patio



AVAILABILITY AND TERMS

Availability	40th Floor: 4,967+/-RSF	\$18.00/SF NNN
	39th Floor: 14,501+/- RSF	\$18.00/SF NNN
	31st Floor: 5,791+/- RSF	\$16.75/SF NNN
	30th Floor: 17,253+/- RSF	\$16.75/SF NNN
	29th Floor: 7,520+/- RSF	\$15.00/SF NNN
	28th Floor: 19,340+/- RSF	\$15.00/SF NNN

Operating Expenses Available upon request

TI Allowance Negotiable

Year Built 1989-1991; **2017 LEED Certified; 2018 Remodel**

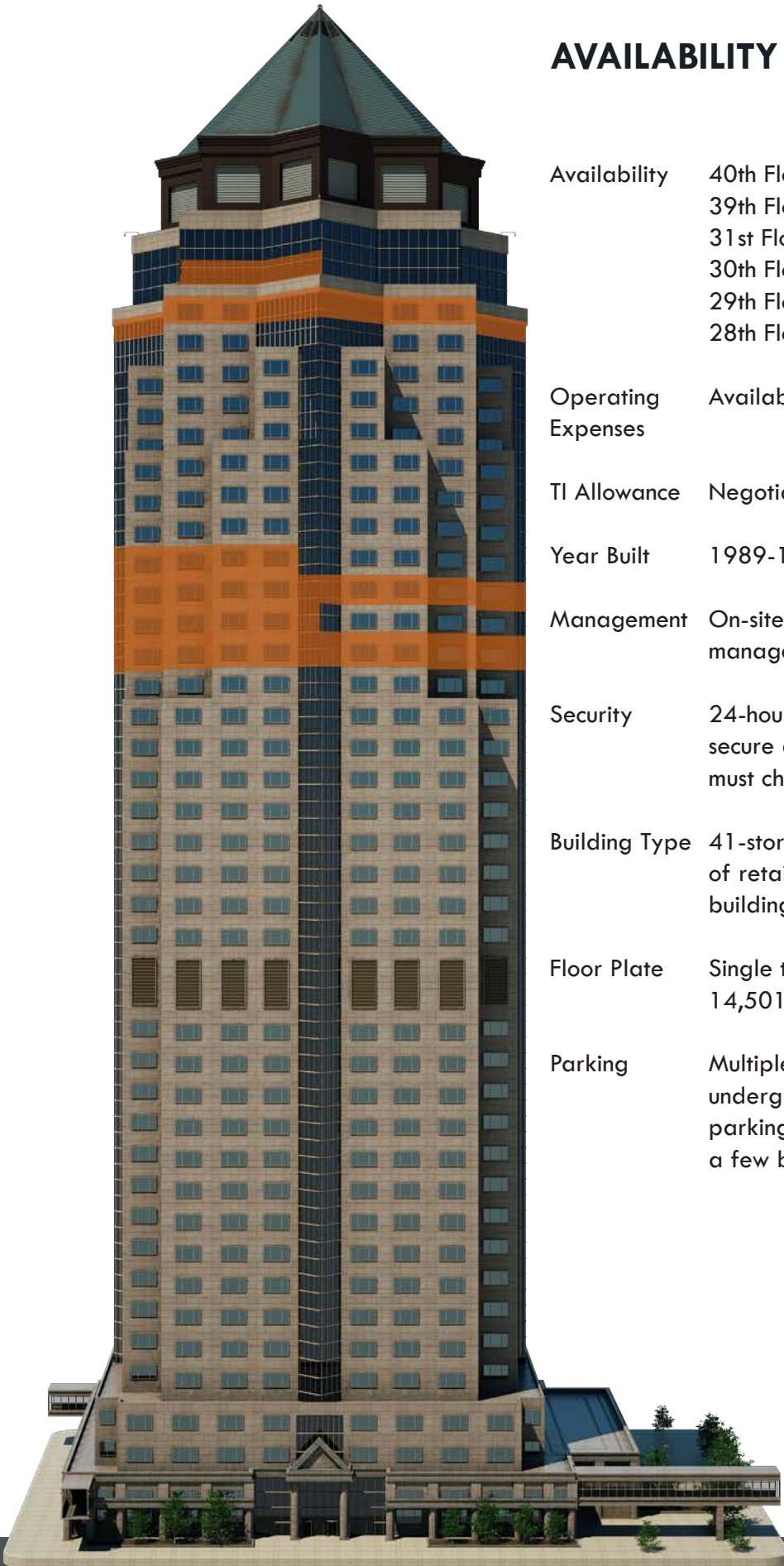
Management On-site and full time dedicated property management team (JLL)

Security 24-hour staffed building security. Tenants use secure access cards to reach floors 4-41. Guests must check-in with security to access tenant spaces.

Building Type 41-story, Class A office tower with three levels of retail amenities. High level finishes and building standards with multiple exterior patios

Floor Plate Single tenant office floors available from 14,501+/- RSF to 19,340+/- RSF

Parking Multiple solutions for a range of budgets. From underground executive stalls, adjacent ramp parking and deeply discounted ramp parking a few blocks away.



Downtown Wellmark
YMCA is located just 2
blocks east of 801 and
offers:
**CLASSES. MASSAGE.
OLYMPIC SIZE POOL.
PHYSICAL THERAPY.**



CONVENIENT LOCATION

Central location allows employees to take advantage of a thriving and high-energy downtown.

- Food trucks
- Art & music festivals
- Parks & green space
- Downtown living

SKYWALK CONNECTED

Four miles of skywalk puts all of downtown's amenities steps away, including:

- World-class YMCA
- Hotels
- Countless dining options
- Multiple coffee shops
- Library
- Post office & more

PARKING ACCESSIBLE

Private and city owned parking garages nearby and offer tenants an economical option for parking.

- 901 Grand is owned and operated by the landlord
- City garage available to the south of the building
- Executive parking stalls for qualified leases
- Economically priced park-and-ride a few blocks away with shuttle



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|-----------------------------------|--|---|
| 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 | | |



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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
Basil's/Main Street Cafe | 41. Wellmark YMCA | |
| 32. R&T Lofts/Hello Marjorie | 42. Wells Fargo Arena/Hy-Vee Hall/
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
Bites Food Court | 47. Blackbird | |
| 38. The Equitable/Pot Belly
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/
Royal Mile | |
| | 58. Fong's Pizza | |
| | 59. Kirkwood Lofts/Wasabi Tao | |
| | 60. The Plaza | |
| | 61. Cowles Commons | |



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*SAMPLE TENANT SPACE