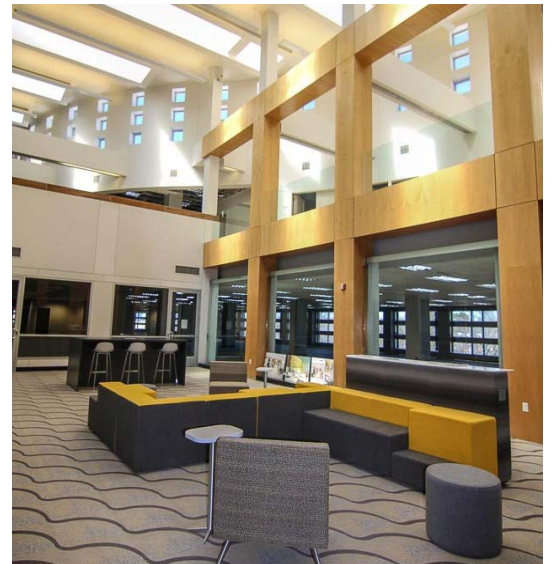


FOR LEASE

1963 BELL AVENUE CORPORATE OFFICE BUILDING DES MOINES, IOWA



COLLABORATION AREA



BUILDING LOBBY



CORPORATE OFFICE BUILDING

1963 Bell Avenue is well located on the fringe of downtown offering the best of the CBD's live/work/play amenities with the simplicity of suburban style parking and access to and from the office for its employees. The redevelopment project is tenant driven with significant interior and exterior improvements.

+ Available Space

- 1st Floor - 40,382 rentable square feet*
- 2nd Floor - **LEASED**
- 3rd Floor - 22,999 rentable square feet*

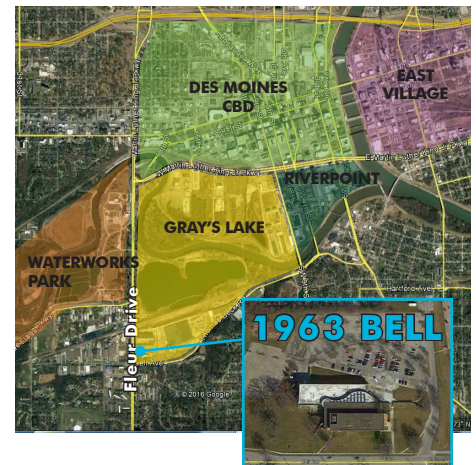
*Demisable to 5,000 square feet

+ Lease Rate

- \$7.50/SF NNN
- **10 YEAR TAX ABATEMENT** on all future building improvements

+ Building Features

- Large Floor plates up to 40,382 sq ft
- 9 foot clear ceilings
- Large (free) parking field with ratio of 4.5/1,000 SF



CBRE | HUBBELL COMMERCIAL

6900 Westtown Parkway
West Des Moines, Iowa 50266
www.cbre.com/desmoines

**CBRE | Hubbell
Commercial**

Part of the CBRE affiliate network

FOR LEASE
1963 BELL AVENUE

CORPORATE OFFICE BUILDING
DES MOINES, IOWA



BUILDING FEATURES

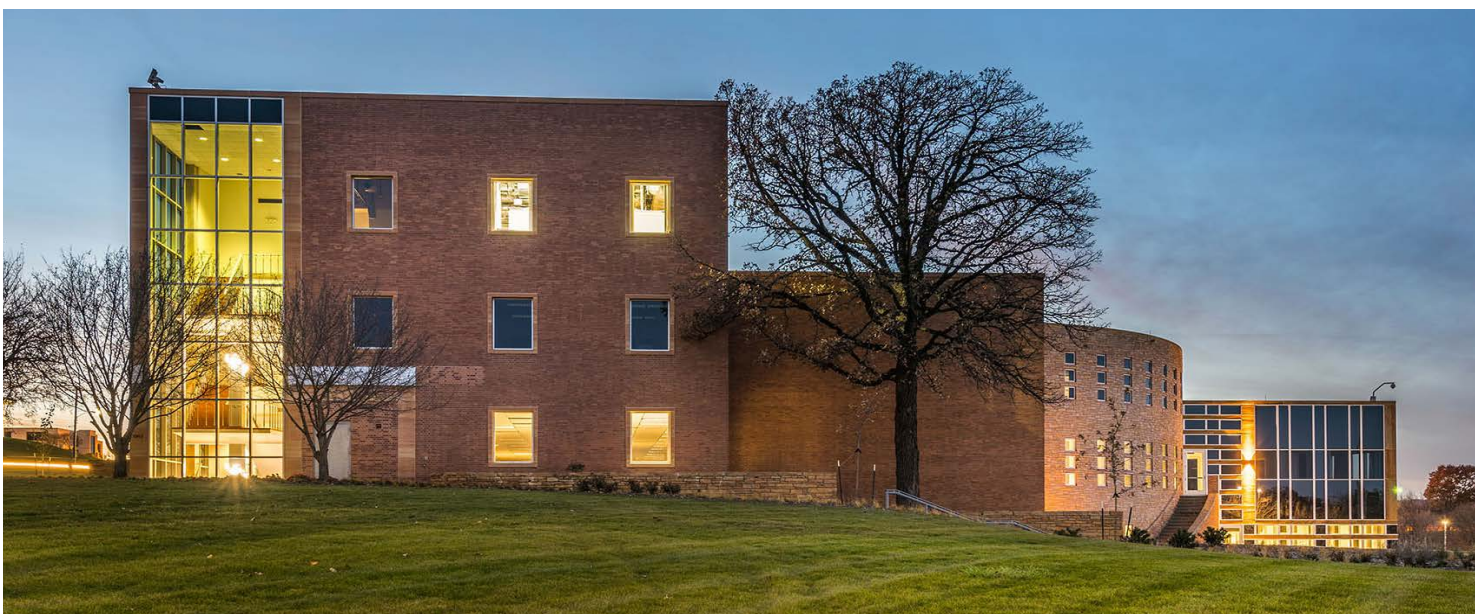
- + 4-Story corporate office building
- + New large windowline for natural lighting
- + Rooftop patio seating
- + Fiber optics to the building through CenturyLink
- + 506 parking stalls
- + Emergency Generator
- + Monument signage
- + Expansion capabilities
- + Raised floor computer room
- + Dock door & drive-in door
- + Storage available



FITNESS CENTER



ROOFTOP PATIO



EAST SIDE OF PROPERTY



AREA AMENITIES

- Water Works Park at over 1,500 acres is one of the largest urban parks in the country, about twice the size of New York City’s Central Park.
- The Water Works Park Foundation is working to develop a two-way amphitheater, the great lawn, a celebration lawn, natural play areas, and a series of pathways that lead to different experiences in and around the existing Arie den Boer Arboretum.
- Connectivity is key with the enhancements. An underground passageway will go in under Fleur Drive to connect Water Works Park to Gray’s Lake.
- Gray’s Lake has many amenities as well, including a 1.9 mile trail that encircles the lake equipped with lighting and emergency phones, providing a beautiful and safe outdoor experience.



WATER WORKS PARK



GRAY'S LAKE



FOR LEASE 1963 BELL AVENUE

CORPORATE OFFICE BUILDING DES MOINES, IOWA

DRIVE TIMES

.....

5 MIN TO AIRPORT
5 MIN TO DOWNTOWN
6 MIN TO I-235
8 MIN TO EAST VILLAGE

WITHIN 5 MIN

WITHIN 10 MIN



CONTACT US

RILEY HOGAN
First Vice President
+1 515 221 6683
riley.hogan@cbre-hubbell.com

TYLER DINGEL, CCIM
Senior Vice President
+1 515 221 6662
tyler.dingel@cbre-hubbell.com

© 2018 Hubbell Commercial Brokers, L.C., d/b/a CBRE/Hubbell Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

LISTING# 91444L

