

For Lease

## **Fleming Building**

Situated in the heart of the Central Business District at the corner of 6<sup>th</sup> Avenue and Walnut Street, the Fleming Building offers great visibility, unique architecture, and immediate access to all of downtown's retail amenities.

- Convenient access to I-235 via 6<sup>th</sup> Ave
- Access to nearby parking
- Historical architecture

218 6<sup>th</sup> Ave, Des Moines, IA

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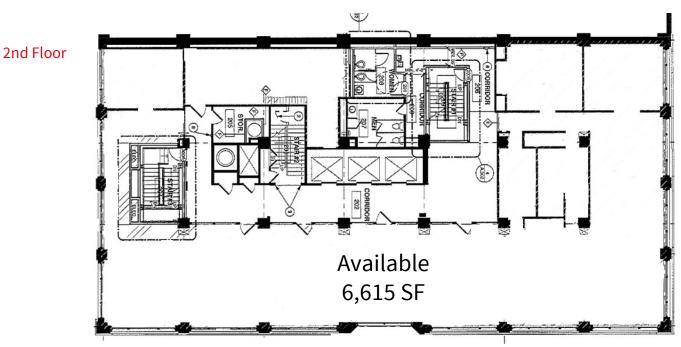
## jll.com/des-moines



## **Availability and Terms**

- 1<sup>st</sup> floor retail
  - Availability: 900+/- SF
  - Lease Rate: \$14.00/SF NNN
- 2<sup>nd</sup> floor office
  - Availability: 6,615 SF
  - Lease Rate: \$13.00/SF NNN
- Estimated operating upon request
- 5 year lease commitment
- Improvement allowance available for qualified leases





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