



# **Downtown Des Moines Investment Opportunity for Multi-family or Hotel Conversions**

A HIGHER CLASS OF OFFICE DESTINATION IN DOWNTOWN DES MOINES





# Multi-Family Conversion or Hotel Opportunity



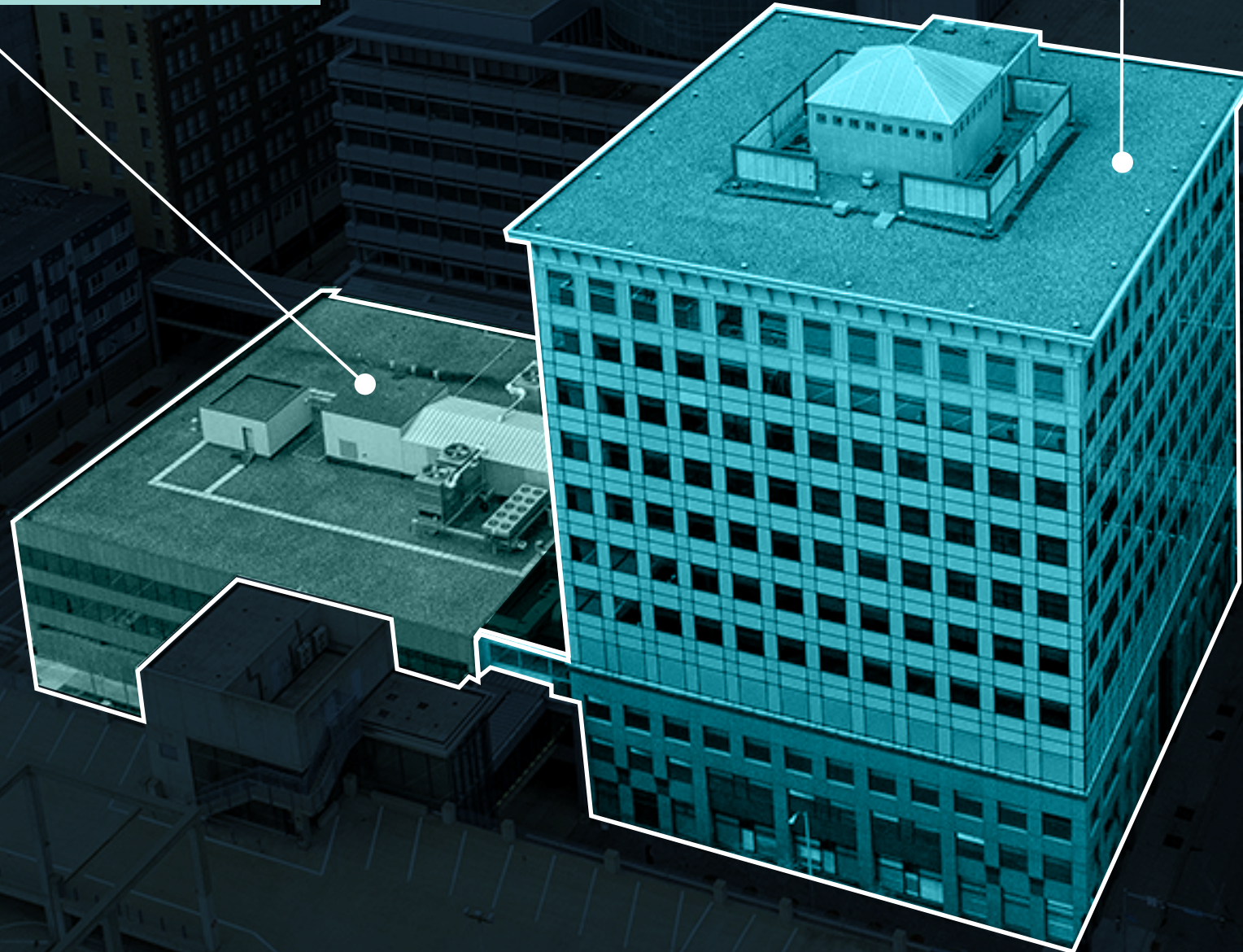
## TOWERS BUILDING

206 8th Street, Des Moines, IA



## FOUNDERS BUILDING

207 9th Street, Des Moines, IA







# TOWERS BUILDING

Unlock the potential of The Towers Building - an 11-floor opportunity to convert into a thriving multifamily development. With its prime location and commanding presence, this iconic property is ready to be transformed into stylish apartments, capturing the demand for urban living. Maximize your returns with multiple income streams on each floor, while revitalizing the community and leaving a lasting impact. Partner with our experienced team to ensure a seamless conversion process, from market analysis to project management. Don't miss out on this exceptional opportunity - contact us today to unleash the full potential of The Towers Building.

## PROPERTY HIGHLIGHTS

Size: 188,769 SF

Acres: 0.40

Year Built: 1988

Zoning: DX1 Downtown

Skywalk access on second floor

Close proximity to dining and retail

**For Sale - Call broker for pricing**

## RECENT IMPROVEMENTS

New boilers in 2020

New make-up air unit in process now of being installed in basement parking area

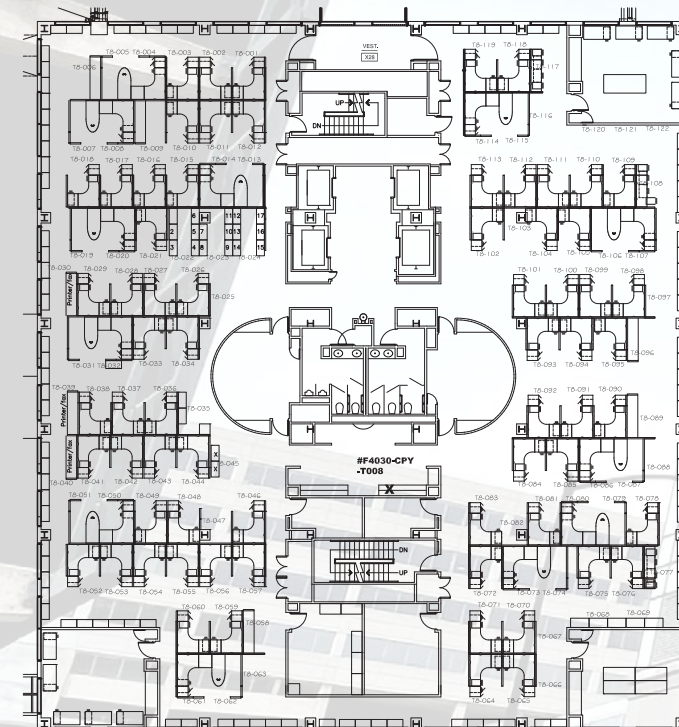
New UPS batteries installed in 2023

## AVAILABILITIES

11 Floors

17,424 SF per floor

## TYPICAL FLOORPLATE







# FOUNDERS BUILDING

Transform the Founders Building into a vibrant multifamily development. With its prime location and three spacious floors, this property offers an excellent opportunity to meet the demand for modern urban living. Maximize your returns by creating multiple rental streams and contribute to the revitalization of the community. Our experienced team will guide you through every step of the conversion process. Don't miss out on this lucrative opportunity - contact us today to unlock the potential of the Founders Building.

## PROPERTY HIGHLIGHTS

Size: 53,868 SF

Acres: 0.458

Year Built: 1910

Year Remodeled: 1990

Zoning: DX1 Downtown

Skywalk access on second floor

Close proximity to dining and retail

**Call broker for pricing**

## RECENT IMPROVEMENTS

New boilers in 2020

New make-up air unit in process now of being installed in basement parking area

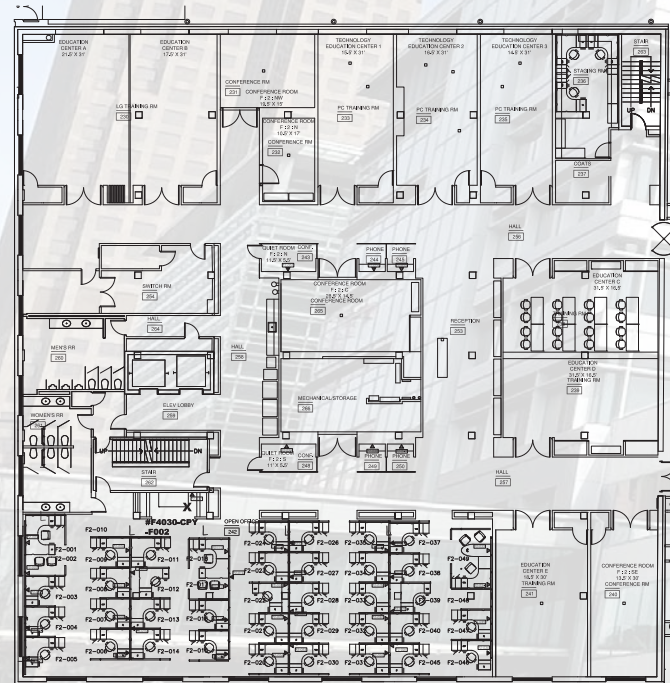
New UPS batteries installed in 2023

## AVAILABILITIES

3 Floors

17,956 SF per floor

## TYPICAL FLOORPLATE







# MULBERRY GARAGE

The Mulberry Garage is a large parking facility located in downtown. Spanning an impressive size of 545,238 square feet across 1.913 acres, it offers a total of 1,625 parking spaces to cater to the needs of local businesses and visitors. Constructed in 2002 with solid concrete construction, the Mulberry Garage is built to withstand the demands of a busy urban environment. Its advantageous zoning classification as DX1 Downtown allows for a mix of commercial and residential uses, making it a valuable asset for the surrounding area. Additionally, the garage features a unique skywalk access on the second floor, providing convenient and safe pedestrian connections to nearby buildings.

## PROPERTY HIGHLIGHTS

Size: 545,238 SF

Acres: 1.913

Year Built: 2002

Zoning: DX1 Downtown

Concrete Construction

Parking spaces: 1,625

New access control units installed

Skywalk access on second floor

Access/egress on Mulberry & Cherry

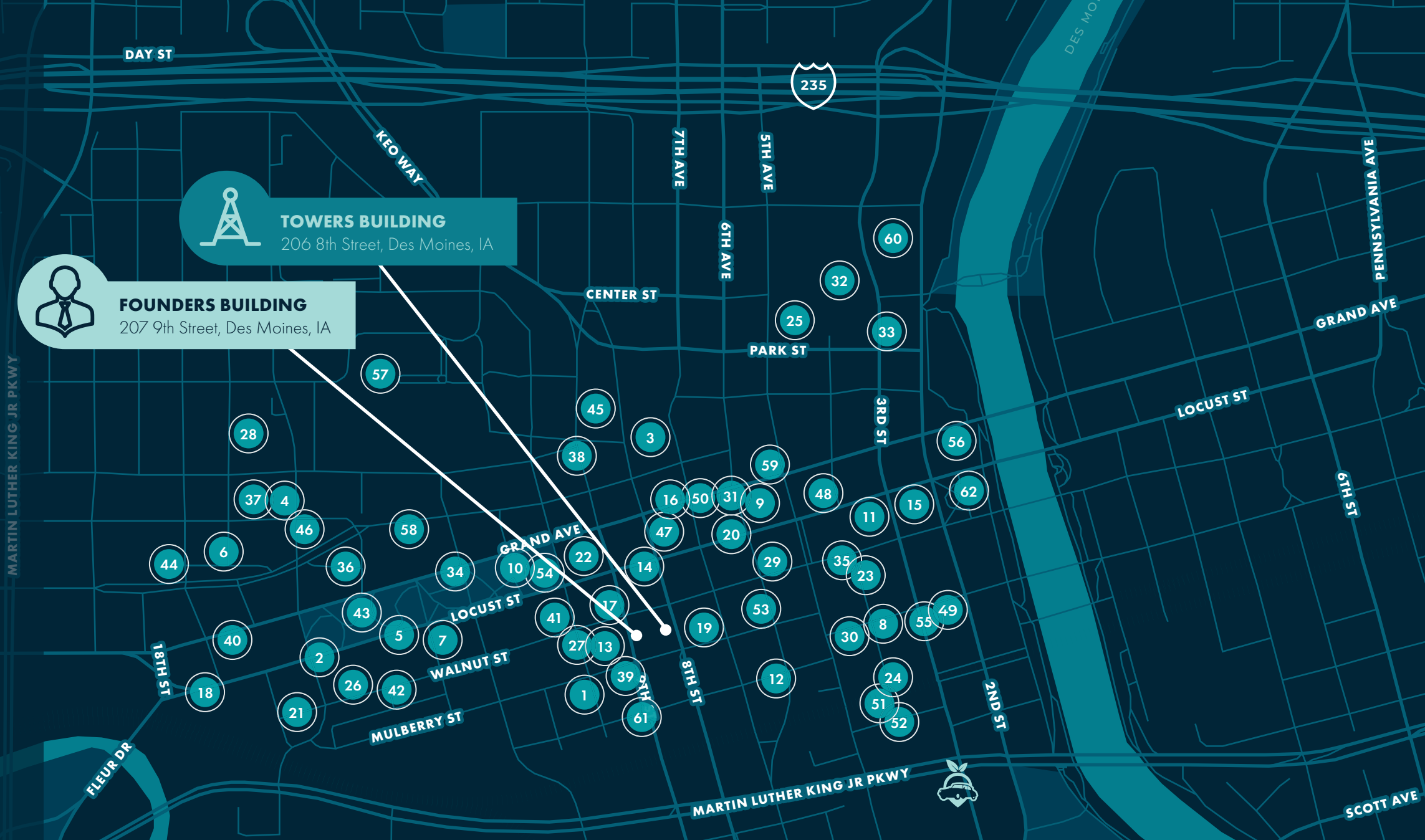
Could be available, but not required





# ENRICHING THE WORK-LIFE EXPERIENCE

The Walnut Corporate Campus boasts an impressive range of amenities that caters to every need and enhances the work-life experience. From an array of gourmet dining options, trendy cafes, and vibrant entertainment venues, to premium fitness centers, relaxing outdoor spaces, and convenient retail shops, this campus ensures that occupants have an abundance of choices for both professional and personal needs. Whether it's grabbing a quick lunch, organizing team-building activities, or indulging in some retail therapy, the Walnut Corporate Campus offers a comprehensive suite of amenities designed to promote productivity, well-being, and convenience.



- |   |  |  |   |   |  |
|---|--|--|---|---|--|
| 1. 10th Street Lofts                          | 13. Dentons Davis Brown/<br>Akebono 515            | 22. FHLB   | 32. Iowa Events Center                          | 44. Power Life Yoga Barre Fitness<br>- Downtown | 55. Ibe CC/ Stuffed Olive                                |
| 2. 14 Forty                                   | 14. Des Lux Hotel                                  | 23. Fong's Pizz a/The Royal Mile<br>/Insomnia Cookies/<br>Pho Real Kitchen & Bar | 33. Jethro's BBQ All Stars                      | 45. Principal Financial Group                   | 56. U.S. Federal Courthouse                              |
| 3. 801 Chophouse/Basil's/<br>Main Street Cafe | 15. Des Moines Civic Center                        | 24. Hessen Haus  | 34. John and Mary Pappaiohn<br>Education Center | 46. QuikTrip                                    | 57. UnityPoint Health - Iowa<br>Methodist Medical Center |
| 4. A Dong Restaurant                          | 16. Des Moines Marriott Downtown                   | 25. Hilton Des Moines Downtown   | 35. Kirkwood Lofts/ Wasabi Tao                  | 47. R&T Lofts/Hello Mariorie                    | 58. Wellmark Blue Cross and<br>Blue Shield               |
| 5. Americana                                  | 17. Des Moines Public Schools                      | 26. Horizon Line Coffee  | 36. Krause Gateway Center                       | 48. Renaissance Des Moines<br>Savery Hotel      | 59. Wellmark YMCA Wells<br>Fargo Arena                   |
| 6. Big Grove Brewery & Taproom                | 18. Dot-Dash                                       | 27. Hotel Fort Des Moines  | 37. Lua Brewing                                 | 49. RoCA  | 61. West End Architectural Salvage                       |
| 7. Blu Thai Food and Sushi                    | 19. EMC Insurance Companies<br>Headquarters        | 28. Hoyt Sherman Place   | 38. Lumen                                       | 50. Ruan Center                                 | 62. World Food Prize Hall of Laureates                   |
| 8. Blue Sushi Sake Grill                      | 20. Equitable Building/<br>Pot Belly Sandwich Shop | 29. Hub Tower  | 39. Malo  | 51. Rumely Lofts                                |  |
| 9. Capital Square                             | 21. Exile Brewing Company                          | 30. Hy-Vee Grocery Store   | 40. Mid-American                                | 52. Science Center of Iowa                      |  |
| 10. Central Library                           |  | 31. Hyatt Place Des Moines/<br>Downtown  | 41. Nationwide                                  | 53. Surety Hotel                                |  |
| 11. Cowles Commons                            |  |  | 42. Noce  | 54. Temple for Performing Arts/Centro           |  |
| 12. DART Central Station                      |  |  | 43. Pappaiohn Sculpture Park                    |   |  |





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