



Downtown Des Moines' Premier Professional Campus

A HIGHER CLASS OF OFFICE DESTINATION IN DOWNTOWN DES MOINES



An iconic imprint on the horizon of downtown Des Moines skyline, this collection is a curation of the city's finest buildings.



SKYVIEW BUILDING

800 Walnut, Des Moines, IA



NORTHSTAR BUILDING

801 Walnut, Des Moines, IA



MULBERRY GARAGE

800 Mulberry, Des Moines, IA



SKYVIEW BUILDING

The Skyview Building is an exceptional property situated in the heart of Downtown Des Moines, offering outstanding visibility and exposure. Its prime location provides easy access to the skywalks, parking facilities, as well as a plethora of retail and restaurant amenities nearby. Standing tall at 9 stories, this building encompasses approximately 35,000 square feet per floor, allowing for flexible and spacious commercial use. With its strategic placement and ample space, the Sky View Building offers a desirable location for businesses to thrive and take advantage of the vibrant surroundings.

PROPERTY HIGHLIGHTS

Size: 326,495 SF

Acres: 0.96

Year Built: 2002

Zoning: DX1 Downtown

Steel Frame Construction

Parking connected by skywalk

50+ underground parking stalls

Close proximity to dining and retail

Ability to offer large block space for a single user

1-freight, 4-passenger elevators, roof generator

For Sale - Call broker for pricing

RECENT IMPROVEMENTS

Make-up air unit replacement

Converted from electric boiler to gas boilers

UPS replacement

Two of the revolving doors were replaced

AVAILABILITIES

9 Floors

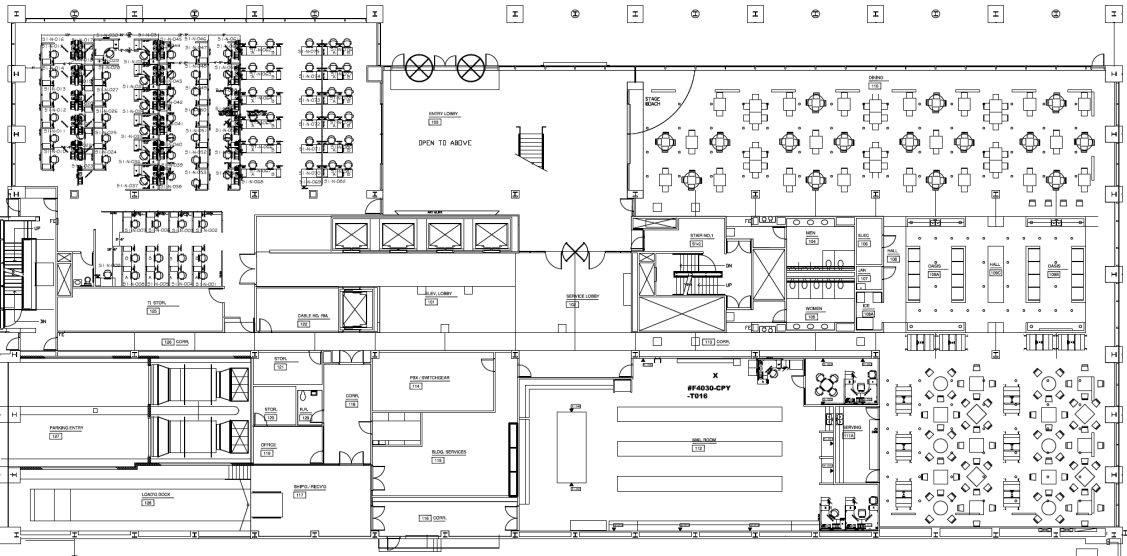
35,000 SF per floor

All floors available with retail opportunity on first floor

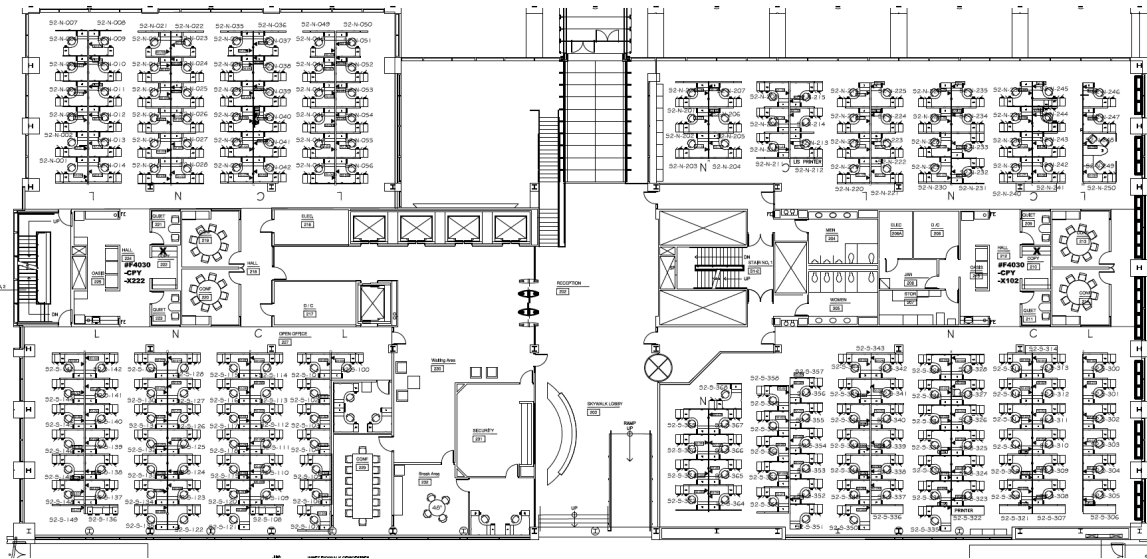


EXAMPLE FLOORPLANS

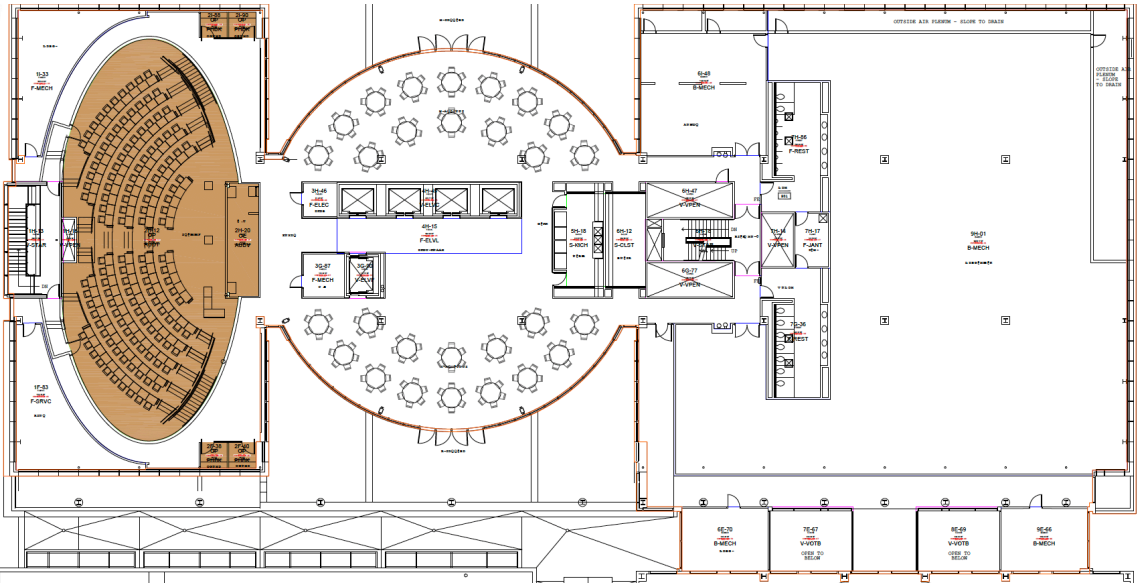
1ST FLOOR



2ND FLOOR



9TH FLOOR





NORTHSTAR BUILDING

Situated right at the core of the Downtown Des Moines, the Northstar Building enjoys an enviable location with exceptional exposure. Its close proximity to the skywalk, parking facilities, and a wide array of retail and restaurant amenities makes it a highly sought-after destination. This impressive building stands tall with 10 stories, offering approximately 35,000 square feet per floor. With its spacious layout and prime location, 801 Walnut presents an ideal opportunity for businesses to thrive and benefit from the bustling urban environment.

PROPERTY HIGHLIGHTS

Size: 298,882 SF

Acres: 0.85

Year Built: 2005

Zoning: DX1 Downtown

Steel Frame Construction

Parking connected by skywalk

50+ underground parking stalls

1 freight elevator

Close proximity to dining and retail

Ability to offer large block space for a single user

For sale - call broker for pricing

RECENT IMPROVEMENTS

Make-up air unit replacement

Converted from electric boilers to gas boilers

UPS replacement

Two of the revolving doors were replaced

AVAILABILITIES

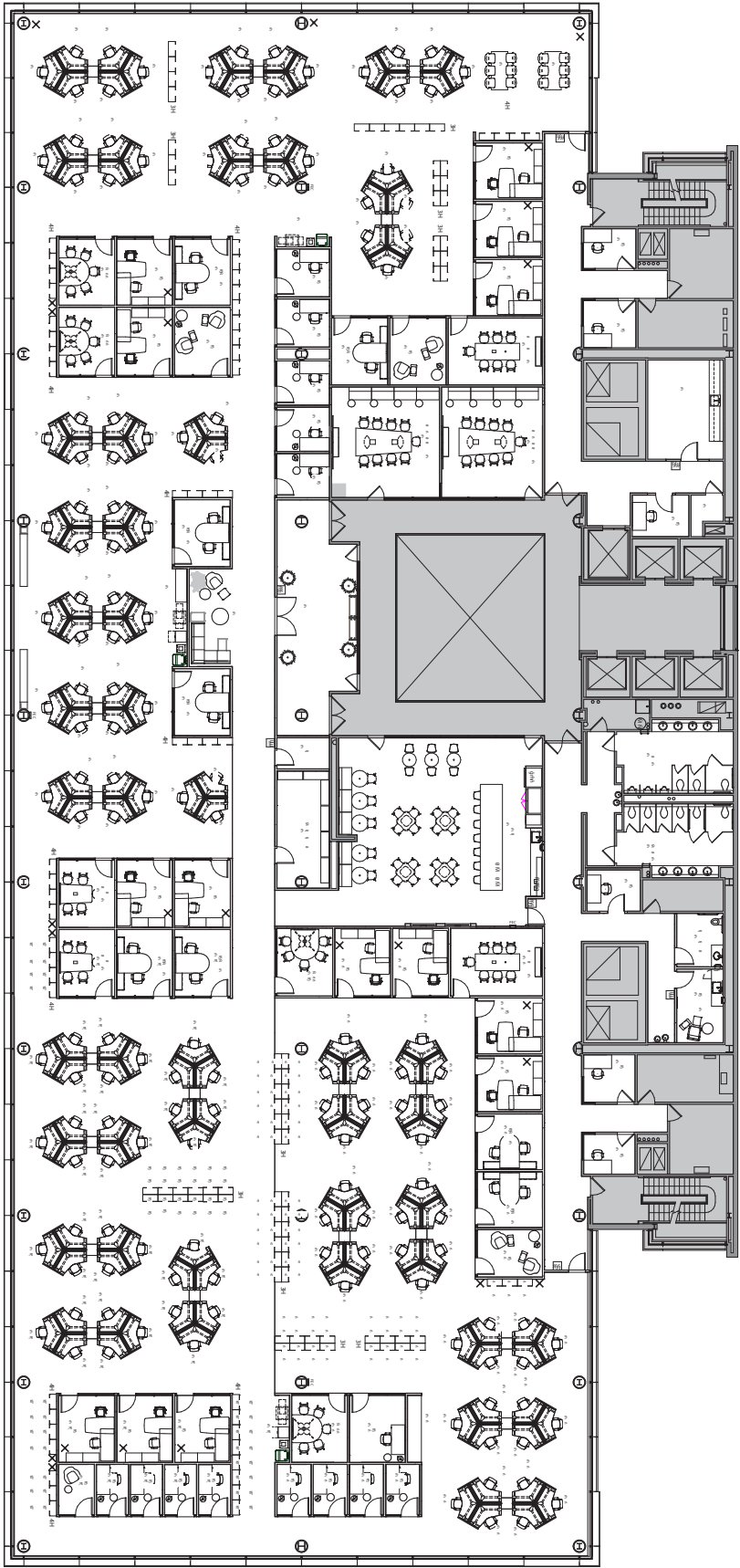
Floors 5-9 (35,000 SF per floor)

9th floor: 32,000 SF

Cashflow opportunity with Wells Fargo Leaseback



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

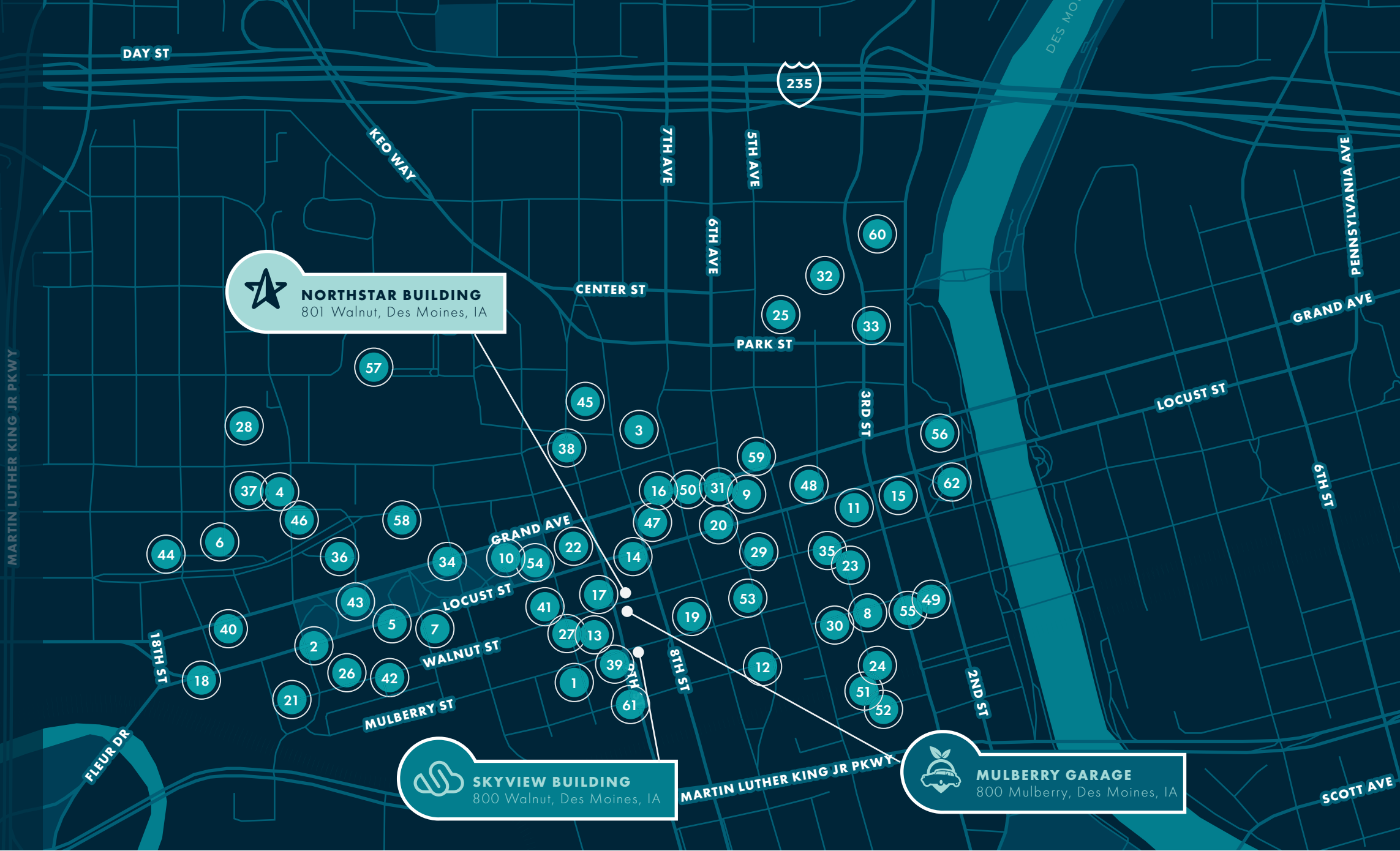
Skywalk access on second floor

Access/egress on Mulberry & Cherry



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
- 2. 14Forty
- 3. 801 Chophouse/Basil's/ Main Street Cafe
- 4. A Dong Restaurant
- 5. Americana
- 6. Big Grove Brewery & Taproom
- 7. Blu Thai Food and Sushi
- 8. Blue Sushi Sake Grill
- 9. Capital Square
- 10. Central Library
- 11. Cowles Commons

- 12. DART Central Station
- 13. Dentons Davis Brown/Akebono 515
- 14. Des Lux Hotel
- 15. Des Moines Civic Center
- 16. Des Moines Marriott Downtown
- 17. Des Moines Public Schools
- 18. Dot-Dash (formerly Meredith Corp.)
- 19. EMC Insurance Companies Headquarters
- 20. Equitable Building/Pot Belly Sandwich Shop
- 21. Exile Brewing Company

- 22. FHLB
- 23. Fong's Pizza/The Royal Mile /Insomnia Cookies/Pho Real Kitchen & Bar
- 24. Hessen Haus
- 25. Hilton Des Moines Downtown
- 26. Horizon Line Coffee
- 27. Hotel Fort Des Moines
- 28. Hoyt Sherman Place
- 29. Hub Tower
- 30. Hy-Vee Grocery Store
- 31. Hyatt Place Des Moines/Downtown

- 32. Iowa Events Center
- 33. Jethro's BBQ All Stars
- 34. John and Mary Pappajohn Education Center
- 35. Kirkwood Lofts/Wasabi Tao
- 36. Krause Gateway Center
- 37. Lua Brewing
- 38. Lumen
- 39. Malo
- 40. Mid-American
- 41. Nationwide
- 42. Noce

- 43. Pappajohn Sculpture Park
- 44. Power Life Yoga Barre Fitness - Downtown
- 45. Principal Financial Group
- 46. QuikTrip
- 47. R&T Lofts/Hello Marjorie
- 48. Renaissance Des Moines Savery Hotel
- 49. RoCA
- 50. Ruan Center
- 51. Rumely Lofts
- 52. Science Center of Iowa

- 53. Surety Hotel
- 54. Temple for Performing Arts/Centro
- 55. The CC / Stuffed Olive
- 56. U.S. Federal Courthouse
- 57. UnityPoint Health - Iowa Methodist Medical Center
- 58. Wellmark Blue Cross and Blue Shield
- 59. Wellmark YMCA
- 60. Wells Fargo Arena
- 61. West End Architectural Salvage
- 62. World Food Prize Hall of Laureates



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