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# For sale or

lease

516 3rd Street Des Moines, Iowa 50309 +/- 1,067 - 4,237 RSF Office/Retail/Restaurant Space Available

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## **Property overview**

Location	516 3rd Street   Des Moines, Iowa 50309
Availability	1st floor: 4,237 RSF 2nd floor: 1,067 RSF   1,409 RSF
Sale price	Negotiable
Lease rate	\$14.50/RSF NNN
Est. OPEX	\$6.16/RSF
Property information	<ul> <li>High traffic counts offer outstanding visibility and signage options.</li> <li>Direct access from 3rd Street exit on Interstate 235 four blocks to the North.</li> <li>Abundant off-street parking options.</li> <li>Nearby amenities include city parking garage, Wells Fargo Arena, hotels, and the Principal River Walk.</li> </ul>

### 1st floor (conceptual renderings)

### 1st floor (exiting layout)









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#### Contact broker for additonal information

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