

THE EQUITABLE LIFE
INSURANCE COMPANY
OF IOWA

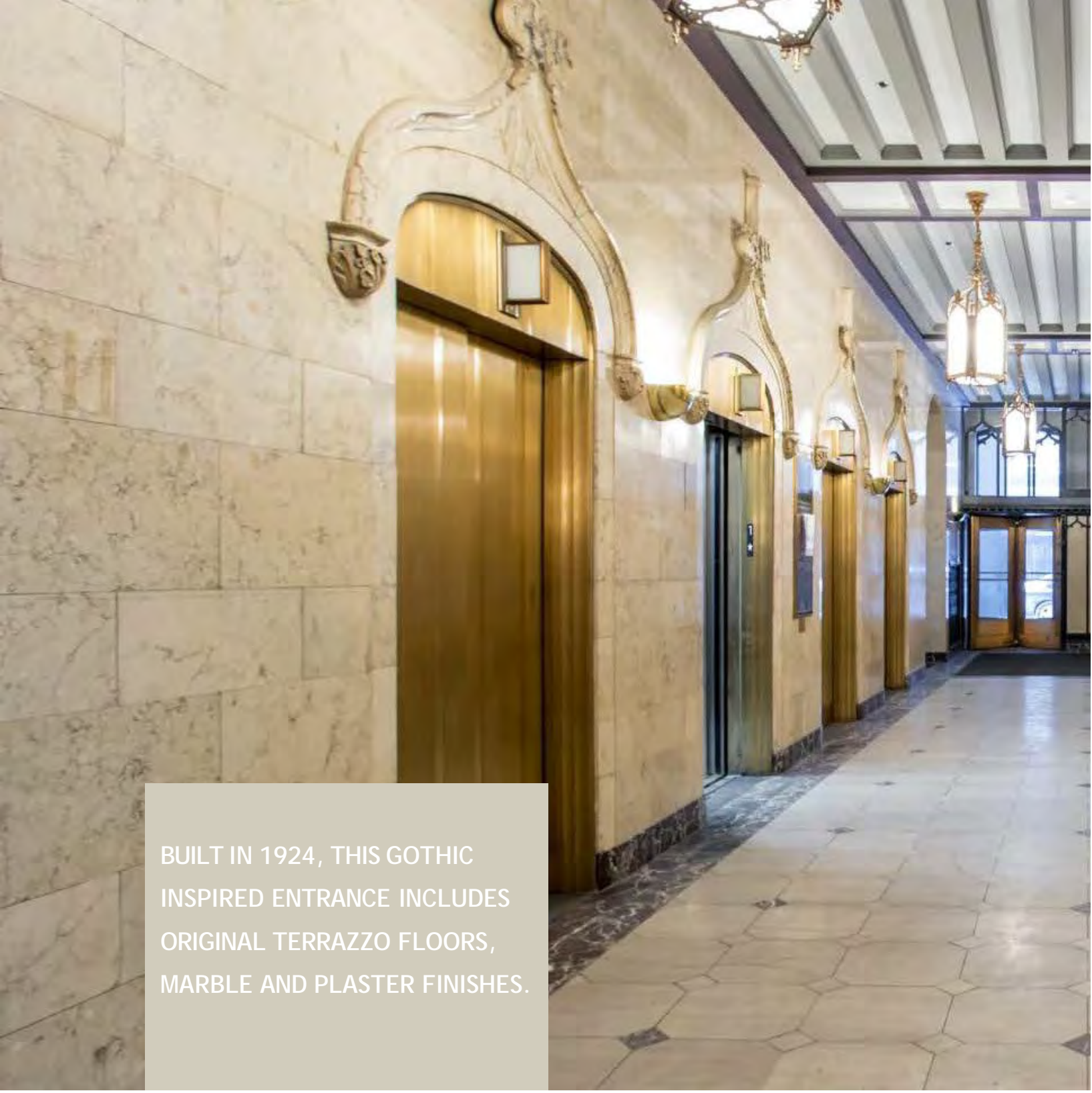
The Equitable
est. 1924



AT THE CROSSROADS OF HISTORY AND LUXURY

604 Locust St, Des Moines, IA 50309



A photograph of a grand, ornate hallway. The walls are made of large, light-colored marble blocks. The floor is made of terrazzo tiles in a geometric pattern. There are several arched doorways with decorative plasterwork above them. The ceiling has exposed wooden beams and hanging lanterns. The hallway leads to a bright entrance at the end.

BUILT IN 1924, THIS GOTHIC
INSPIRED ENTRANCE INCLUDES
ORIGINAL TERRAZZO FLOORS,
MARBLE AND PLASTER FINISHES.



HISTORIC 19-STORY,
HIGH-RISE INCLUDING 2
FLOOR OF COMMERCIAL
AND 146 LUXURY LOFTS.





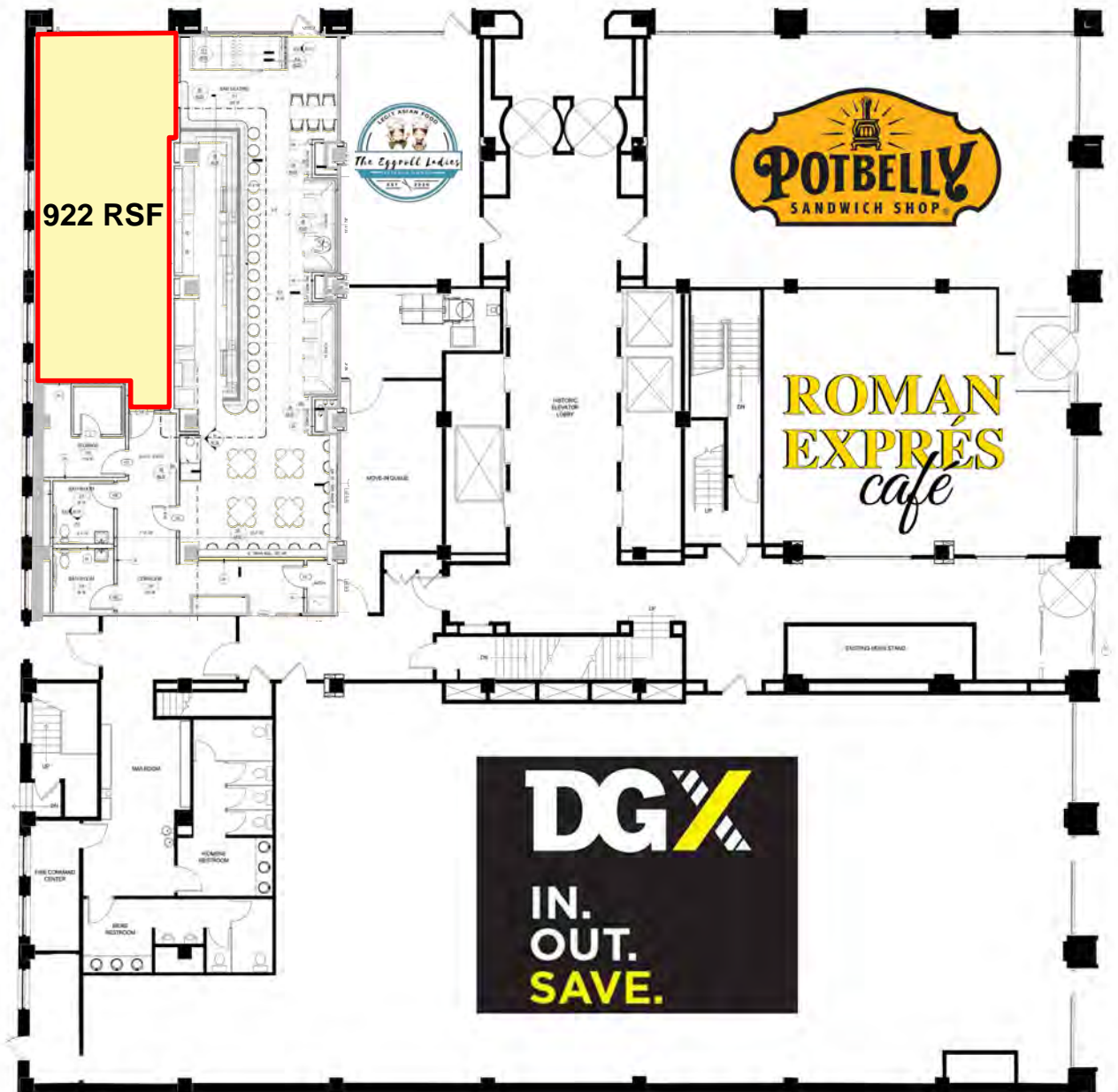
SPACIOUS ROOFTOP
TERRACE PROVIDES
EXCELLENT VIEWS OF
DOWNTOWN DES MOINES
AND THE STATE CAPITOL
BUILDING

1ST FLOOR

922 RSF

\$20/SF

GROSS





3,851 RSF

2,004 RSF

FITNESS
CENTER

ON-SITE
MANAGEMENT
OFFICE

1,925 RSF

2ND FLOOR
1,925 - 3,851 RSF
\$18-\$20/SF
GROSS



CONTROLLED AND MONITORED
BUILDING ACCESS

RESPONSIVE ON-SITE MANAGEMENT

SECURED TENANT STORAGE
AVAILABLE



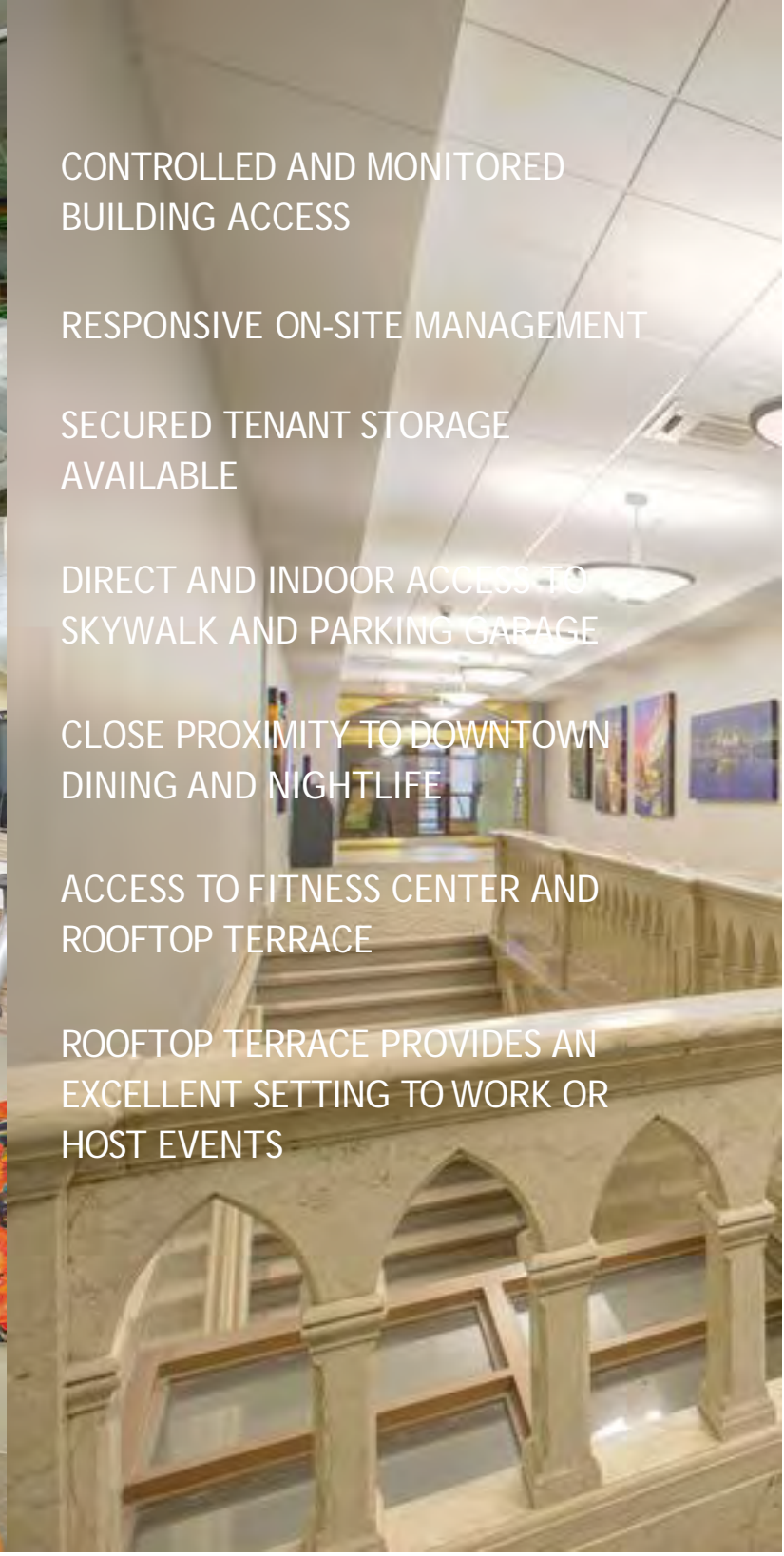
DIRECT AND INDOOR ACCESS TO
SKYWALK AND PARKING GARAGE

CLOSE PROXIMITY TO DOWNTOWN
DINING AND NIGHTLIFE

ACCESS TO FITNESS CENTER AND
ROOFTOP TERRACE



ROOFTOP TERRACE PROVIDES AN
EXCELLENT SETTING TO WORK OR
HOST EVENTS





146 LUXURY APARTMENTS
MARKET RENT RATES
RANGE FROM \$1,106 -
\$6,461

DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

Population

10,977

101,974

214,655

Households

5,888

40,671

86,292

Average Household Income

\$49,466

\$54,653

\$60,145

Equitable Building resident income range

\$60,000 - \$120,000

TRAFFIC COUNTS

ADV = AVERAGE DAILY VEHICLES

Locust Street

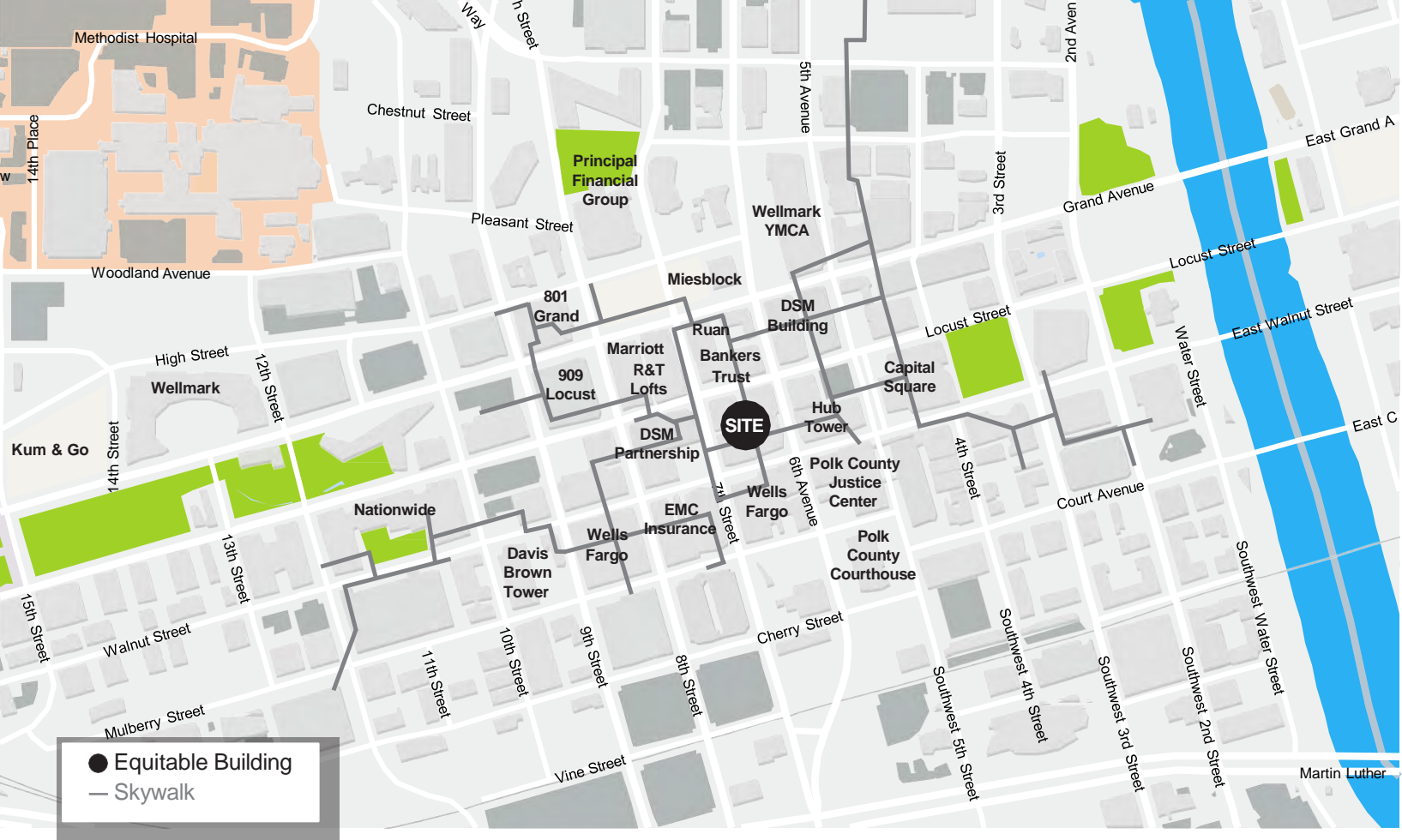
9,400 ADV

6th Street

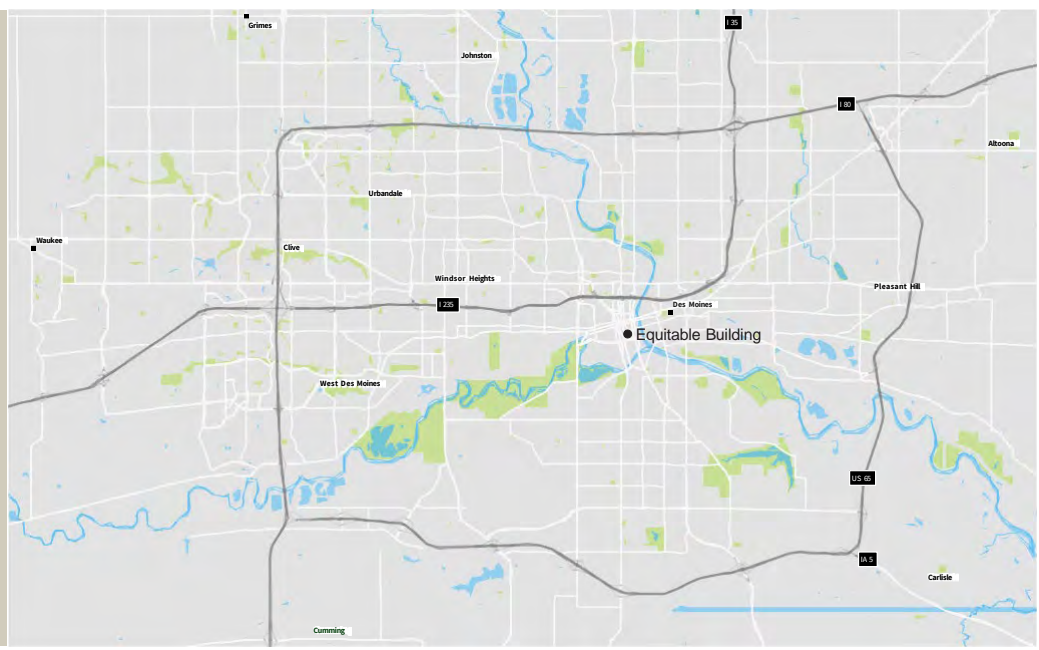
2,640 ADV

5th Avenue

5,000 ADV



IN THE CENTER OF IT ALL.
EASY ACCESS TO PARKING AND
PUBLIC TRANSPORTATION
- AS WELL AS FOOD, DRINKS,
& FUN - DES MOINES STYLE.





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