

595 TOWER

595 S 60th Street
West Des Moines, Iowa

JLL
d|r|a
PROPERTIES



Commercial Availability Remaining

Leased



Retail

Discover Strength
Trieste Home & Garden,
and more!

Leased



Restaurant

Prime & Providence



Office

1st Floor: 1,829 - 2,540 SF
2nd Floor: 4,739 SF



New Construction office/retail
in the heart of West Des Moines's
retail corridor



Premiere building
finishes throughout



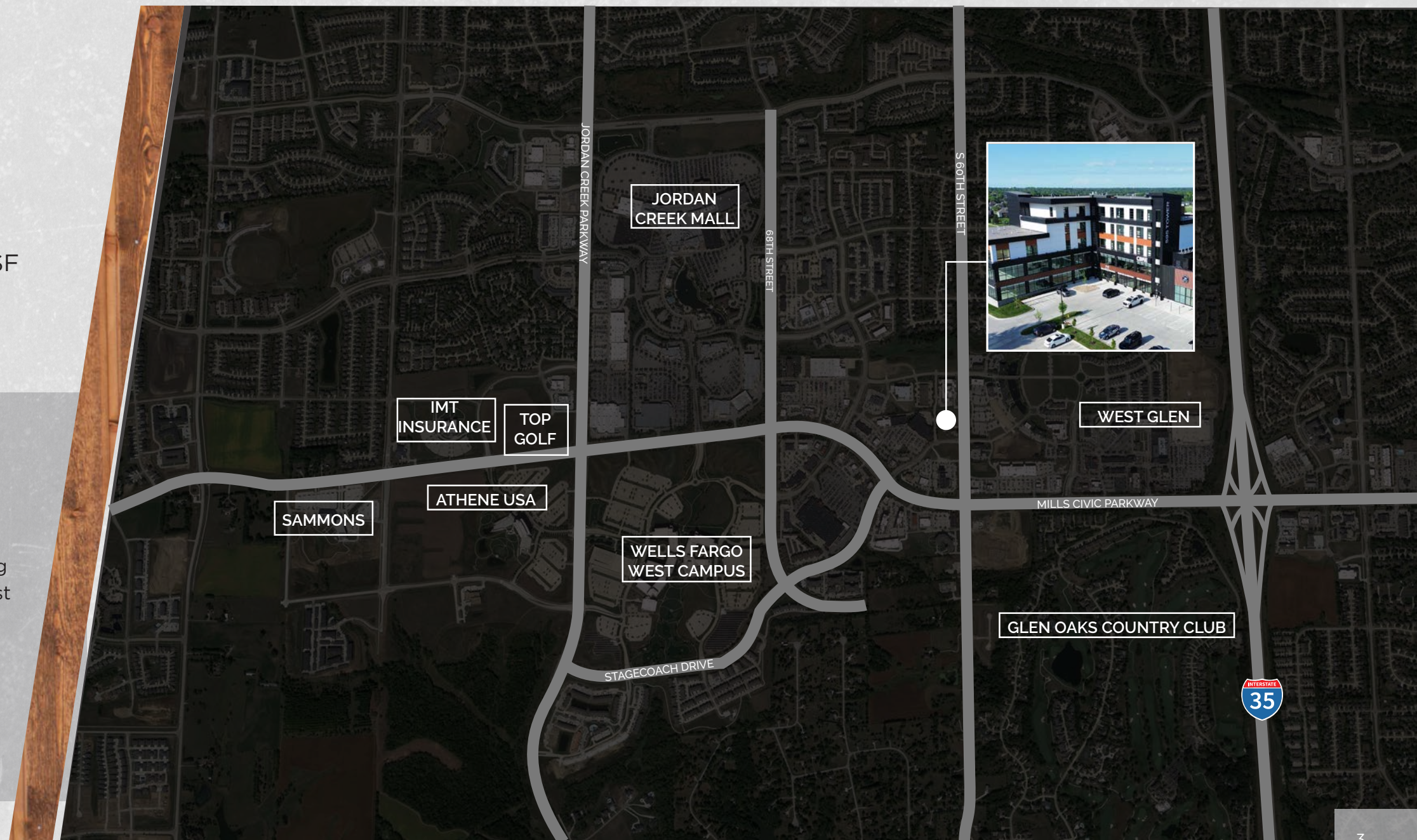
Free surface parking
plus underground parking
available at additional cost



Easy access to
interstate I-35/80



Building Completed
Fall 2024



Demographics

Population	3 miles	5 miles	10 miles
2024 Total Population	56,415	120,323	379,085
2024 Daytime Population	73,852	151,062	435,682
Annual Growth (2019-2024)	1.83%	1.67%	1.22%
Projected Growth (2024-2029)	1.81%	1.65%	1.21%

Household			
2024 Total Household	24,528	50,362	156,607
2029 Household Forecast	27,124	54,718	166,775
Projected Growth (2024-2029)	2.01%	1.66%	1.26%
Median Age	35.8	36.5	36.3

Household Income			
Average Household Income	\$140,455	\$137,702	\$121,113

#1

Best City to Live in Iowa
Niche.com. (2022)

#1

Best Suburb for Young Professionals in Iowa
Niche.com. (2022)

#1

Best Suburb to Live in Iowa
Niche.com. (2022)

#1

West Moines and the Metropolitan area for young professionals ages 24-34 who hold a bachelor's degree or higher
Forbes

#1

Best Suburb to Live in Iowa
#37 Best Place in America
MONEY Magazine

#1

Policom Corp, an economic research firm, named the Des Moines-West Des Moines Metropolitan No. 1 in a ranking of economic strength amongst metropolitan areas.

#1

Des Moines/West Des Moines Metropolitan area ranked Best Medium-Sized Metro Areas for Homeownership Three major factors were used to determine the selection: home availability, affordability, and growth within the area.
NerdWallet Finance Blog



West Des Moines has earned the City Government Most Conducive to Doing Business award by the Des Moines Business Record every year since it was first awarded in 1998

Aaa

West Des Moines bond rating
Moody's Investors Service July 2010 and has maintained this top rating ever since.



One of the most exciting places in Iowa
Movoto.com, Factors include nightlife, live music venues, and age of residents.

Top 10

Best Small Cities for Education in America
Movoto.com

#4

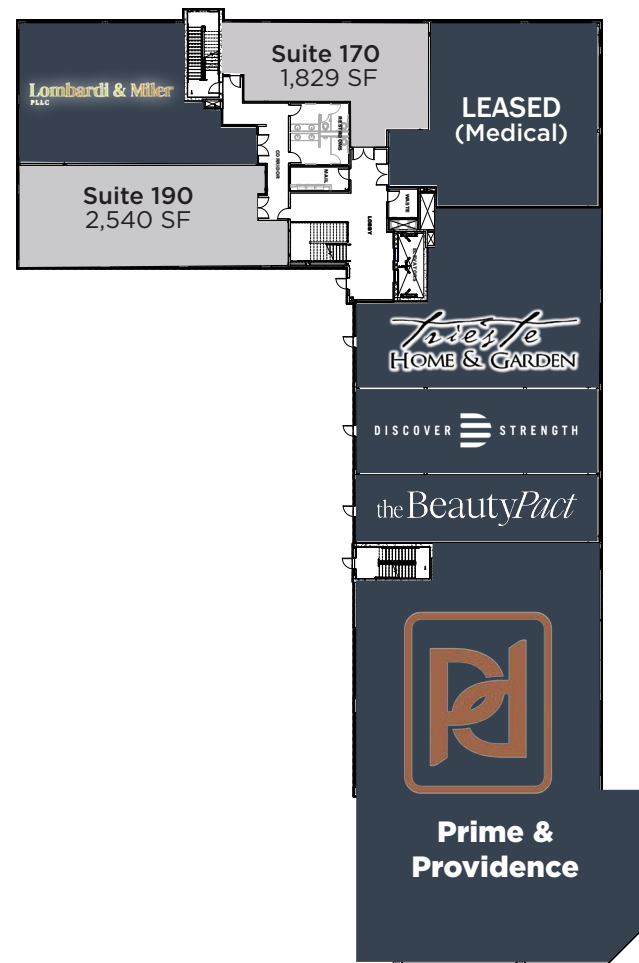
Des Moines/West Des Moines Metropolitan has been named in the top ranking for best metros for Millennial Homebuyers.

Retail Map

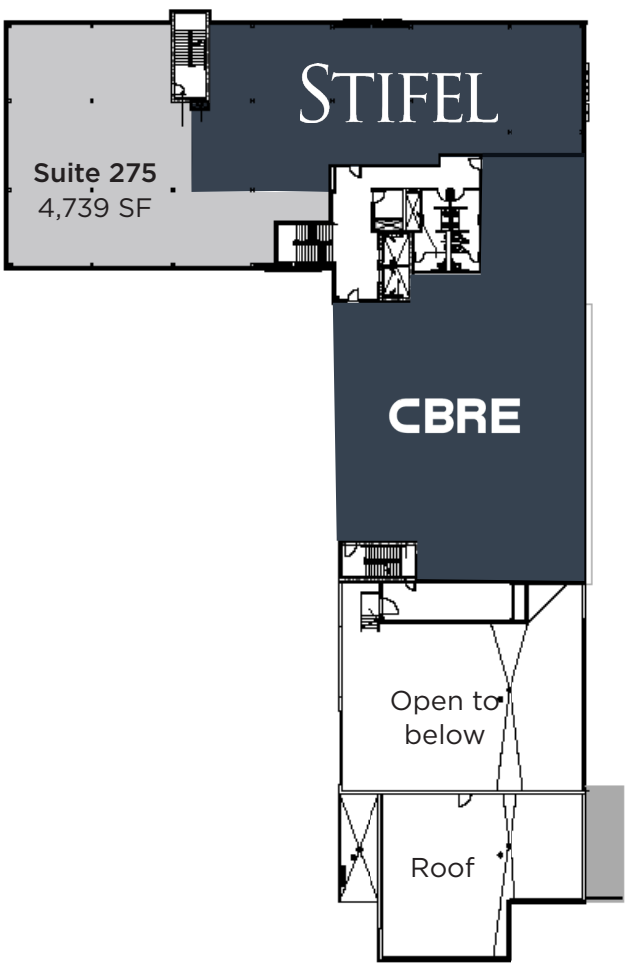


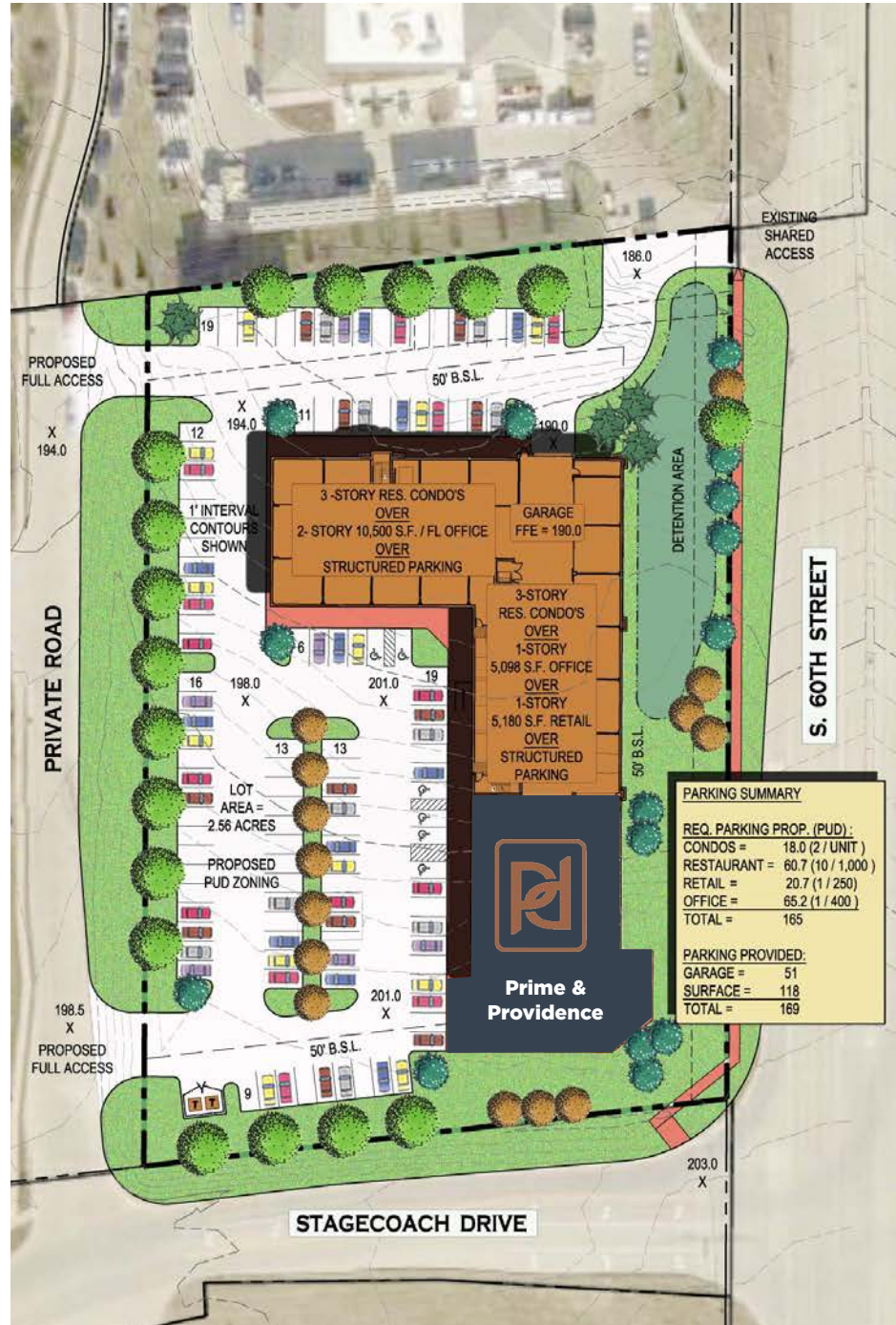
Floor plan

1st floor: Retail, Restaurant & Office



2nd floor: Office





Site Plan

Full Building Size

Available SF Remaining
9,108 SF of commercial space

- **Retail:** Discover Strength, Trieste Home & Garden, and more
- **Restaurant:** Prime & Providence
- **Office:**
1st Floor: 1,829 - 2,540 SF
2nd Floor: 4,739 SF

Lease Rates

Retail
Fully Leased

Office
\$24 PSF NNN

Estimated OPEX
Available upon request

TI Allowance
Negotiable

Live at 595 Tower Luxury Condos

Features



Luxury residential
condos for purchase



Custom design and
signature finishes by
Caliber Company



Dedicated
underground parking
with 2-3 stall garages



Private and exclusive
rooftop with club room
and amenities



On-site dog wash
station and bike
storage available



Private balconies
with incredible
views



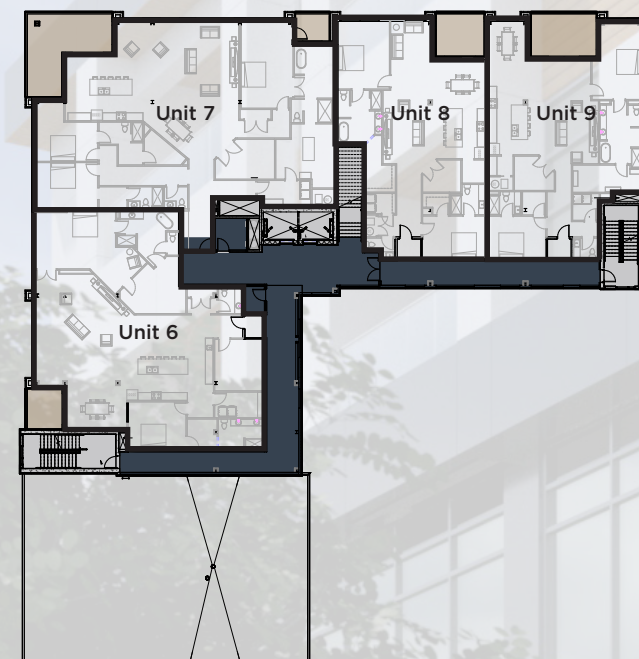


Available Luxury Condos

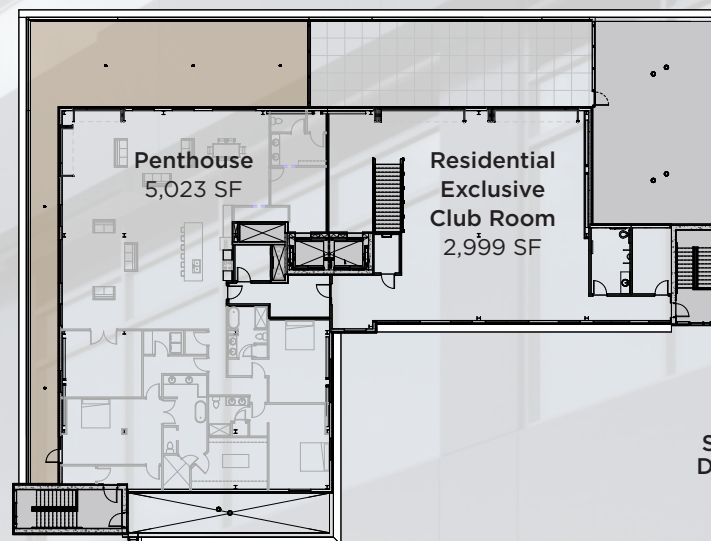
Floor 3



Floor 4



Floor 5



Private Underground Parking Garage



Balcony

595 TOWER

MARCUS R. PITTS, CCIM, SIOR

Senior Managing Director

M +1 515 556 4727

marcus.pitts@jll.com

MEREDITH HEDSTROM

Vice President

M +1 515 419 2963

meredith.hedstrom@jll.com

Interested in living at 595 Luxury Condos?

'Reach out to Justin Washburn at Caliber Company to receive more information.

Email: justin.washburn@calibercompany.com

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities. SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

