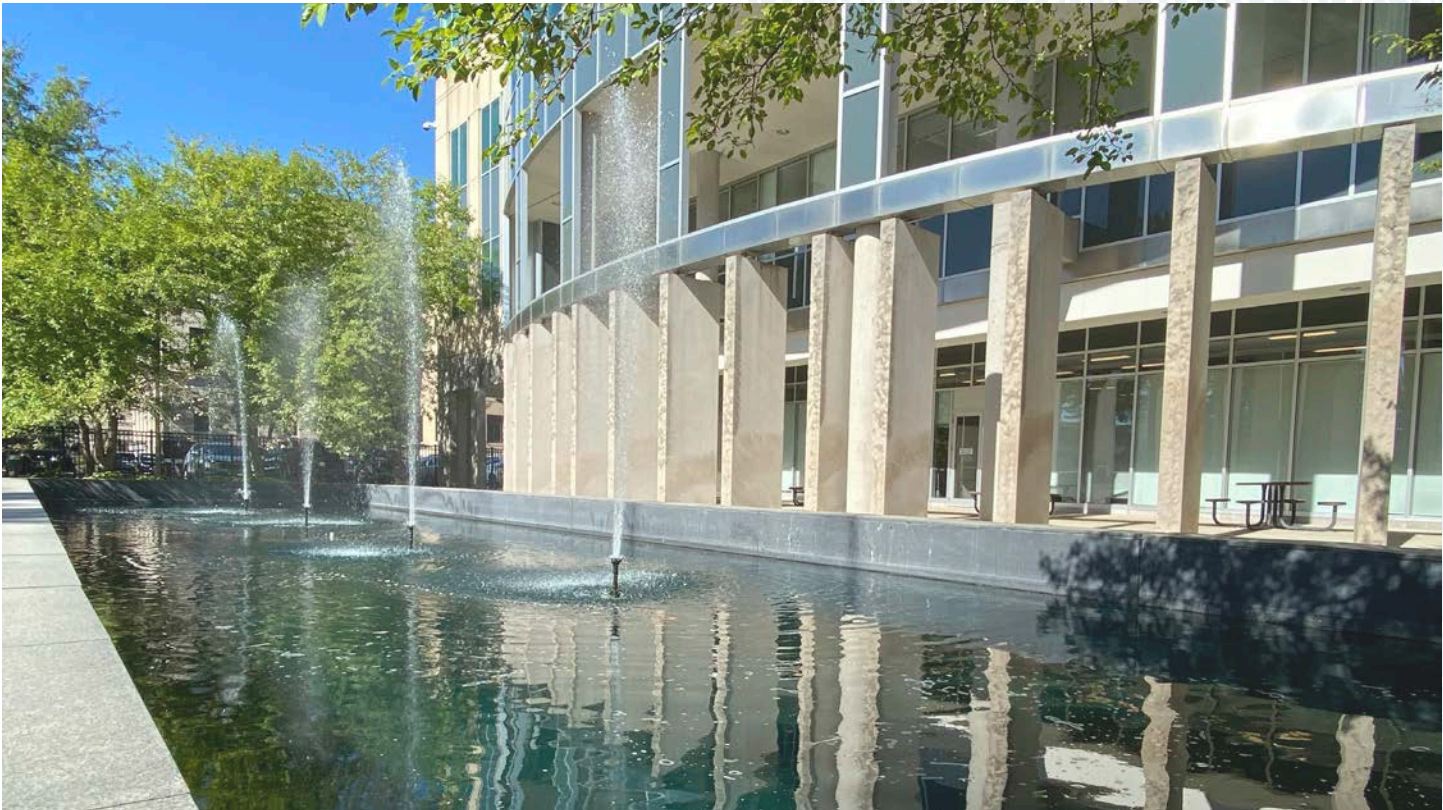




RIVERVIEW

110 East Court Avenue

Join  **RSM** &  **MISSION** CANCER + BLOOD at one of Des Moines's most exciting buildings



Campus Highlights

- Premier river front property
- Located in exciting East Village neighborhood
- Court Avenue and Future Market Districts within a few blocks
- 400 stall parking ramp adjacent to building under construction - August 2026 delivery
- Beautiful views of Downtown skyline, Riverfront and Capital Complex
- Immediate walking access to ample restaurants, new hotels and future retail development
- Premier corner retail availability along with Class A office space with Capitol views



Demographics



Total Population
1 MILE: 11,150
3 MILES: 106,497
5 MILES: 222,362



Total Households
1 MILE: 5,925
3 MILES: 4,956
5 MILES: 89,206

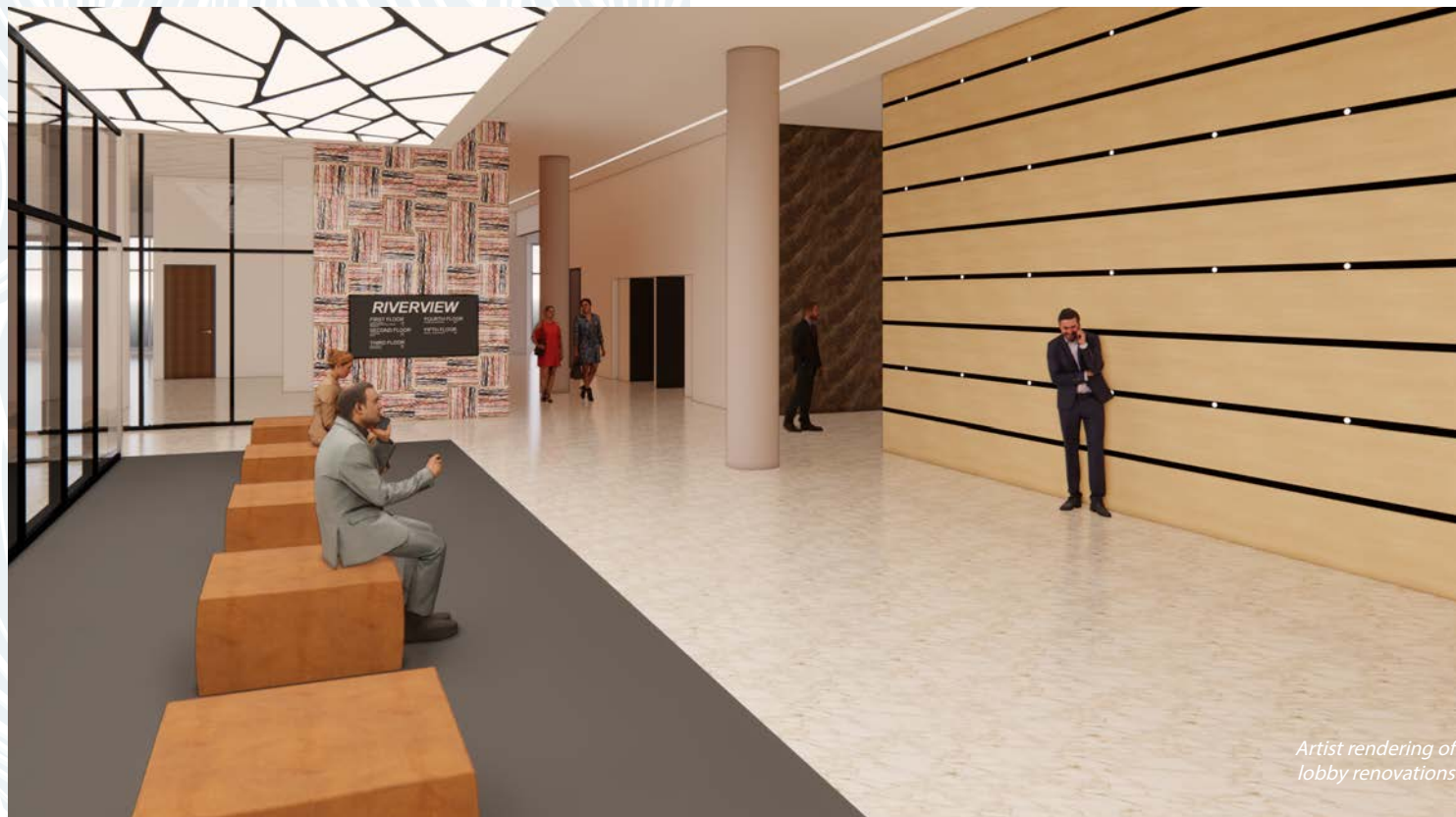


Total Downtown Employees
80,000



Average Household Income
5 MILES: \$71,861

Lobby Renderings - Under Construction



Building Highlights

- Des Moines River and Capitol views
- Prime East Village location with ample neighborhood amenities
- Proximity to Court Avenue Entertainment District
- Only Class A+ office building on the Riverwalk
- Premier office location for future water trails project
- Brand-new Class A+ lobby
- Onsite fitness center with top-of-the line equipment and private bathrooms
- 1st floor common area conference room for executive meetings
- 1st floor restaurant space providing on-site amenities
- Enhanced artwork throughout the common areas
- All-new chillers and air-handler
- All-new elevators
- All-new 4,000 amp electrical service
- New 3rd floor common corridor and restrooms
- New roof
- 4:1000 parking

Main Floor 1 - Restaurant Opportunity



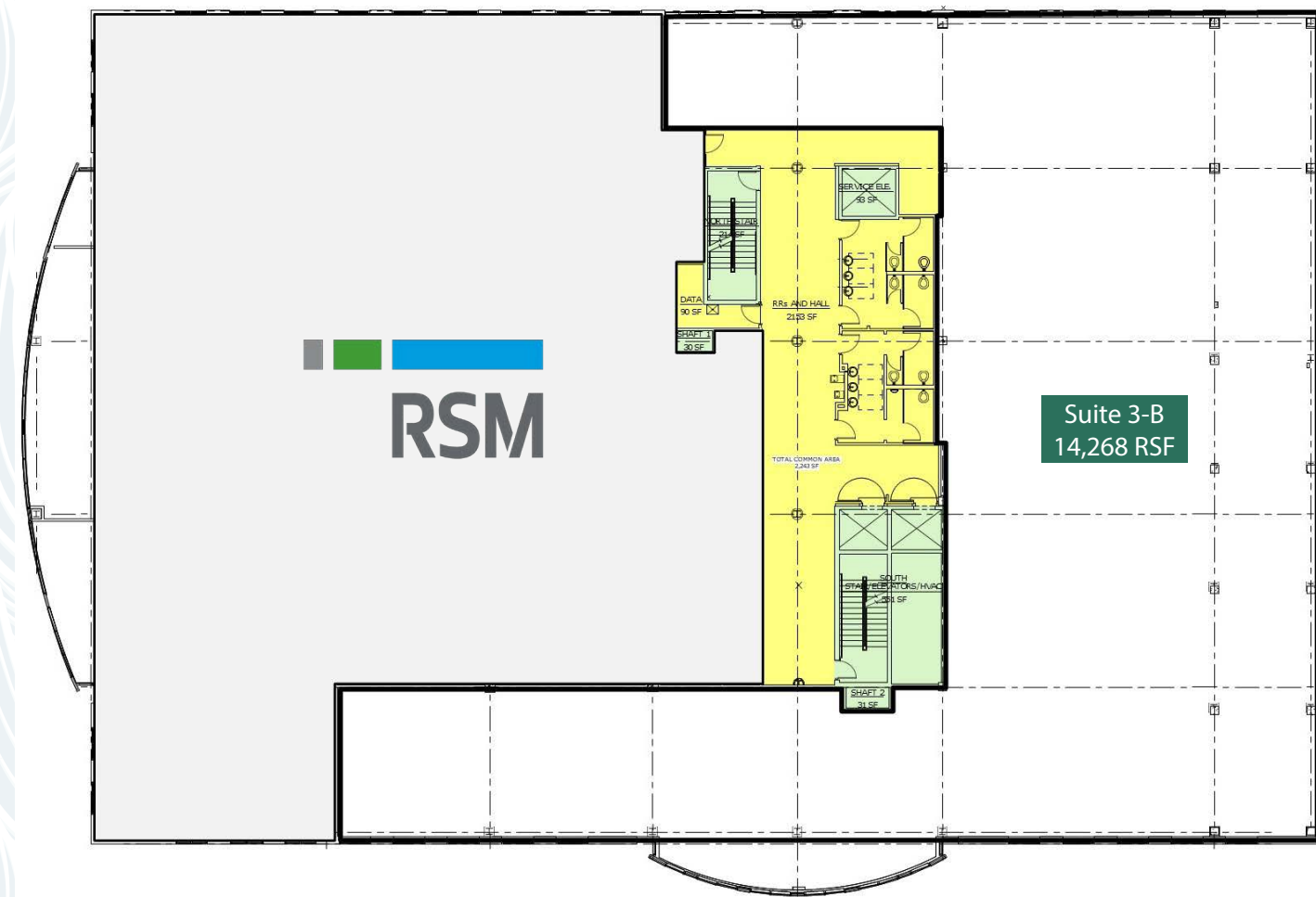
Suite 3-4
1,647 - 3,924 RSF restaurant space

Rate Information:
1st floor: Negotiable

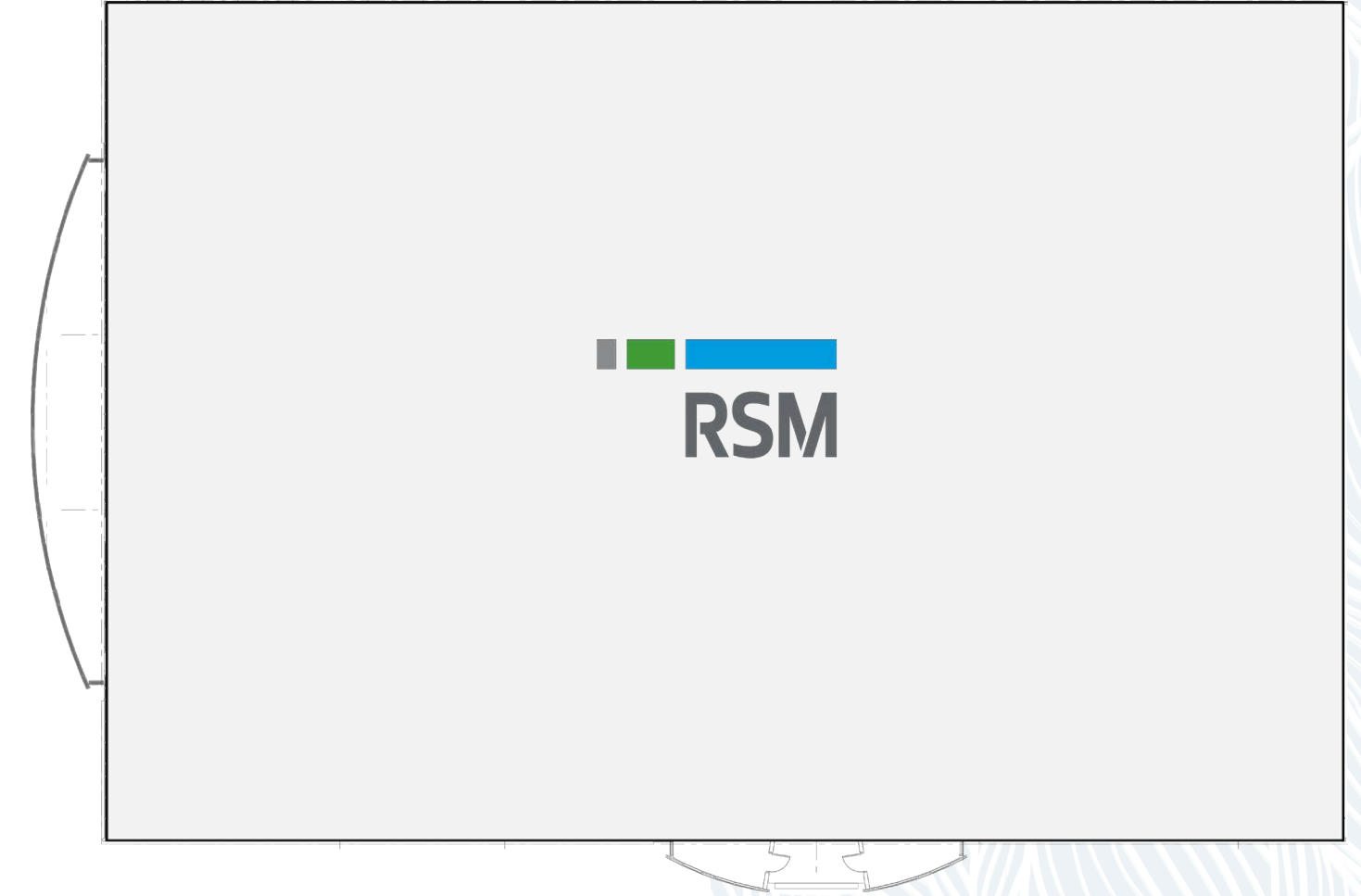
Floor 2



Floor 3



Floor 4



Suite 3-B

14,268 RSF office space with balcony and capitol views

Rate Information:
3rd floor: \$24.95 PSF NNN

East Village Overview

With an experiential atmosphere and areas of new growth, the East Village and Market District are quickly becoming a destination nationally recognized by visitors and future businesses.

Once an area of dilapidated retail and industrial buildings, the historic East Village has come a long way in the last 15 years. The momentum continues to push south into the Market District just north of MLK Boulevard.

With the activation of the river front and water trails system building off of the already bustling Court Avenue and Wells Fargo Entertainment Districts, the Riverview Building sits in the center of the most exciting destination in the metro.



Nearby Amenities



+40 Restaurants

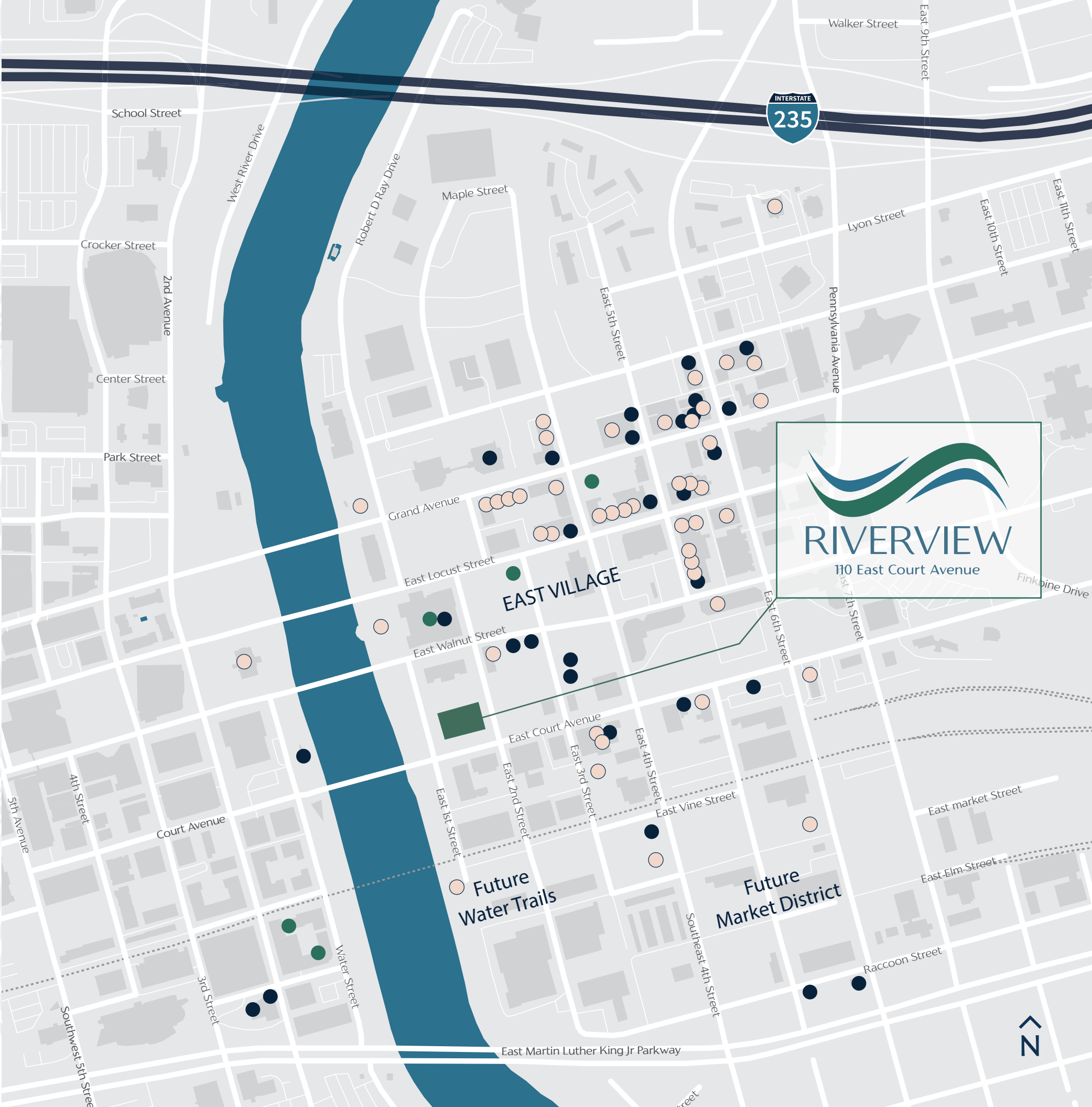


+9 Hotels



+50 Retail / Entertainment

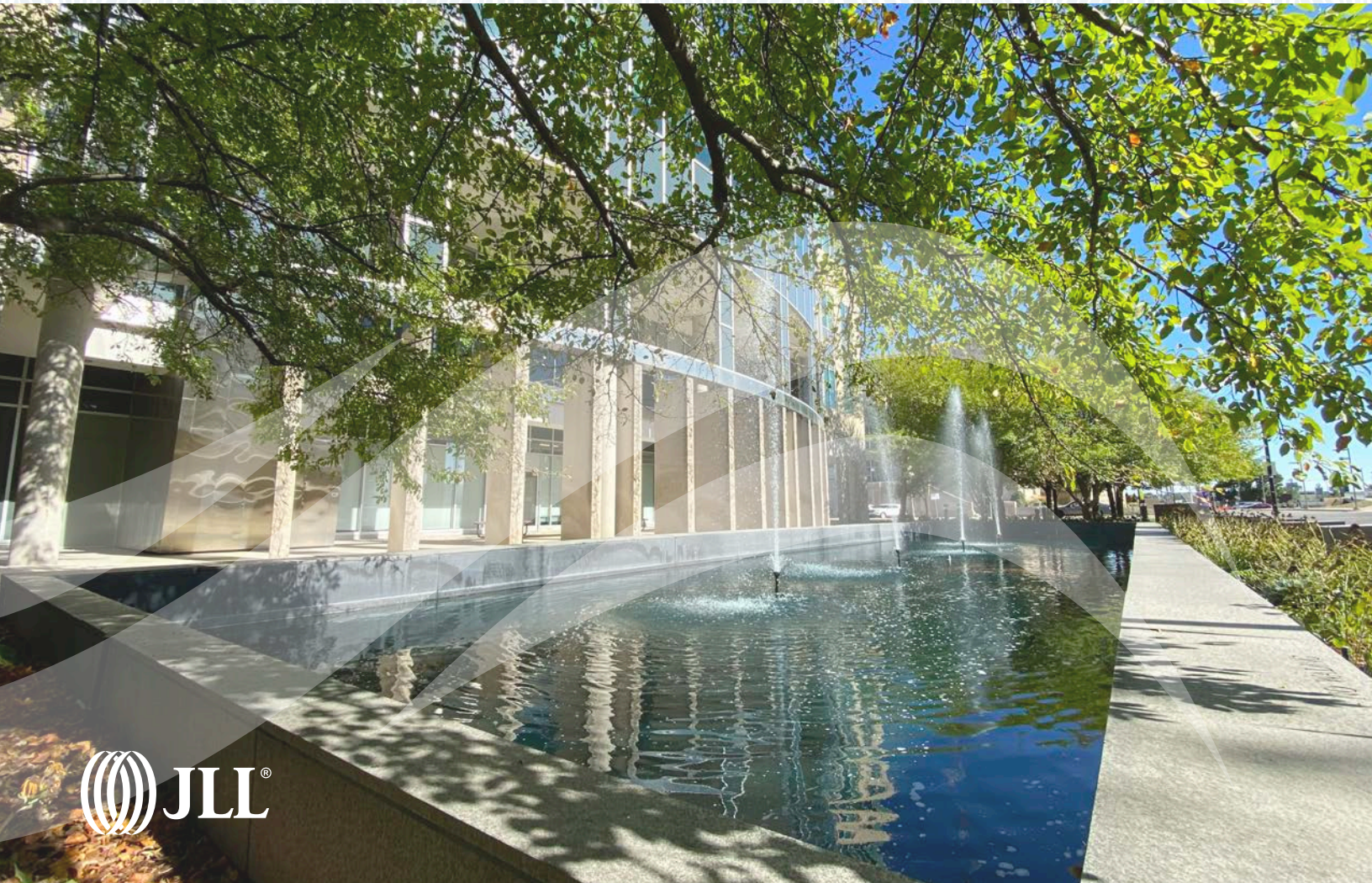
- Restaurants
- Hotel
- Retail / Entertainment





RIVERVIEW

110 East Court Avenue



Justin Lossner, CCIM, SIOR
Senior Managing Director
+1 515 371 0846
justin.lossner@jll.com

Aaron Hyde
Senior Vice President
+1 515 953 8834
aaron.hyde@jll.com

Lucas Hedstrom
Vice President
+1 515 564 9269
lucas.hedstrom@jll.com