

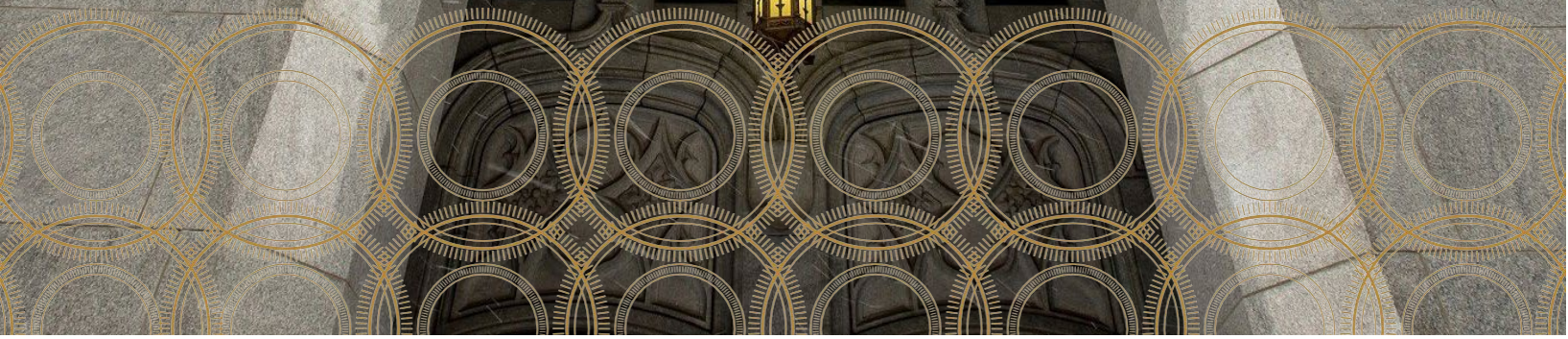
THE EQUITABLE LIFE
INSURANCE COMPANY
OF IOWA

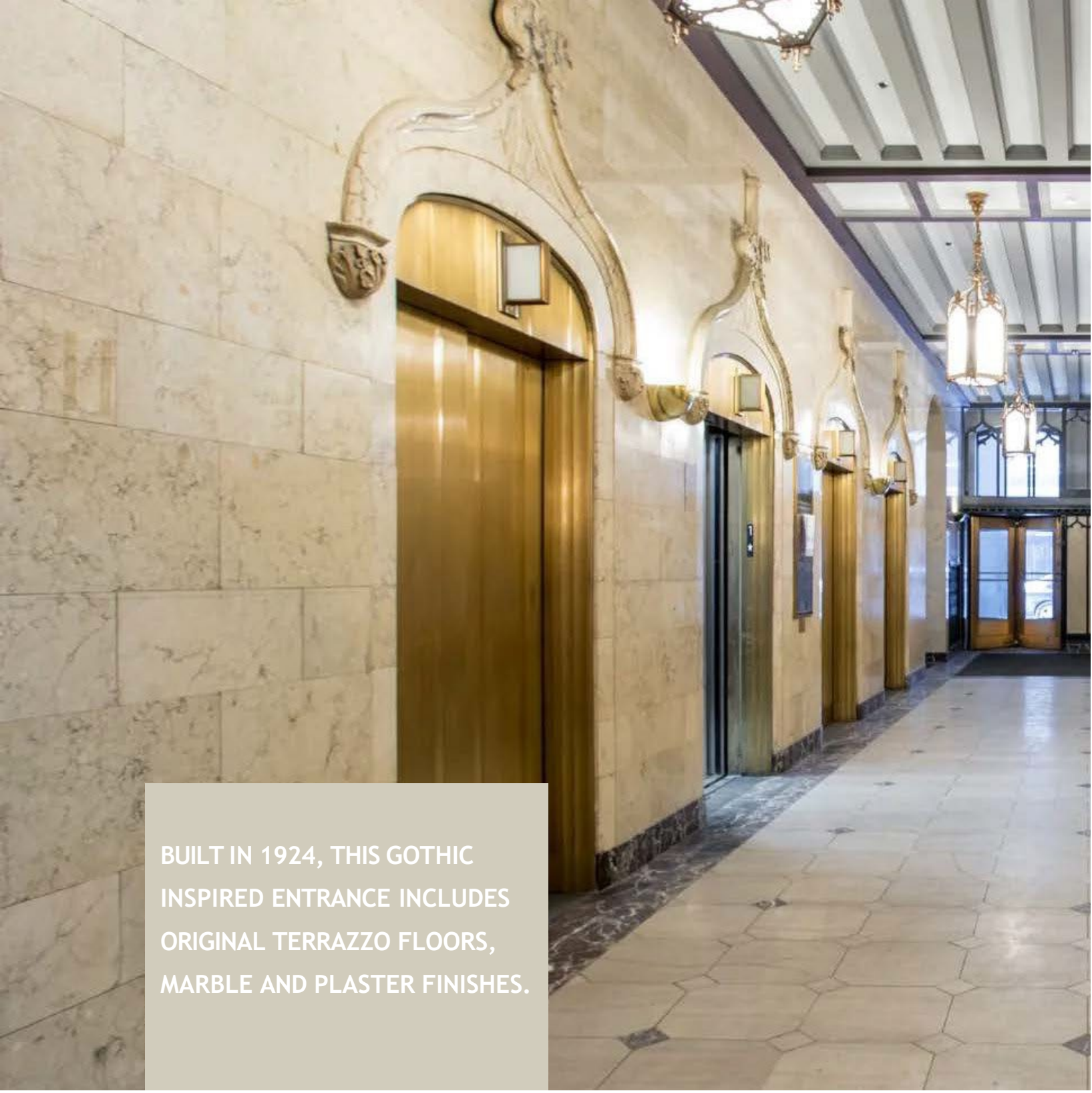
The Equitable
est. 1924



AT THE CROSSROADS OF HISTORY AND LUXURY

604 Locust St, Des Moines, IA 50309



A photograph of a long, ornate hallway with a series of arched doorways. The walls are made of large, light-colored marble blocks. The floor is made of terrazzo with a geometric pattern. The ceiling has a series of parallel wooden beams. The lighting is warm and comes from wall sconces and pendant lights. The hallway leads to a set of double doors 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.





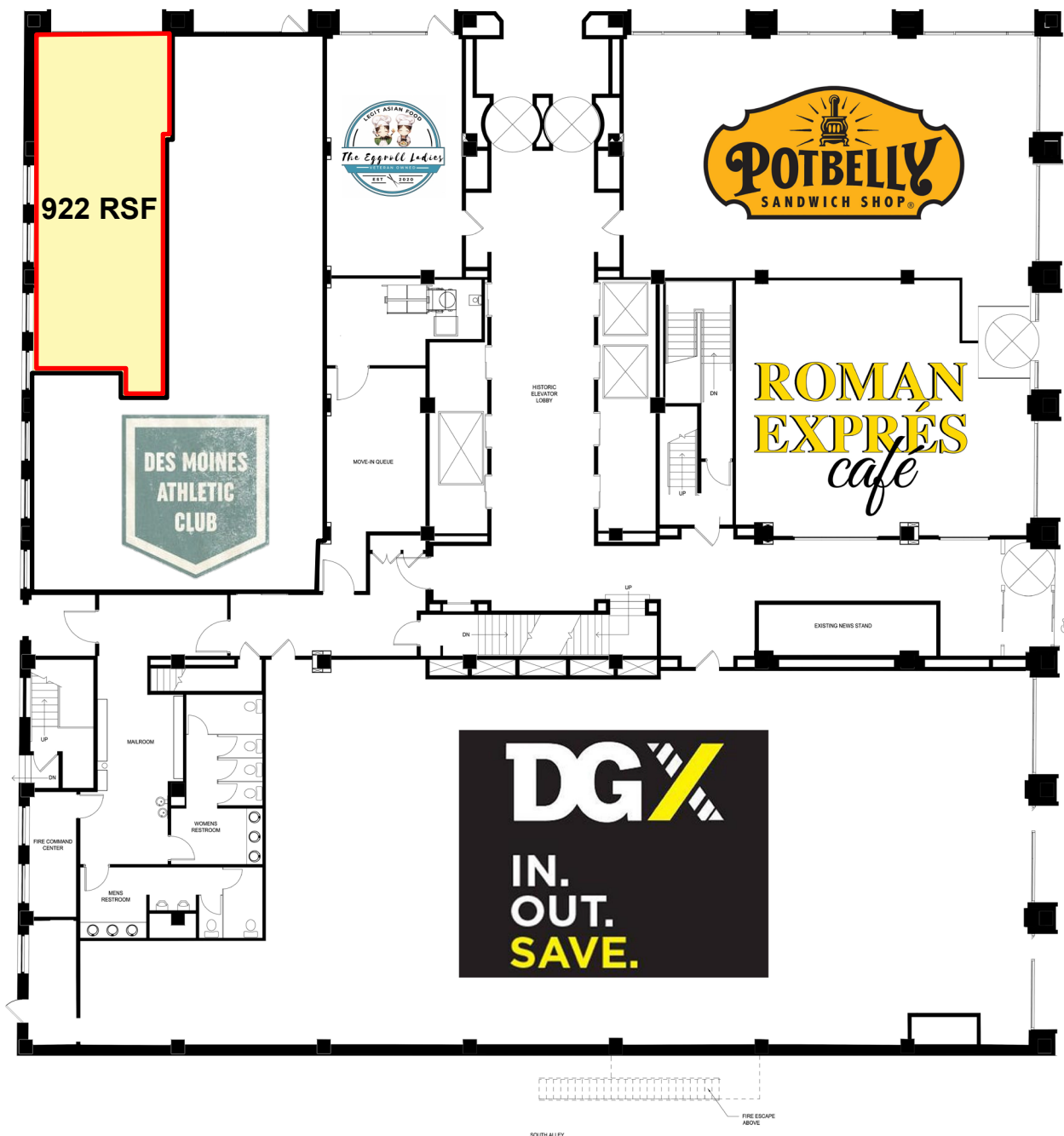
SPACIOUS ROOFTOP
TERRACE PROVIDES
EXCELLENT VIEWS OF
DOWNTOWN DES MOINES
AND THE STATE CAPITOL
BUILDING

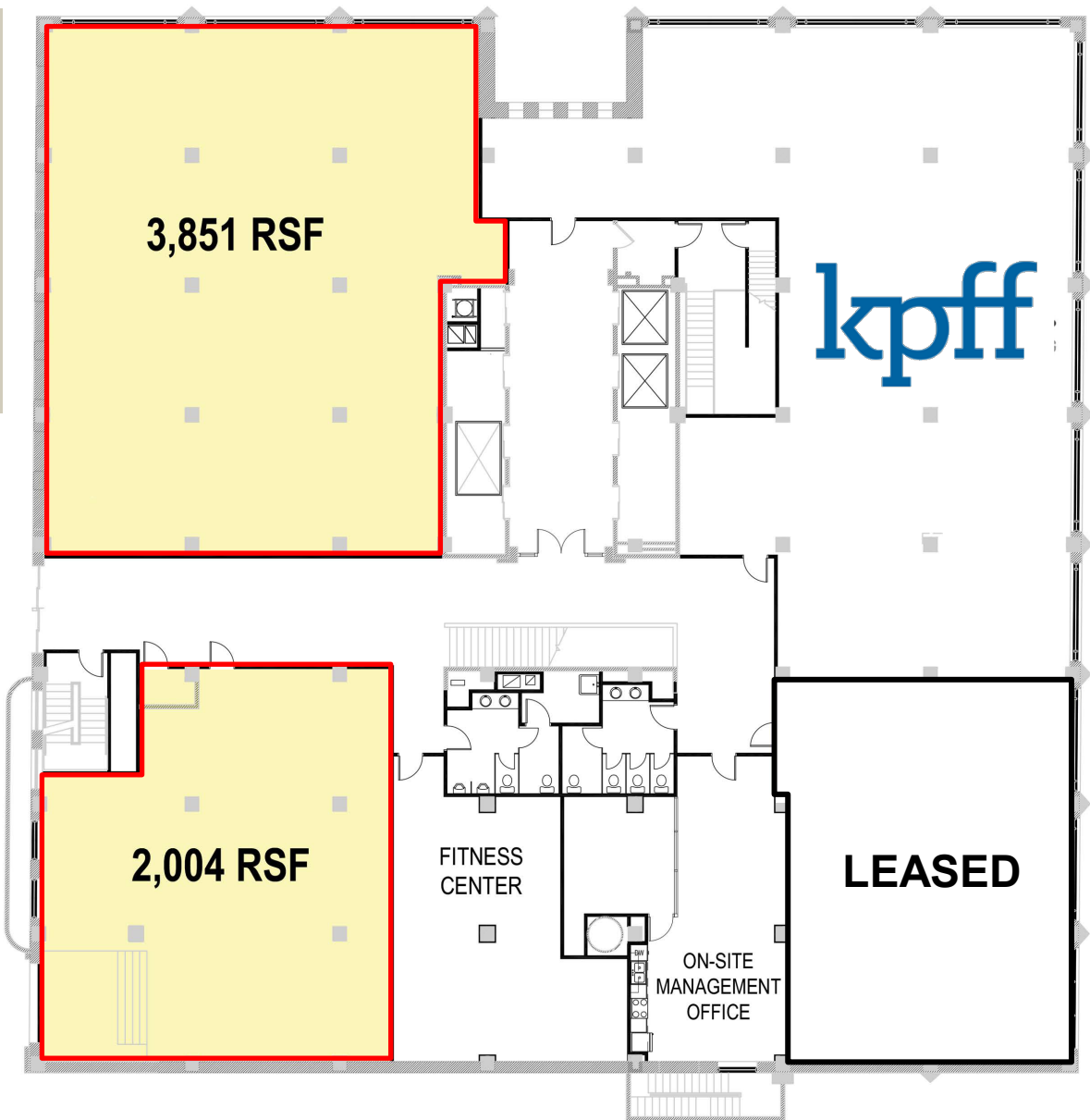
1ST FLOOR

922 RSF

\$20/SF

GROSS





2ND FLOOR

2,004 - 3,851 RSF

\$18-\$20/SF

GROSS



CONTROLLED AND MONITORED
BUILDING ACCESS

RESPONSIVE ON-SITE MANAGEMENT

SECURED TENANT STORAGE
AVAILABLE



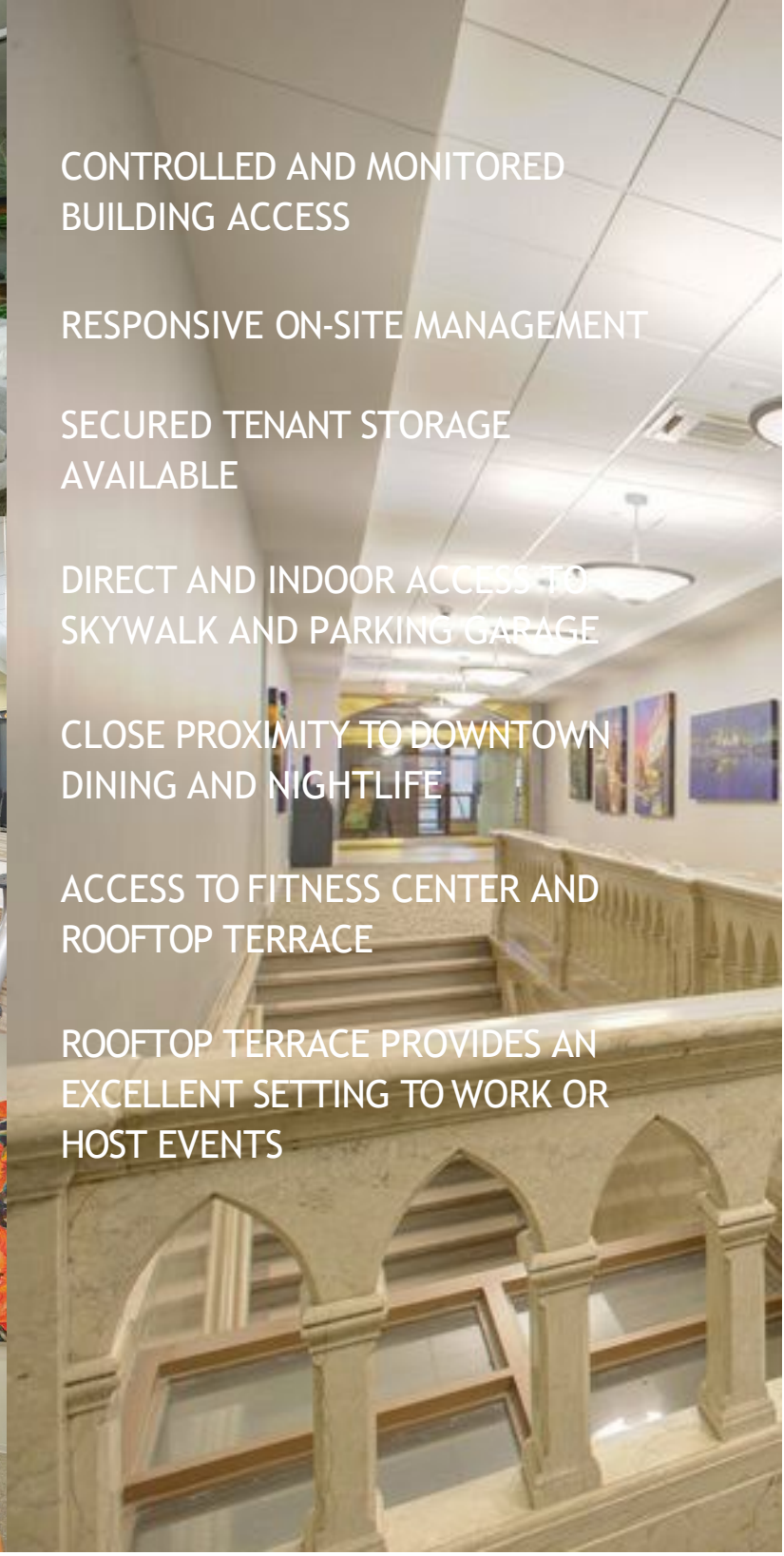
DIRECT AND INDOOR ACCESS TO
SKYWALK AND PARKING GARAGE

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

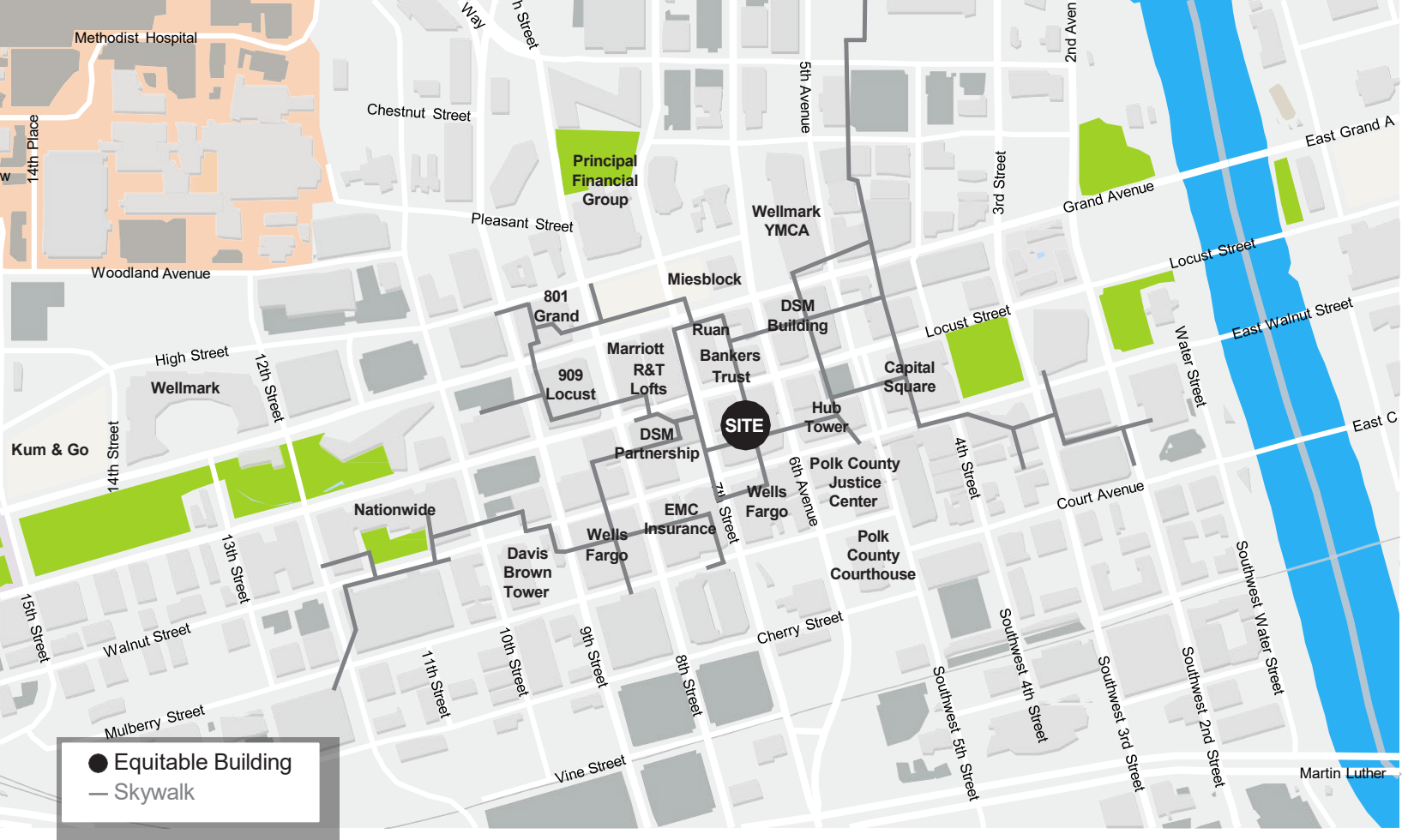
DEMOGRAPHICS

	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		

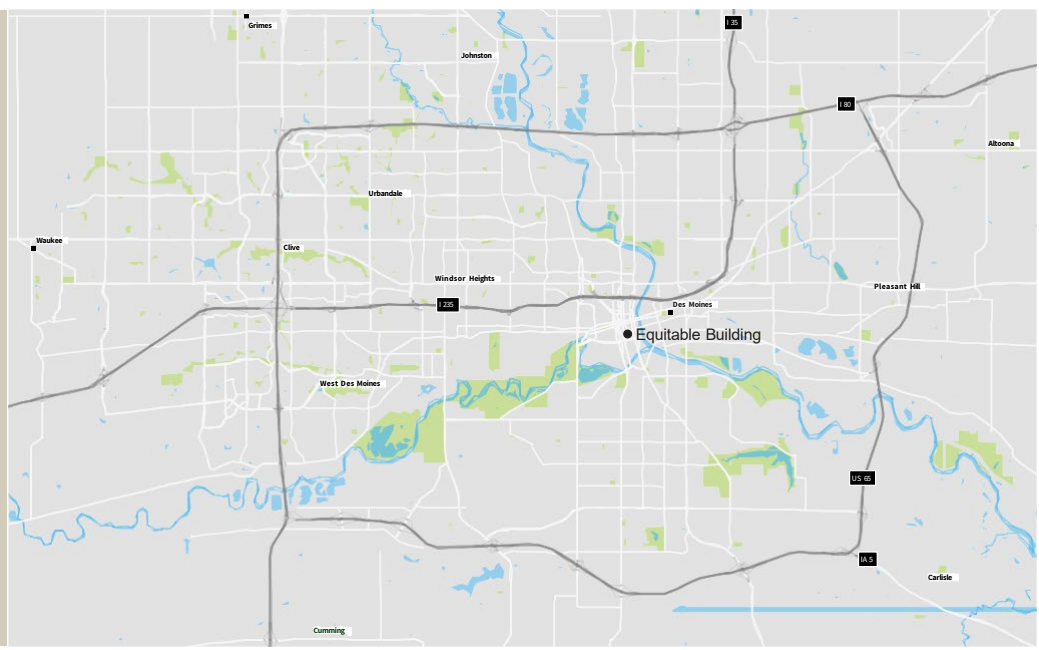
TRAFFIC COUNTS

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 ALL AS FOOD, DRINKS,
& FUN - DES MOINES STYLE.





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