



For lease

Vibrant, mixed-use space available off Ingersoll Avenue, only 5 minutes from the heart of Downtown Des Moines

1,649 - 3,640 SF

3121 Ingersoll Avenue Des Moines, Iowa 50312

Property overview

Availability:

• 1st Floor Retail: Area 1 | 1,649 SF

Area 2 | 1,991 SF

• 2nd Floor Office: Area 3 | 2,350 SF

Area 4 | LEASED

• 3rd Floor Office: Area 5 | LEASED

Lease rate: \$23.00 - \$38.00 PSF/NNN

- Retail/office available summer 2026
- Onsite/street parking
- Signage opportunities available
- Common area restrooms
- Walkable neighborhood with close proximity to numerous restaurants, retailers, and office users

Contact broker for additional information

ill.com/des-moines

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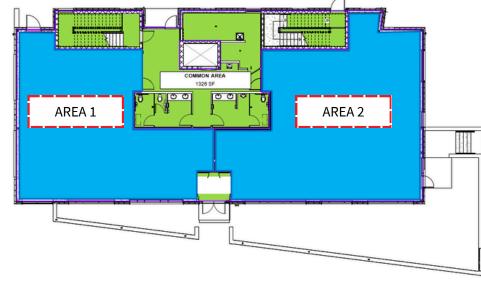
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Floor plans

*For marketing purposes only, subject to change.

1st Floor \$38.00 PSF NNN

- Area 1 | 1,649 SF
- Area 2 | 1,991 SF



2nd Floor \$23.00 PSF NNN

- Area 3 | 2,350 SF
- Area 4 | LEASED



3rd Floor

• Area 5 | LEASED



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Site plan



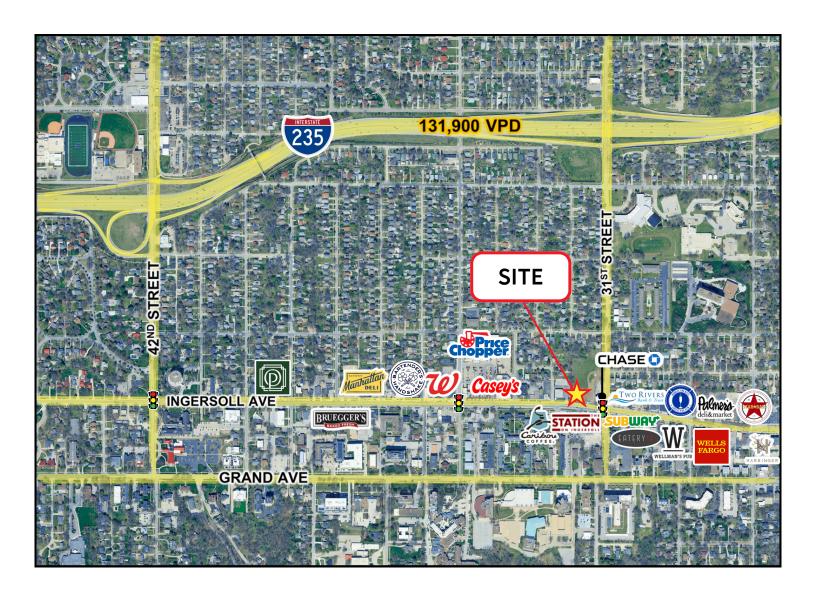
*Conceptual renderings for marketing purposes only, subject to change.





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Location overview



Demographics

	1 mile	3 miles	5 miles
Total population	13,801	94,398	225,833
Total households	7,117	43,207	96,517
Average HH income	\$97,353	\$95,871	\$92,450

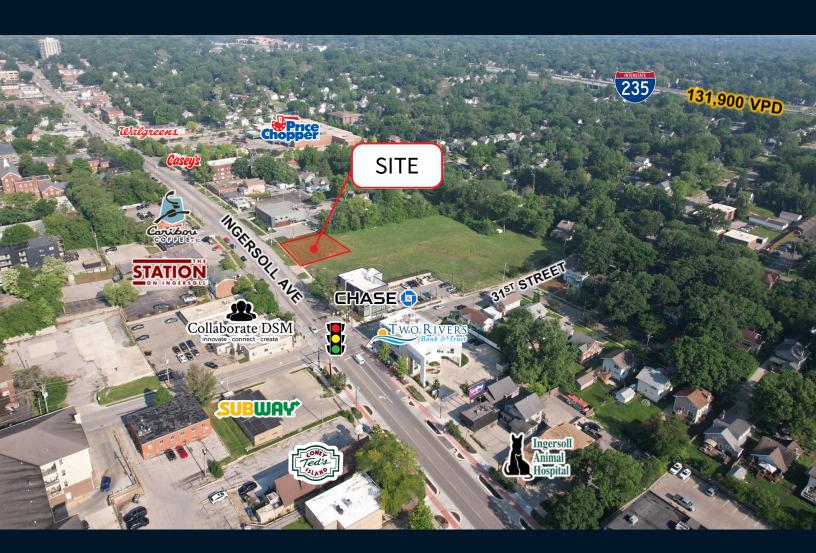
Traffic counts

Interstate 235	131,900 VPD
31st Street	12,800 VPD
42nd Street	12,400 VPD



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