

**KRAUSE
GATEWAY
CENTER**

1459 Grand Avenue
Des Moines, Iowa



“Lightness, simplicity, and openness

are the main concepts expressed in the design. The four vast planes flying over the site will emphasize the lightness and the transparency of the building and will dialogue with the sculpture park nearby.”

- RENZO PIANO

Designed by world-renowned Italian architect and Pritzker Prize-winner Renzo Piano and his Renzo Piano Building Workshop, the Krause Gateway Center opened its doors in November 2018.

Piano’s influential designs have shaped skylines around the world, with iconic structures including Paris’s Centre Georges Pompidou (1977), London’s The Shard (2012), the Kansai

International Airport in Osaka (1994), New York City’s Whitney Museum of American Art (2015), and the Stavros Niarchos Foundation Cultural Center in Athens (2016). His exceptional contributions to architecture earned him the prestigious Pritzker Architecture Prize in 1998, making the Krause Gateway Center a significant addition to Des Moines’ architectural landscape.



BUILDING AMENITIES

- On-site dining at Allora
- Natural, abundant light throughout the building
- Collaborative work environments
- Outdoor seating and entertainment options
- Rooftop patio and gardens
- Dedicated space for training
- Multipurpose room for all company gatherings and events
- Fitness room and adjoining locker rooms
- Game room
- Parking for associates
- Art Collection and onsite Krause Family Art Gallery

Sustainability features prominently in the design, with a "green" roof adorned with native prairie flora reducing energy consumption and managing water runoff. The surrounding plaza, landscaped to complement the adjacent John & Mary Pappajohn Sculpture Park, seamlessly integrates the building into its urban environment.



Standing as a testament to modern workplace design, emphasizing collaboration, flexibility, and sustainability. This six-story structure, built to achieve LEED certification, boasts extensive glass facades that flood the interior with natural light and create a sense of transparency throughout.

Innovative spatial design encourages teamwork and creativity, with outdoor terraces offering associates dynamic work areas. The building's distinctive massive roof overhangs serve both aesthetic and practical purposes, enhancing energy efficiency while adding architectural interest.



Space Availability



LEVEL 5
31,199 SF available for lease

LEVEL 4
44,013 SF available for lease

LEVEL 3
44,454 SF available for lease



Level 5	31,199 SF
Level 4	44,013 SF
Level 3	45,454 SF

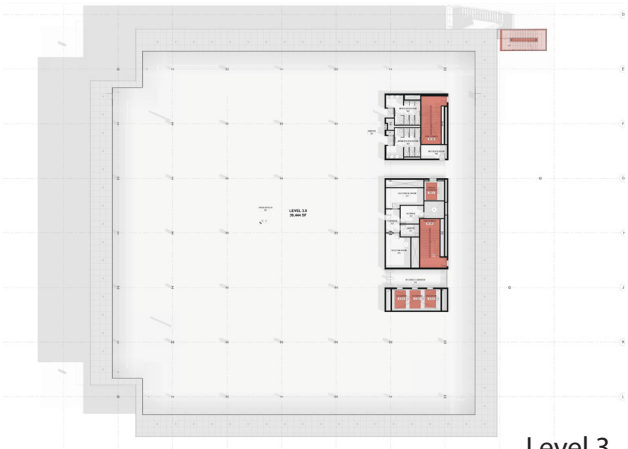


Level 5

Note: underground parking is available



Level 4



Level 3

Living Landscape



John and Mary Pappajohn Sculpture Park

Adding to the area's culture is an urban oasis showcasing world-class artwork. This thoughtful placement ensures that everything you need—from daily conveniences to artistic inspiration—is within easy reach.



Event Space & Rooftop Garden

Feel inspired in the light-filled space with access to the rooftop patio and gardens, and views of downtown Des Moines. The room can be set for trainings, meetings, theater style presentations, or with high-top tables for private parties. Warmer weather occasions allow for additional guests to be outside with high-tops placed on the patio.

A modern, Italian-inspired dining destination offering morning coffees, lunch, and catering services. Allora combines farm-fresh ingredients

with seasonal, chef-driven menus to deliver a taste of midwestern hospitality in a one-of-a-kind space. Open to the public (located on the first floor).

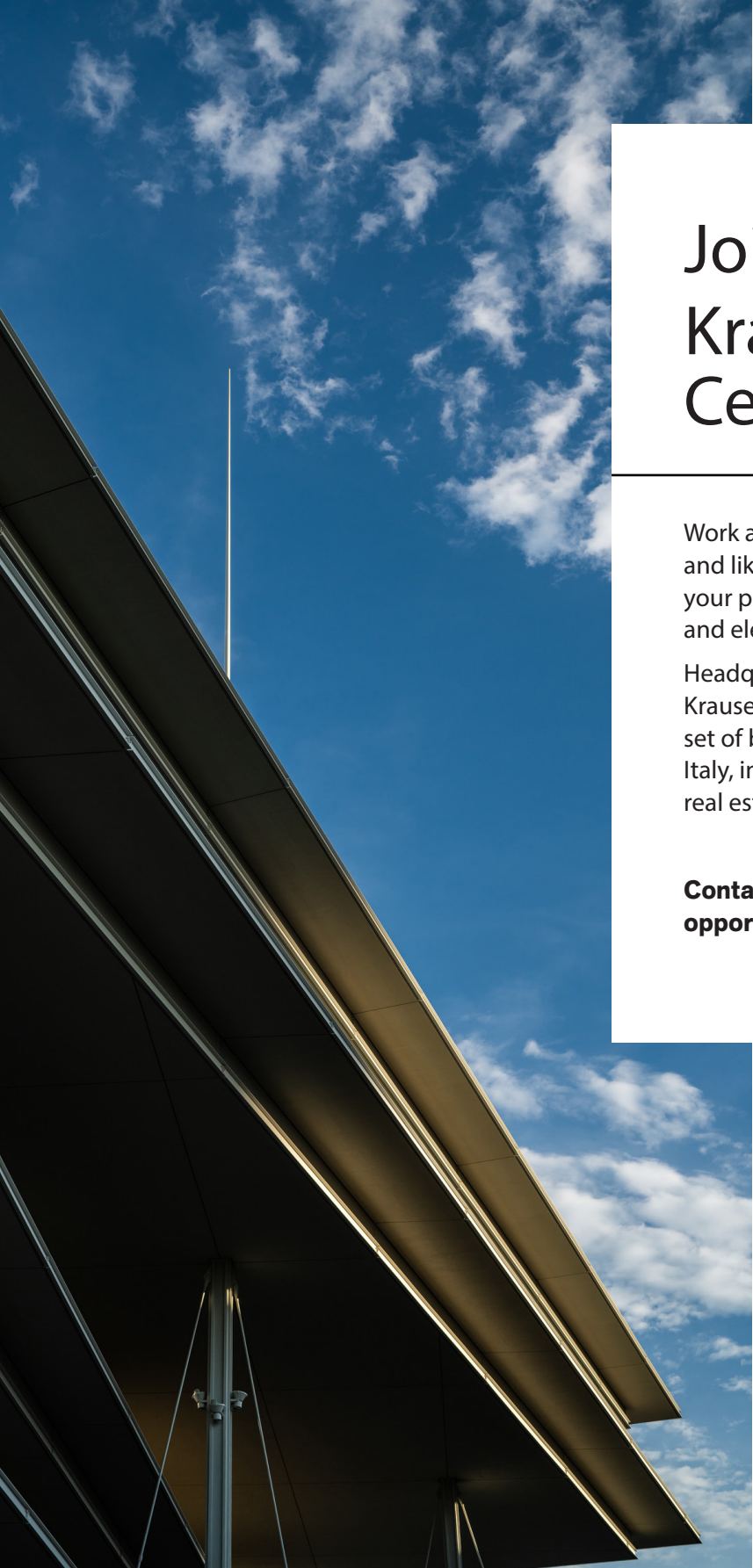


Discover Work-Life Harmony

Krause Gateway Center offers a prime location with convenient access to a diverse array of amenities. The neighborhood features an enticing mix of restaurants, cafes, and entertainment venues, alongside various shops, gyms, and parks.

- RETAIL
- OFFICE
- HOSPITALITY
- DINING
- ENTERTAINMENT
- INSTITUTIONAL
- TRANSPORTATION





Join us at Krause Gateway Center

Work alongside other visionaries, entrepreneurs, and like-minded business professionals. Secure your place in Des Moines' premier business hub and elevate your company's potential.

Headquartered out of the Krause Gateway Center, Krause Group is the parent company of a diverse set of businesses located in the United States and Italy, including professional soccer clubs, wineries, real estate, and agriculture.

Contact us today to learn more about leasing opportunities at Krause Gateway Center

JUSTIN LOSSNER CCIM, SIOR

Senior Managing Director

+1 515 371 0846

justin.lossner@jll.com

LUCAS HEDSTROM

Vice President

+1 515 564 9269

lucas.hedstrom@jll.com

THOMAS EDWARDS

Associate

+1 515 802 4684

thomas.edwards@jll.com



jll.com/des-moines

krausegatewaycenter.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.