



Suite 104

 **JLL** SEE A BRIGHTER WAY

# For lease

2nd generation retail/  
office space available in  
Des Moines, Iowa

**Availability: 2,367 RSF**  
**Lease Rate: \$20.00/RSF NNN**

1231 Keosauqua Way  
Des Moines, Iowa 50309

## Property overview

Available: Suite 104 - 2,367 SF

Lease rate: \$20.00 PSF NNN

Est. OPEX: Request from broker

- 9,422 SF multi-tenant building suitable for medical, office, and retail users
- Ample on-site parking
- Located along Keosauqua Way with quick access to I-235
- Opportunity for building signage
- Building co-tenants include Caribou, Greenleaf Tobacco, & Lina's Mexican Restaurant

Contact broker for  
additional information

**Meredith Hedstrom**  
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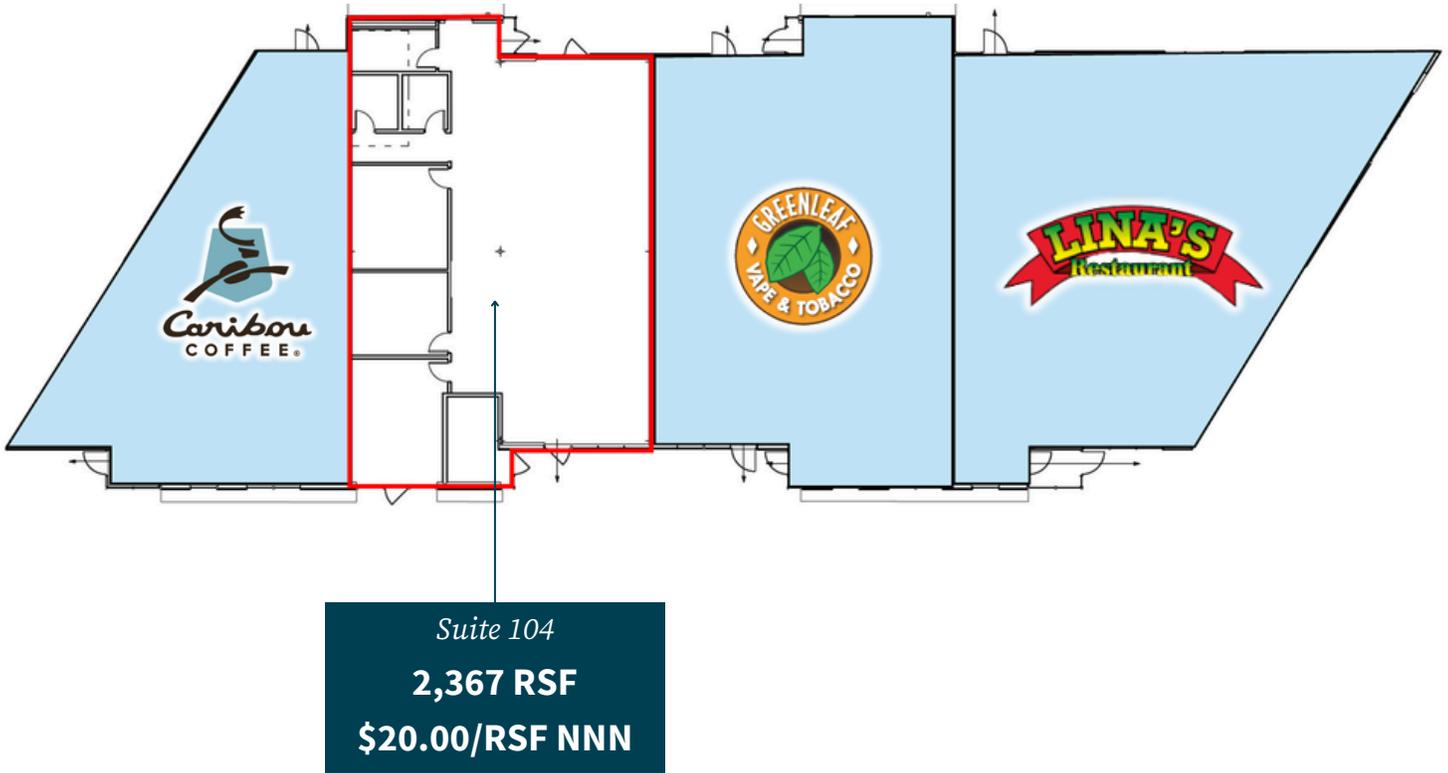
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[jll.com/des-moines](http://jll.com/des-moines)

# Floor plan

*\*For marketing purposes only.*



## Property information

<b>Location</b>	1231 Keosauqua Way Des Moines, Iowa 50309
<b>Size</b>	Suite 104: 2,367 RSF
<b>Lease price</b>	\$20.00/RSF NNN
<b>Est. OPEX</b>	Request from broker

- 9,422 SF multi-tenant building suitable for medical, office, and retail users
- Ample on-site parking wrapping entire building
- Located along Keosauqua Way with quick access to I-235
- Opportunity for building signage
- Building co-tenants include, Caribou Coffee, Greenleaf Tobacco, and Lina's Mexican Restaurant

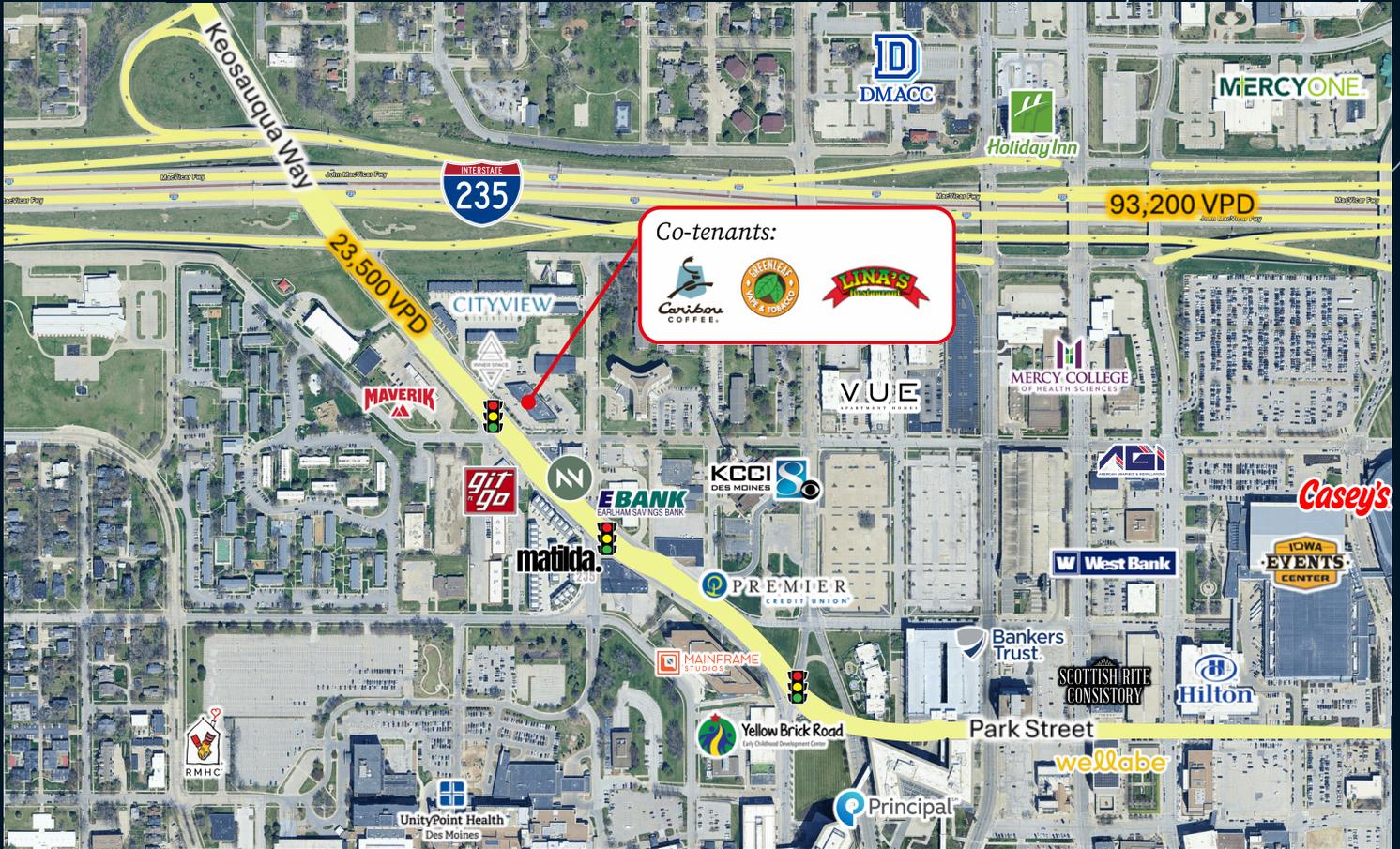
# Images

## Suite 104



# 1231 Keosauqua Way

Des Moines, Iowa 50309



## Demographics

	1 mile	3 miles	5 miles
<b>Total population</b>	16,692	103,923	217,171
<b>Total households</b>	8,447	45,212	92,336
<b>Average HH income</b>	\$66,564	\$85,221	\$88,085

## Traffic counts

<b>I-235</b>	93,200 VPD
<b>Keo Way</b>	23,500 VPD
<b>9th Street</b>	15,900 VPD
<b>Grand Avenue</b>	8,600 VPD

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