

THE DAVIDSON

EST. BUILDING 1901



108 3RD STREET, DES MOINES, IA

STANBROUGH
REALTY

JLL

RESTORING HISTORY, MAINTAINING LEGACY

Built in 1900, The Davidson Building has stood for 126 years in Des Moines' Court Avenue Wholesale District. Owner Jeff Stanbrough, with Hildreth Construction and Simonson and Associates Architects, is restoring the 43,499-square-foot landmark. The project preserves the building's heavy timber beams and brick facades while incorporating modern systems for contemporary use.

This restoration maintains one of the district's few remaining historic structures while demonstrating that heritage buildings can serve modern functions. The project protects irreplaceable 19th-century craftsmanship and contributes authentic character to the urban environment that new construction cannot replicate.



SPACES THAT INSPIRE

Available: 2,500 - 31,833 SF | Lease rate: \$16.50 NNN | Est. OPEX: Available upon request
Tenant improvement allowance available on long-term deals



Corporate Neighbors

Steps from Polk County Courthouse, Wellmark, EMC Insurance, US Bank, and Principal



Historic Character

On the National Register of Historic Places, preserving its railroad warehouse legacy



Mass Timber & Brick

14' ceilings exposing original mass timber beams and historic brick throughout



Energy Efficient

High-performance windows, LED lighting, and smart building controls



Signage opportunity

Building branding and Marquee signage opportunity available



Natural Lighting

Abundant natural lighting throughout with arched windows and open floorplans



Modern Systems

All-new electrical, plumbing, and HVAC for peak performance and efficiency



Dining & Entertainment

Surrounded by dining, offices, entertainment, hotels, and urban amenities



Tech-Ready

Fiber optic infrastructure with redundant connectivity throughout



Heavy Traffic

High-visibility location off 3rd and Court with heavy daytime traffic



Flexible Space

Three floors of flexible, move-in-ready space available



Public Transit

Convenient bus access in the heart of downtown Des Moines



DESIGN YOUR IDEAL SPACE

Discover floor plans that combine functional efficiency with design flexibility, allowing you to create a workspace that reflects your company's vision.

Shell completion date: Sep. 1st, 2026



1st Floor

~10,000 SF

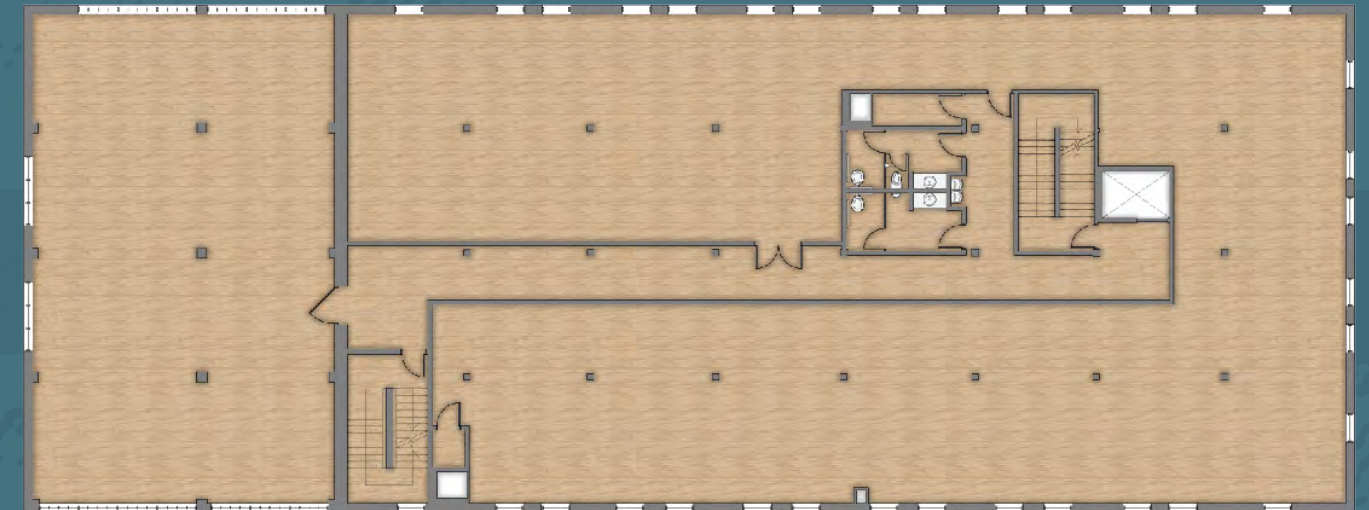
Available upon completion

Street-level access

14' ceilings

Retail/office flex

Branding/signage opportunity



2nd Floor

~10,000 SF | Demisable

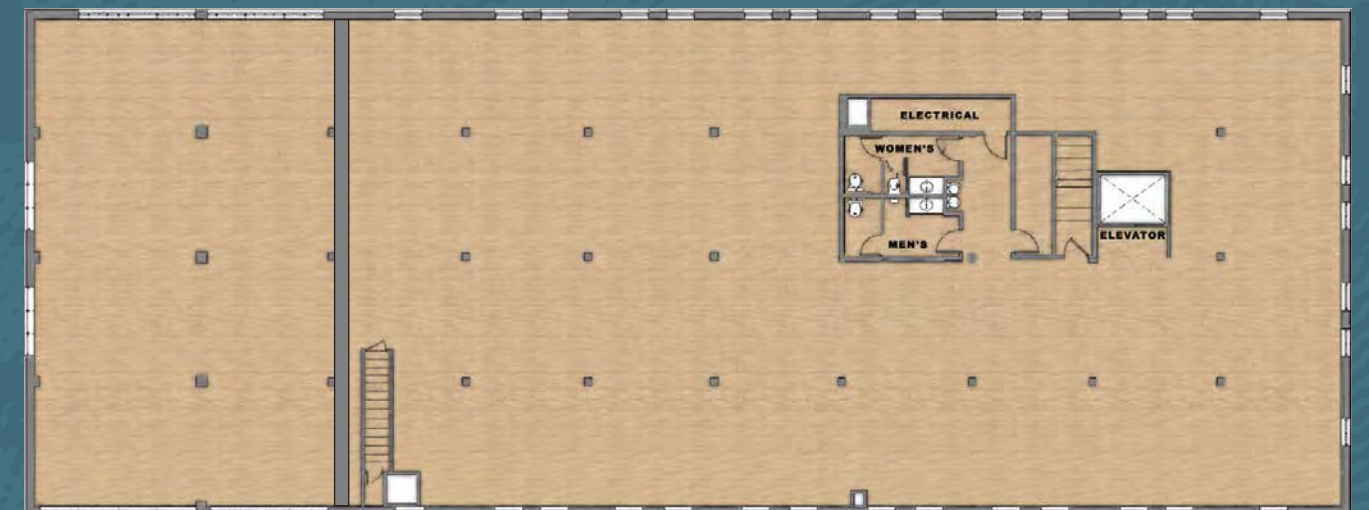
Available upon completion

Open floorplan

14' ceilings

Exposed mass timber and brick

Natural lighting throughout



3rd Floor

~10,000 SF

Available upon completion

Open floorplan

14' ceilings

Exposed mass timber and brick

Natural lighting throughout

WORKPLACE DESIGNED FOR LIFE

The Davidson Building offers an exceptional range of amenities designed to enhance both work and lifestyle. Occupants enjoy access to gourmet dining, trendy cafes, vibrant entertainment venues catering to diverse occasions, and nearby retail shops that eliminate the need for off-campus errands. A premium fitness center with state-of-the-art equipment support health and wellness goals, while thoughtfully designed outdoor spaces provide tranquil areas to recharge and connect with nature.

Whether hosting team-building events, conducting client meetings over lunch, or taking a well-deserved break, The Davidson Building provides the infrastructure to support every aspect of professional life. This comprehensive approach to workplace amenities promotes productivity, well-being, and work-life balance for all occupants.

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DISCOVER THE NEIGHBORHOOD

Casey's

IOWA
EVENTS
CENTER

BUZZARD
BILLY'S

Principal™

UnityPoint Health

Principal™

the
Y

LUMEN™

TUPELO HONEY

HYATT
PLACE

DOMINO'S

RENAISSANCE
HOTELS

DES MOINES
PERFORMING ARTS

QT

Wellmark

MARRIOTT

FedEx

UNITED STATES
POSTAL SERVICE

Starbucks

POTBELLY
SANDWICH SHOP

FAT
PUTTER

usbank

ROYAL MILE

Nationwide

WELLS FARGO

emc
INSURANCE

POLK COUNTY
Leading the way

PHOREAL
KITCHEN AND BAR

THE STUFFED
OLIVE™

JIMMY JOHN'S
SANDWICHES

Hilton
HOTELS & RESORTS

MA
LS

west end
A.C. SA.VAGE

SCI
SCIENCE CENTER
OF IOWA

HyVee
EMPLOYEE OWNED

HESSER
HAUS
BRAUEN PUB

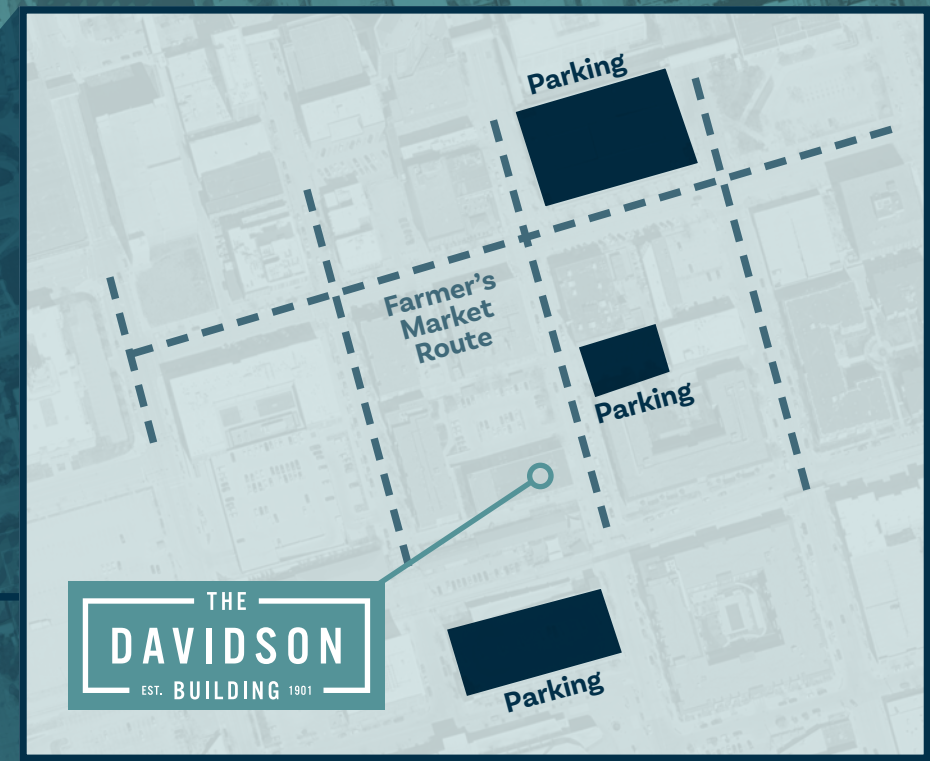
Residence INN
BY MARRIOTT

Hampton
by Hilton

Elevator

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Davidson Bros. Co Manufacturing
Confectioners, Des Moines, Iowa.

DAVIDSON BROS. CO. DAVIDSON'S CHOCOLATE

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