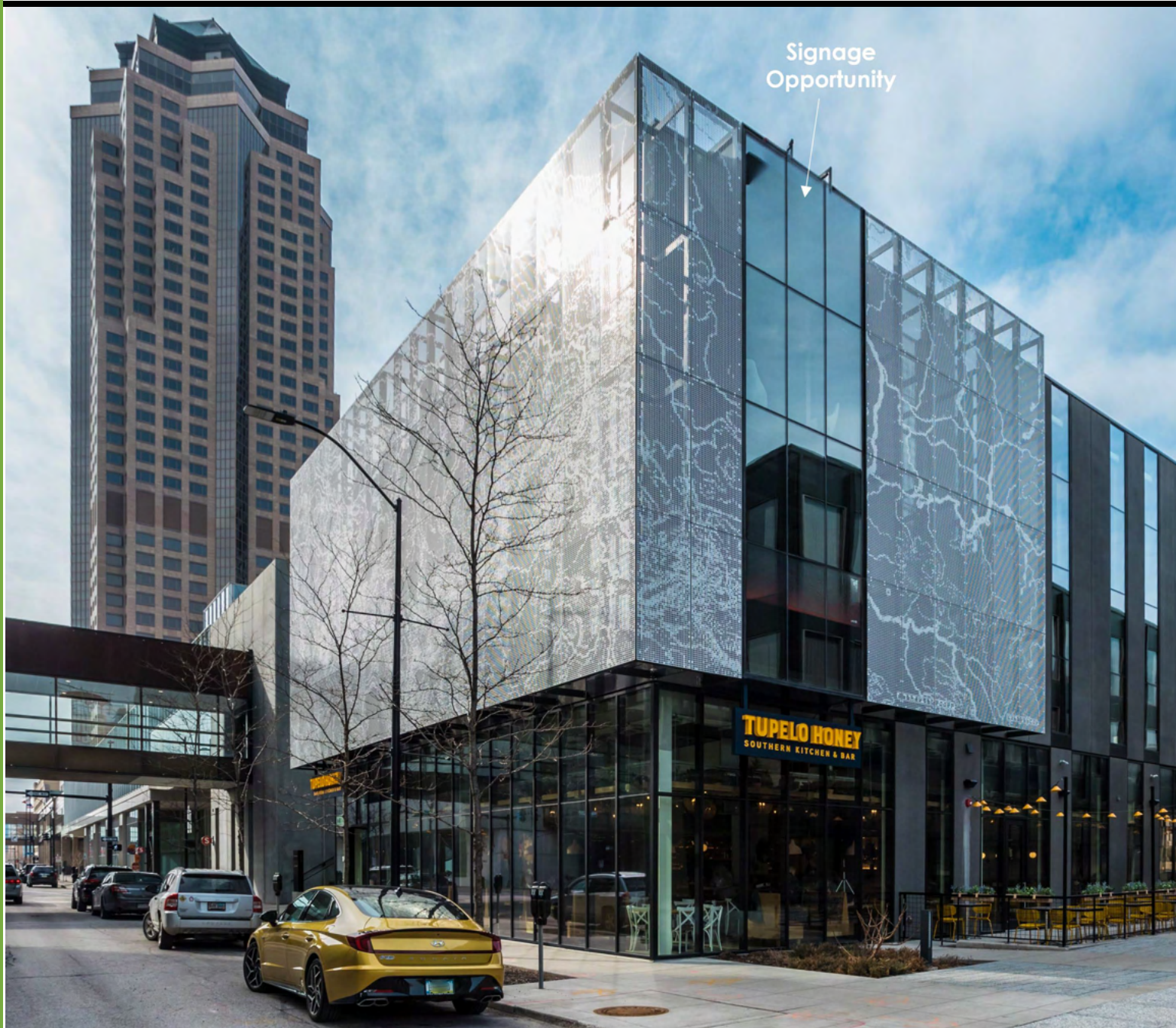


MIESBLOCK

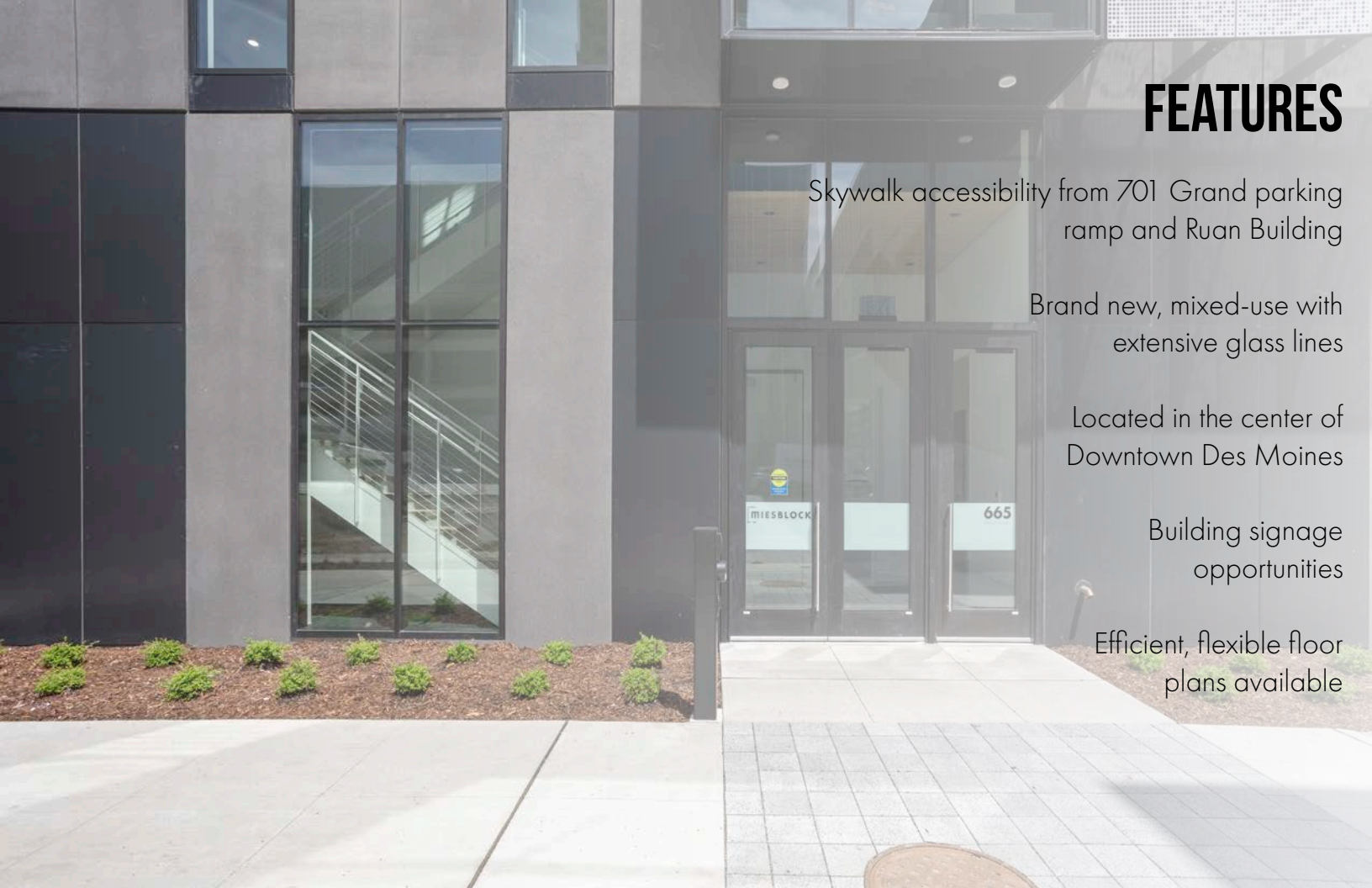
665 GRAND AVENUE
DES MOINES, IA



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FEATURES

Skywalk accessibility from 701 Grand parking ramp and Ruan Building

Brand new, mixed-use with extensive glass lines

Located in the center of Downtown Des Moines

Building signage opportunities

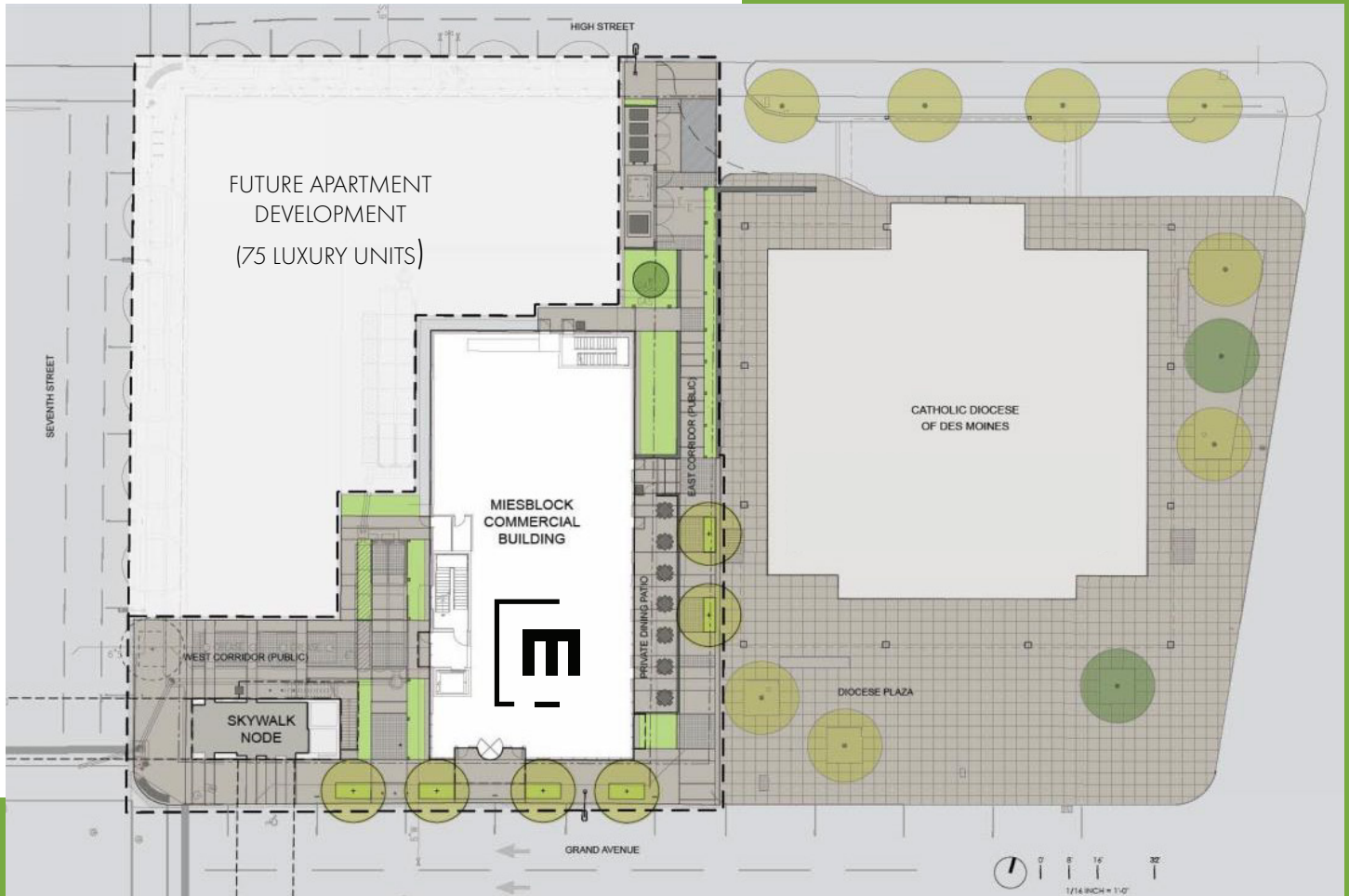
Efficient, flexible floor plans available

MIESBLOCK

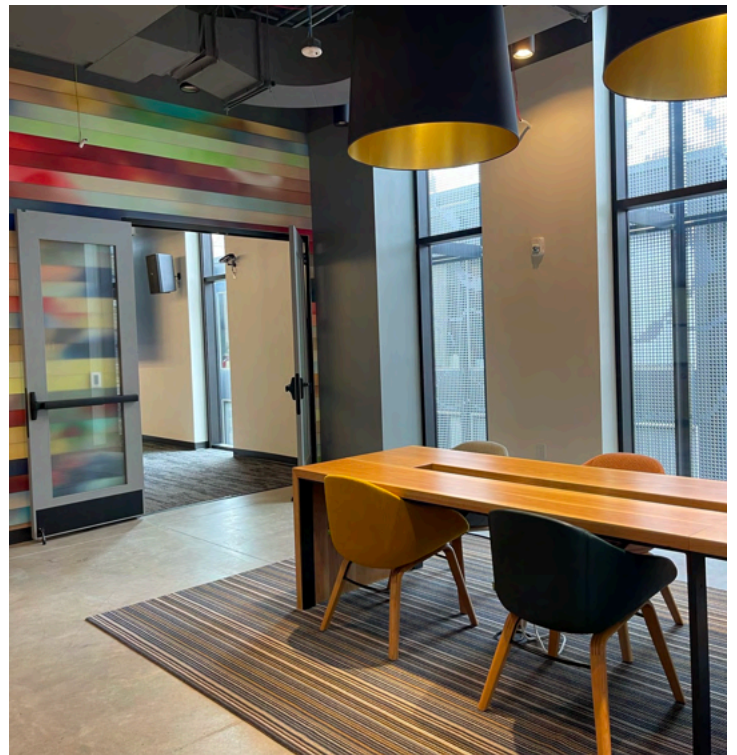
The Miesblock name and design honors the renowned German architect Ludwig Mies van der Rohe, who designed the adjacent Catholic Pastoral Center--hailed as a magnificent harmony of steel, glass and stone when it opened in 1962. Mies' grandson, Dirk Lohan, was brought on as a consulting architect in conjunction with BNIM to assist in the master plan for the three-story, 18,000 SF mixed-used building.

The building features a public courtyard, a surrounding terrace, and a private patio will be available to the first floor high-end restaurant user. A tree-lined pedestrian corridor runs from Grand Avenue to High Street between the Miesblock project and the Catholic Pastoral Center next door, which has undergone a \$10 million restoration. This plaza will serve to strengthen the downtown core by providing a public/private space for visitors, neighboring employees, and the general public to enjoy.

SITE PLAN



1st floor restaurant



3rd floor office

FLOOR PLANS

Third floor | 6,664 SF

Lease rate: Negotiable

- Turn-key opportunity
- Furniture package available
- Building signage opportunity
- Parking connected by skywalk (additional cost applies)

FEATURES

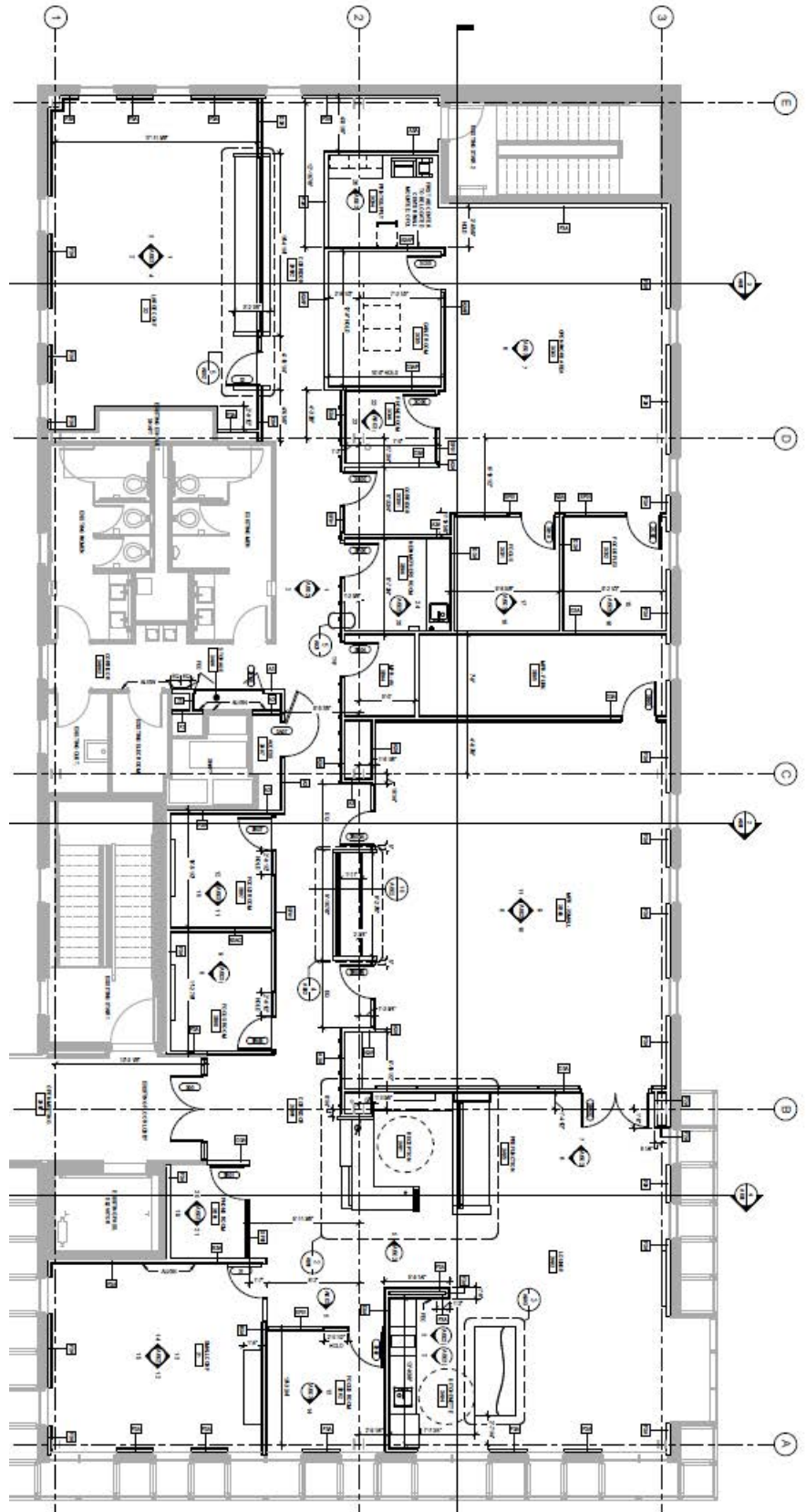
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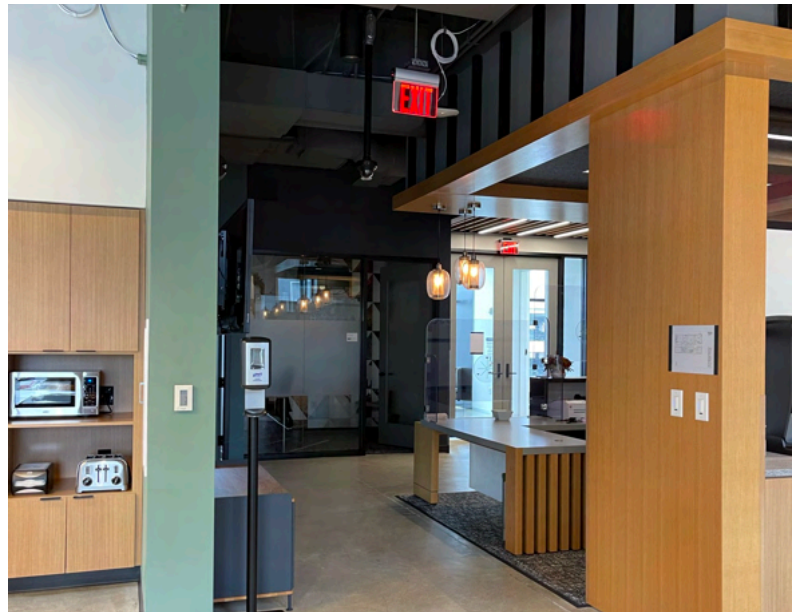
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Building signage opportunities

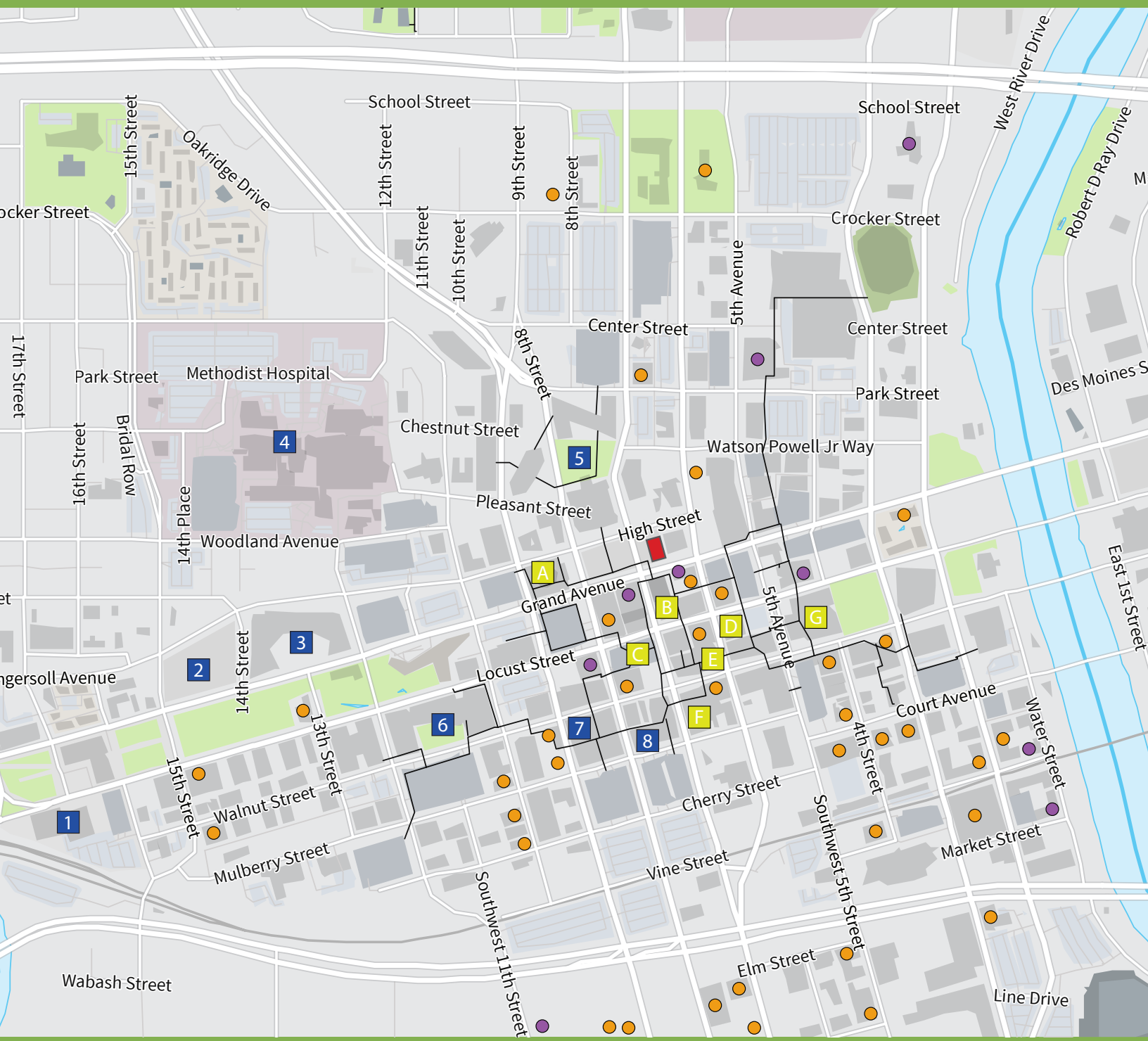
Efficient, flexible floor plans available



IMAGES



LOCATION HIGHLIGHTS





— SKYWALK

APARTMENTS

Downtown Des Moines offers more than 4,000 housing units and another 3,300 unites are planned or under construction, while over 12,000 people live Downtown.

CORPORATE CAMPUSES (estimated employee count)

- 1 Meredith Corporation (800)
- 2 Kum & Go (320)
- 3 Wellmark (2,000)
- 4 Methodist (4,000)
- 5 Principal (6,500)
- 6 Nationwide (4,500)
- 7 Wells Fargo (1,000)
- 8 EMC Insurance (1,200)

OFFICE BUILDING (estimated daytime population)

- A 801 Grand (1,800)
- B Ruan Center (2,775-3,050)
- C Partnership Building (130-150)
- D Bank of America (475-525)
- E Hub Tower (800-900)
- F Financial Center (700-780)
- G Capital Square (1,550-1,700)

HOTELS

Downtown Des Moines boasts eight hotels in the core offering over 1,400 guest rooms.

DES MOINES METRO POPULATION

729,053

AVERAGE HH INCOME

\$89,367 (Des Moines metro)

BUSINESS POPULATION

78,486 (1 miles radius)

AVERAGE AGE (Des Moines metro)

36.5

ENTERTAINMENT & RECREATION (average spend/5 mi radius)

\$2,563.72

APPAREL AND SERVICES (average spend/5 mi radius)

\$1,759.84

POPULATION

1 Mile	13,461
3 Miles	102,205
5 Miles	212,710

HOUSEHOLDS

1 Mile	8,324
3 Miles	43,511
5 Miles	89,153

MEDIAN AGE

1 Mile	33
3 Miles	34
5 Miles	36



FESTIVALS AND EVENTS

Downtown Des Moines offers something for everyone. From festivals and markets, to some of the best restaurants and entertainment the city offers, your employees can experience Des Moines before, during and after work. Below are a sampling of festivals and events that take place downtown. More than 1 million people attended Downtown Des Moines events in 2017.

Des Moines Art Festival
 World Food and Music Festival
 80/35 Music Festival
 Italian American Heritage Festival
 Latino Heritage Festival
 Wonder of Words Festival
 CelebrAsian
 Food Truck Festival
 515 Alive Music Festival
 Taco Festival
 Des Moines Farmer's Market
 Oktoberfest

Christkindlmarket
 St. Patrick's Day Parade
 Iowa State Fair Parade
 NCAA Basketball Tournament
 Blue Ribbon Bacon Festival
 Yankee Doodle Pops
 Pride Festival
 Hoops and Hops
 Grand Blue Mile
 Color Run 5k
 IMT Des Moines Marathon
 Market to Market Relay

Dam to Des Moines
 Nitefall on the River
 Fall Food Truck Showdown
 Iowa's Premier Food and Wine Expo
 DSM Partnership Out to Lunch
 Business Record Power Breakfast
 Iowa High School State Tournaments
 Ingersoll LIVE
 1 Million Cups Des Moines
 Des Moines Fashion Week
 Commons Off the Clock
 Indoor Winter Farmer's Market