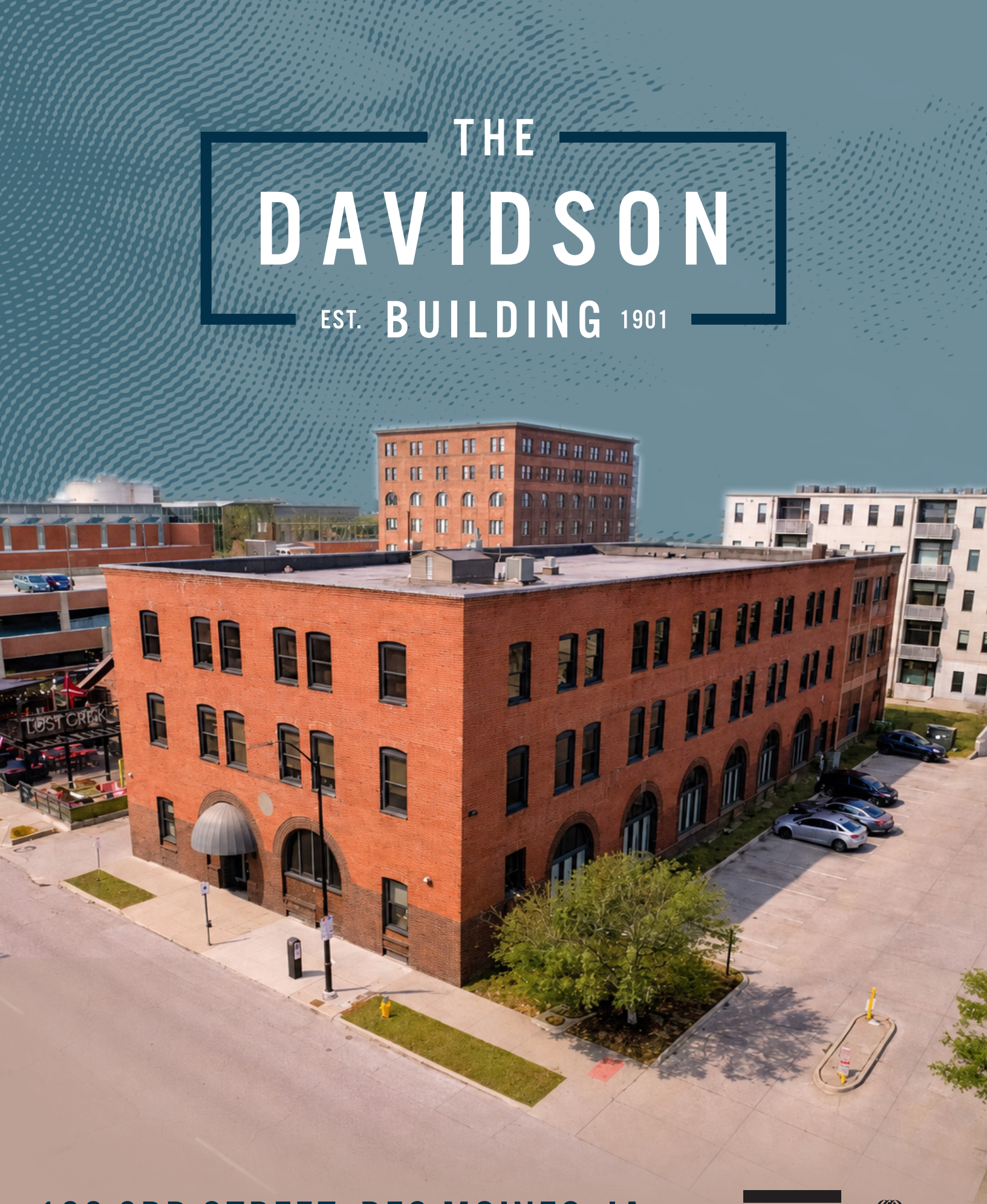
THE DAVIDSON BUILDING

EST. 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

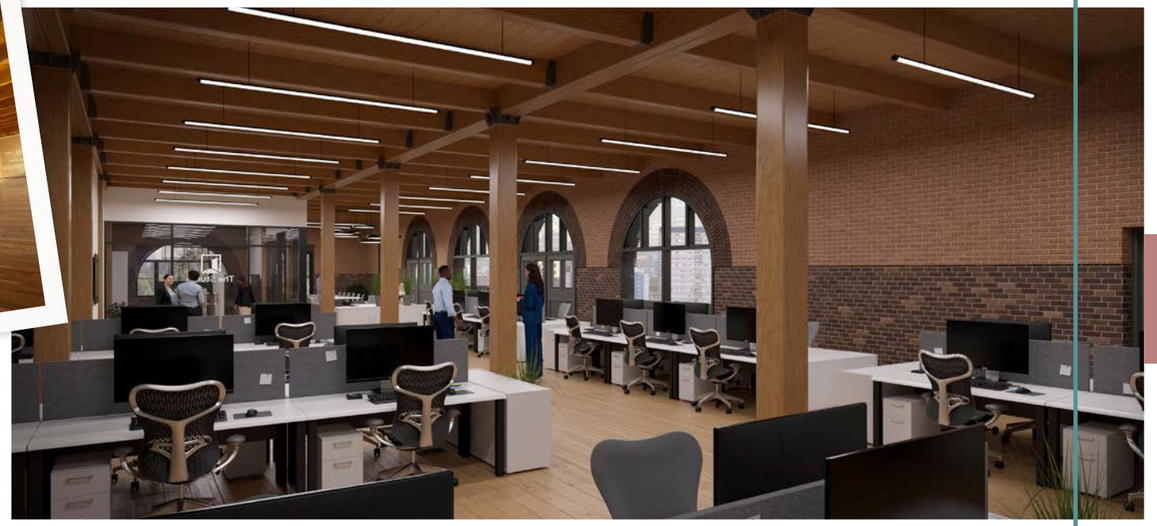
Dining & Entertainment
Surrounded by dining, offices, entertainment, hotels, and urban amenities

Tech-Ready
Fiber optic infrastructure with redundant connectivity throughout

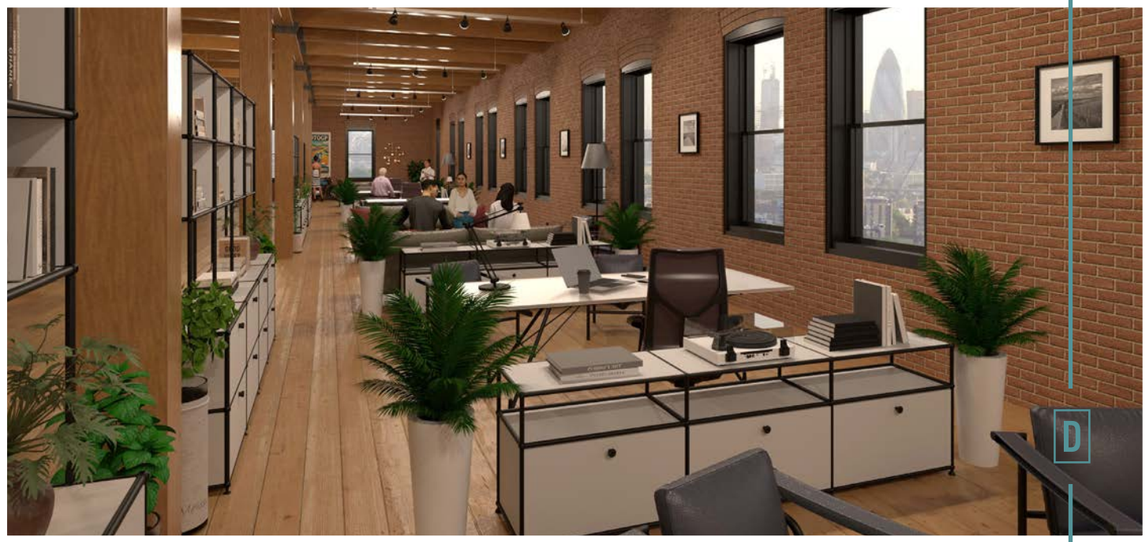
Heavy Traffic
High-visibility location off 3rd and Court with heavy daytime traffic

Flexible Space
Three floors of flexible, move-in-ready space availabe

Public Transit
Convenient bus access in the heart of downtown Des Moines

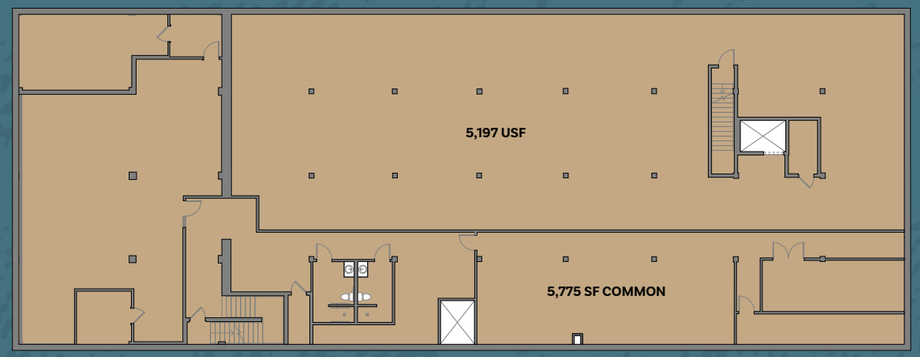




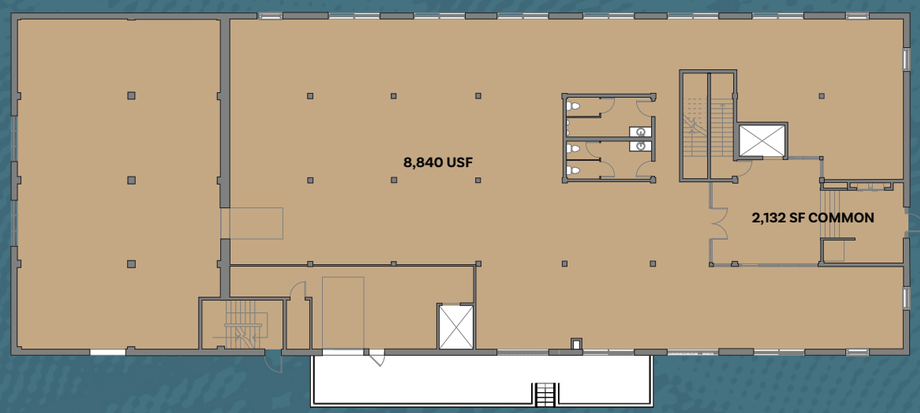


DESIGN YOUR IDEAL SPACE

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

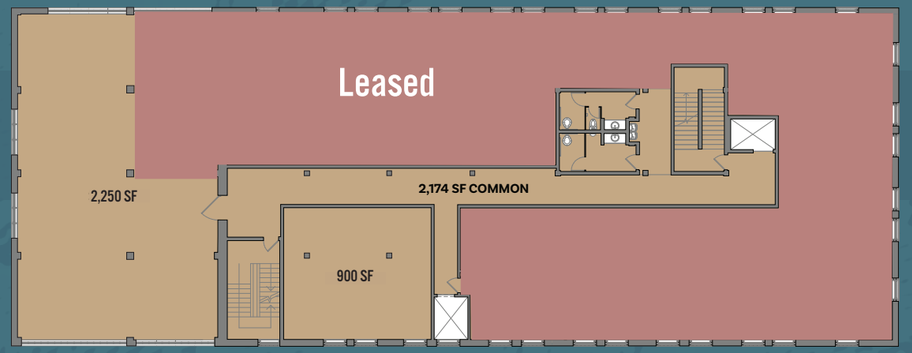


Basement



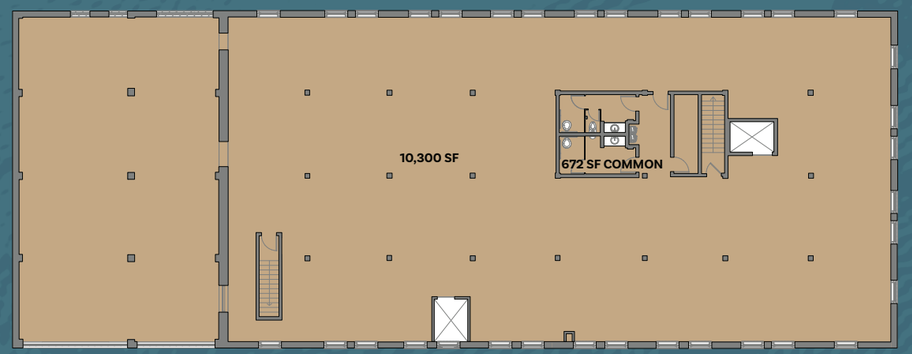
1st Floor

~10,000 SF
Available upon completion
Street-level access
14' ceilings
Retail/Office flex
Branding/Signage opportunity



2nd Floor

3,150 SF
Available upon completion
Open floor plan
14' ceilings
Exposed mass timber and brick
Natural lighting throughout



3rd Floor

~10,000 SF
Available upon completion
Open floor plan
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.



DISCOVER THE NEIGHBORHOOD

Casey's

IOWA EVENTS CENTER

BUZZARD BILLY'S

Principal

UnityPoint Health

Principal

the Y

LUMEN

TUPELO HONEY

HYATT PLACE

RENAISSANCE HOTELS

DES MOINES PERFORMING ARTS

QT

Wellmark

MARRIOTT

FedEx

UNITED STATES POSTAL SERVICE

POTBELLY SANDWICH SHOP

THE FAT PUTTER

WELLS FARGO

Nationwide

emc INSURANCE

usbank

ROYAL MILE

PHŌREAL KITCHEN AND BAR

STUFFED OLIVE

HyVee EMPLOYEE OWNED

POLK COUNTY Leading the Way

JIMMY JOHN'S SANDWICHES

Hilton HOTELS & RESORTS

Elevator

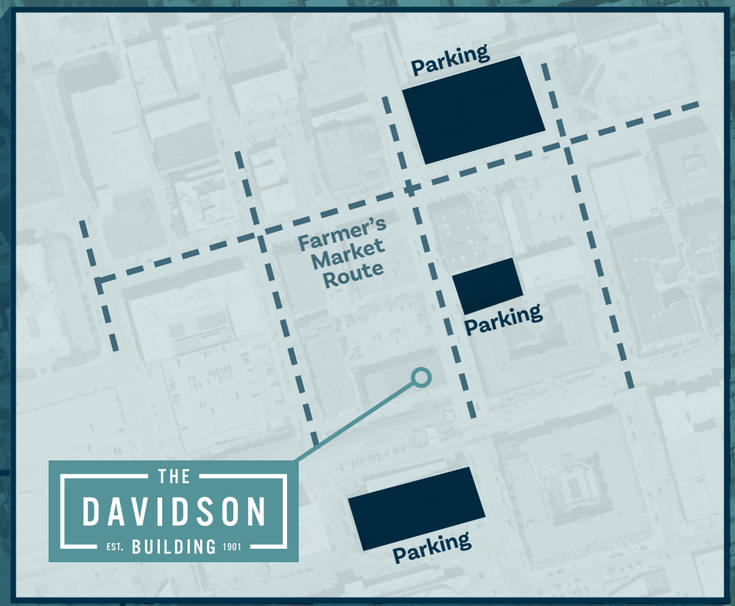
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Residence INN BY MARRIOTT

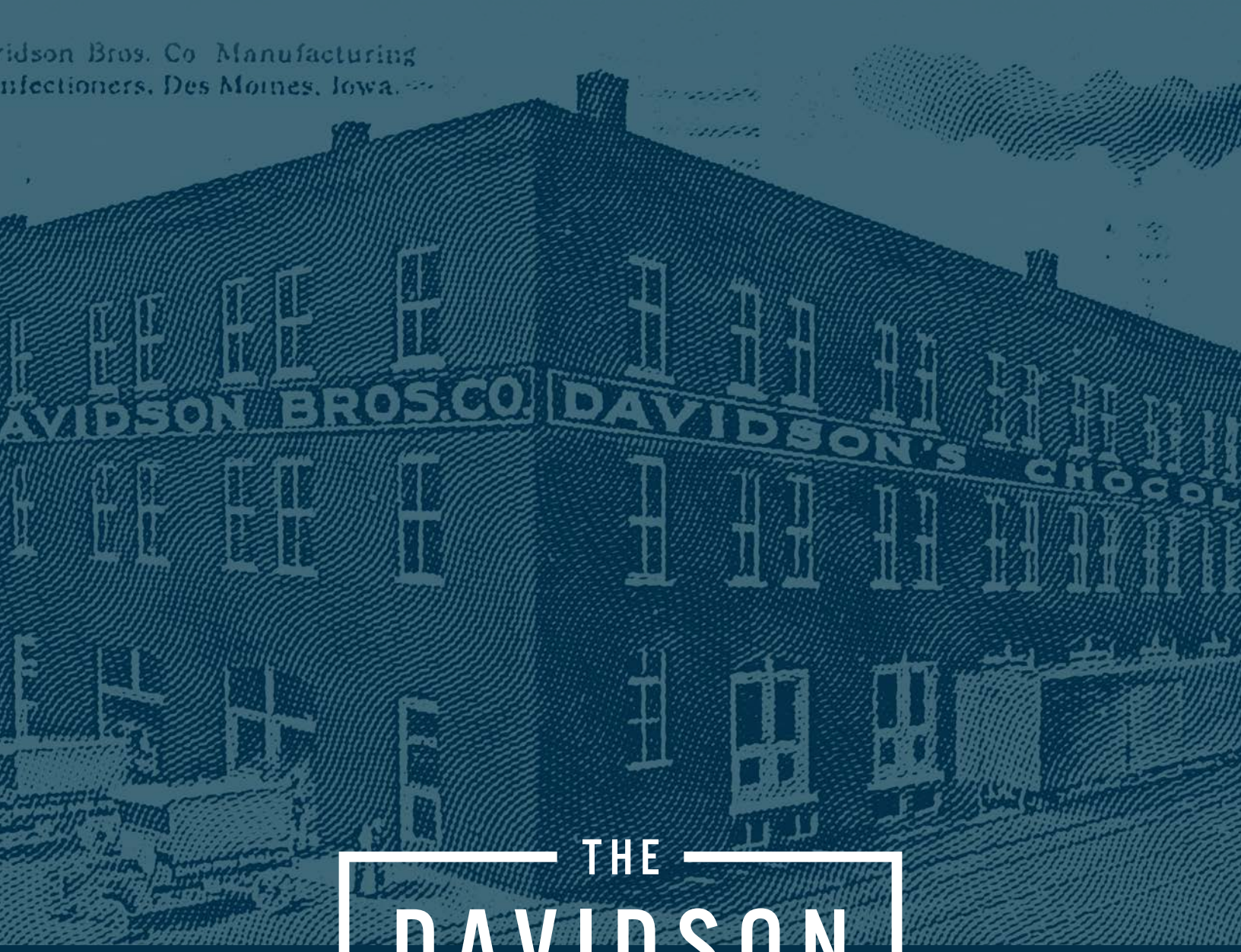
Hampton by Hilton

SCI SCIENCE CENTER OF IOWA

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