

430 E Grand Ave
Des Moines, IA 50309



**Professional office space for lease
located in the Historic East Village**

Justin Lossner, CCIM, SIOR
Managing Director
+1 515 371 0846
justin.lossner@am.jll.com

Aaron A. Hyde
Vice President
+1 515 953 8834
aaron.hyde@am.jll.com



Property Information

Availability

- 5,000 SF Minimum Divisible
- 51,999 SF Max Contiguous
- First Floor: 16,054 RSF
- Second Floor: 17,944 RSF
- Third Floor: 18,001 RSF

Click to view
property video

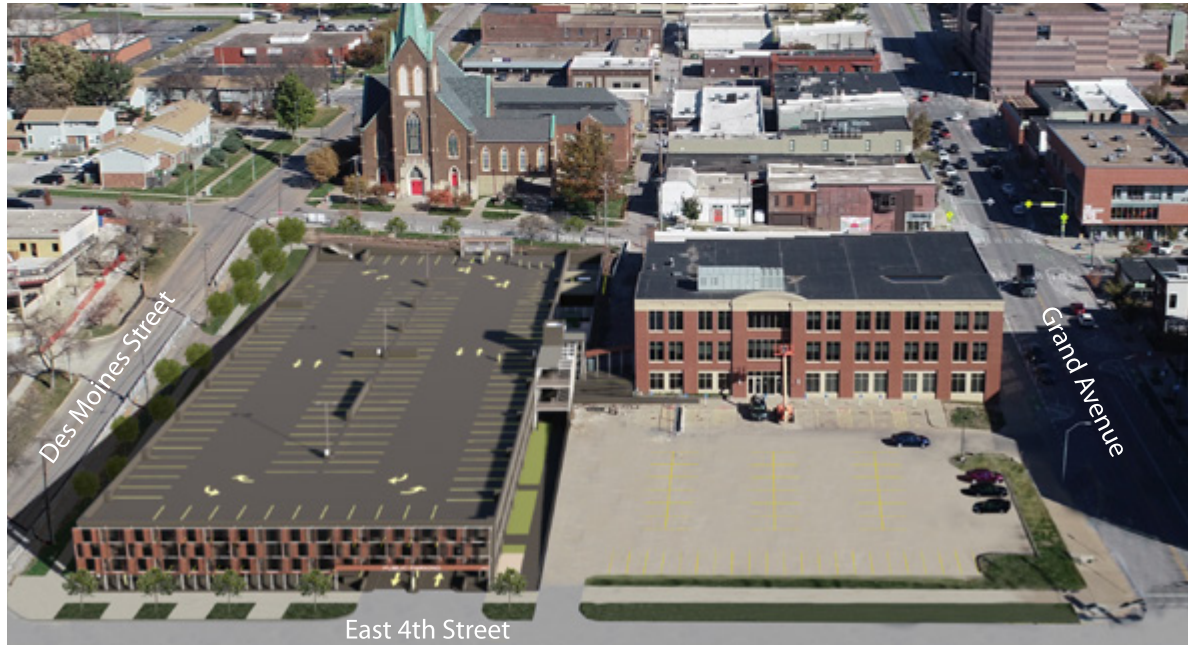


Terms

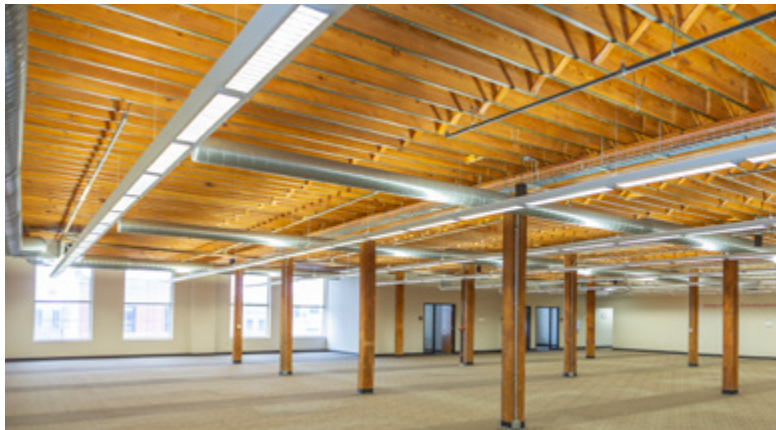
- Lease Rate: \$16.75/SF NNN (as-is)
- Operating Expenses: \$8.92/SF
- Minimum 5 year term
- 50 parking stalls per floor included in rate, located in connected parking garage

Property Information

- Lot Size: 18,067 SF (.415 acres)
- Year Built: 1900, 2004 (complete renovation)
- Historic office redevelopment
- * Multiple parking garages located nearby



Building aerial with parking garage rendering



Exposed beam ceilings



Adjacent parking ramp available



Historic East Village

The East Village is Des Moines' most vibrant and diverse district, boasting many of the finest shopping, dining, nightlife and commerce in Iowa. The area offers over 20 unique restaurant options, 60 retail options and 20 coffee shops, bars and lounges.

The recent construction boom has created a resurgence for multi-family housing, retail and office users. Renovations to the Des Moines City Hall building, the completion of the AC Marriott hotel, and several proposed apartment projects (which will add up to 250 units) are just a few of the exciting plans the East Village has to offer.



Parking & Transportation Nearby Amenities

Parking

- P1 Capitol Complex Parking
- P2 City Hall Parking Garage
- P3 E555 Parking Garage

DART Access

- B1 E Grand Ave / E 2nd St
- B2 E Grand Ave / E 4th St
- B3 E Grand Ave / E 6th St

Restaurants

- 1 Zombie Burger
- 2 Scenic Route Bakery
- 3 Ceviche Bar
- 4 Tacopocalypse
- 5 Quinton's, Miyabi g, Olympic Flame
- 6 Alba
- 7 Dumpling Darling
- 8 Noodle Zoo
- 9 Baratta's at the State Historical Building
- 10 Continental

Hotel Accommodations

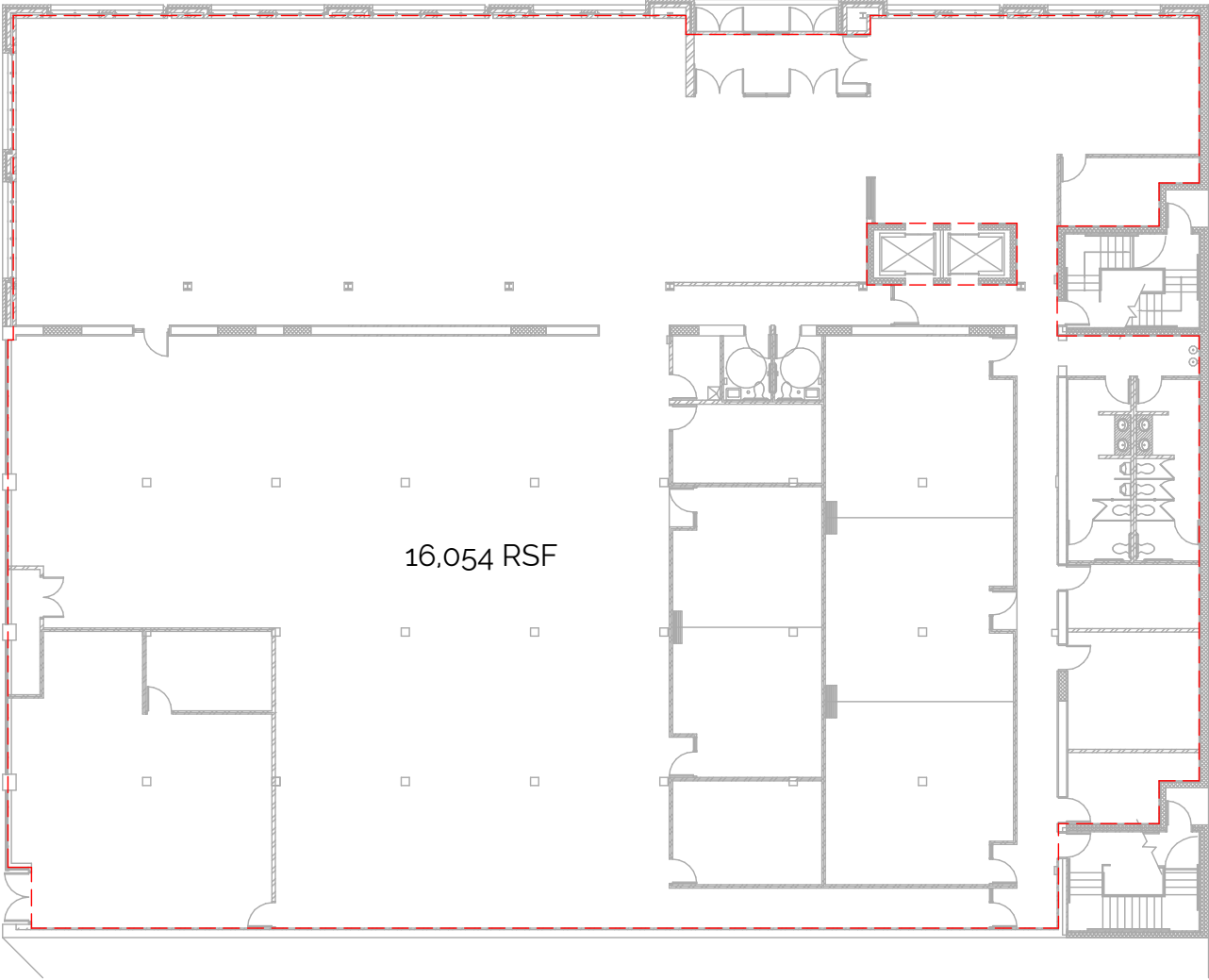
- 1 AC Hotel by Marriott
- 2 Embassy Suites
- 3 Staybridge Suites

Breweries & Cocktails

- 1 Della Viti Wine Bar
- 2 Iowa Tap Room
- 3 Peace Tree Brewing
- 4 AJ's on Court
- 5 Beechwood Lounge

430 E Grand, Des Moines IA 50309

FIRST FLOOR PLAN



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

430 E Grand, Des Moines IA 50309

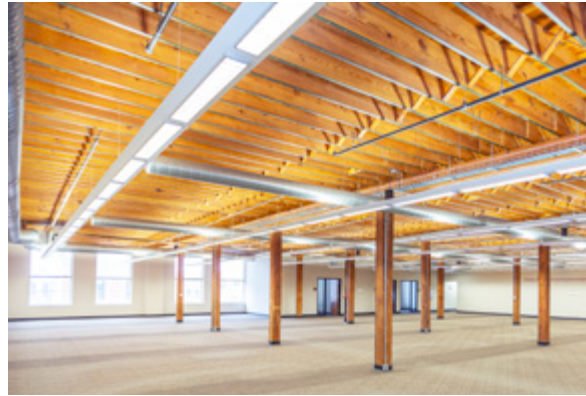
SECOND FLOOR PLAN





430 E Grand, Des Moines IA 50309

INTERIOR PHOTOS



Justin Lossner, CCIM, SIOR
Managing Director
+1 515 371 0846
justin.lossner@amjll.com

Aaron A. Hyde
Vice President
+1 515 953 8834
aaron.hyde@amjll.com