



6009

FOCUS





FOR LEASE

Class A office space with 1st floor retail space

Located in the heart of the CBD with excellent exposure to Locust Street and Grand Avenue

Close proximity to the bus line for easy and convenient access

Skywalk connectivity to the entire CBD and retail amenities

Customizable parking solutions

909 LOCUST

AVAILABILITY & TERMS

4,420

square feet of retail space

up to 14,521
square feet of office

\$16.50

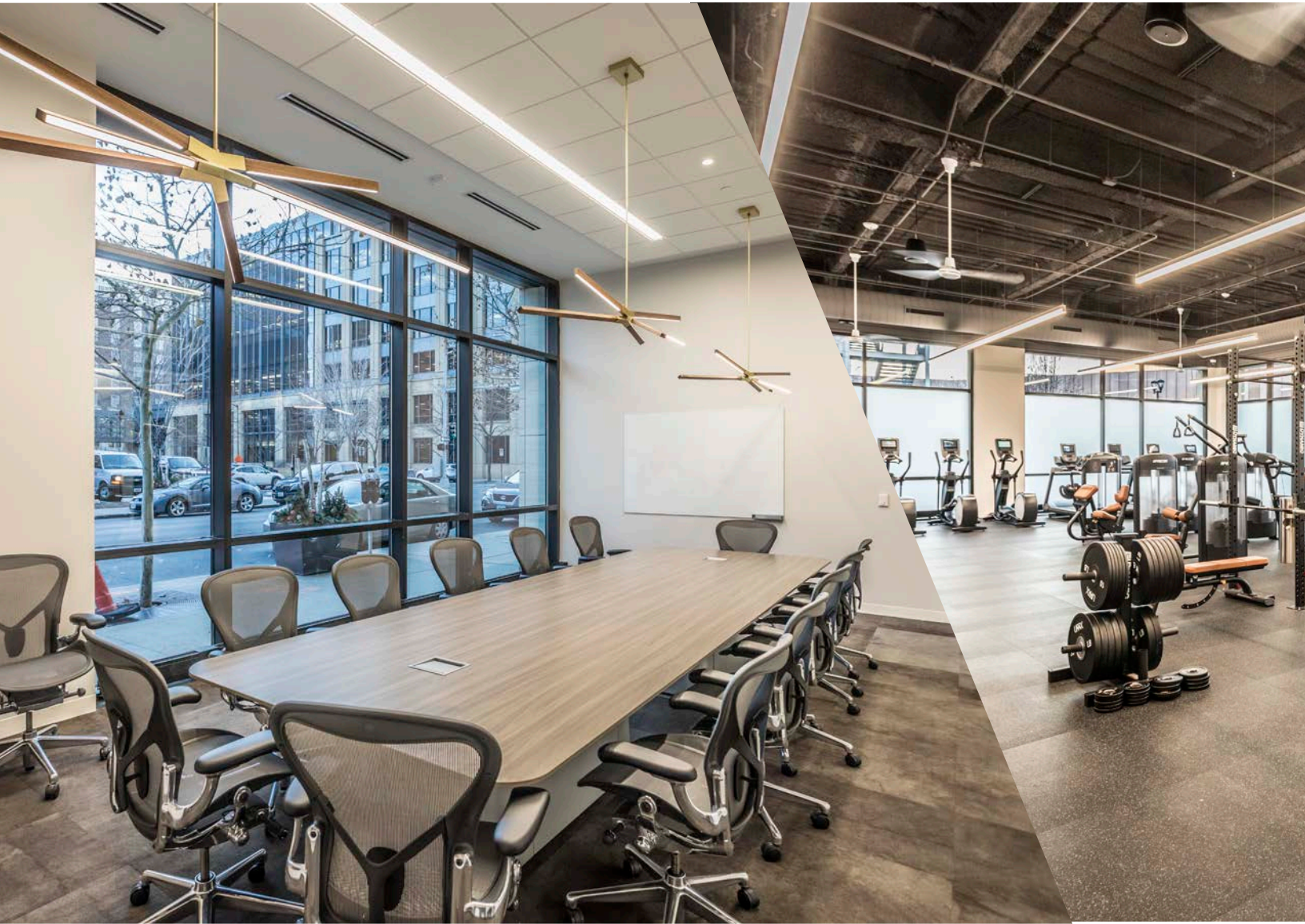
PSF NNN office rate

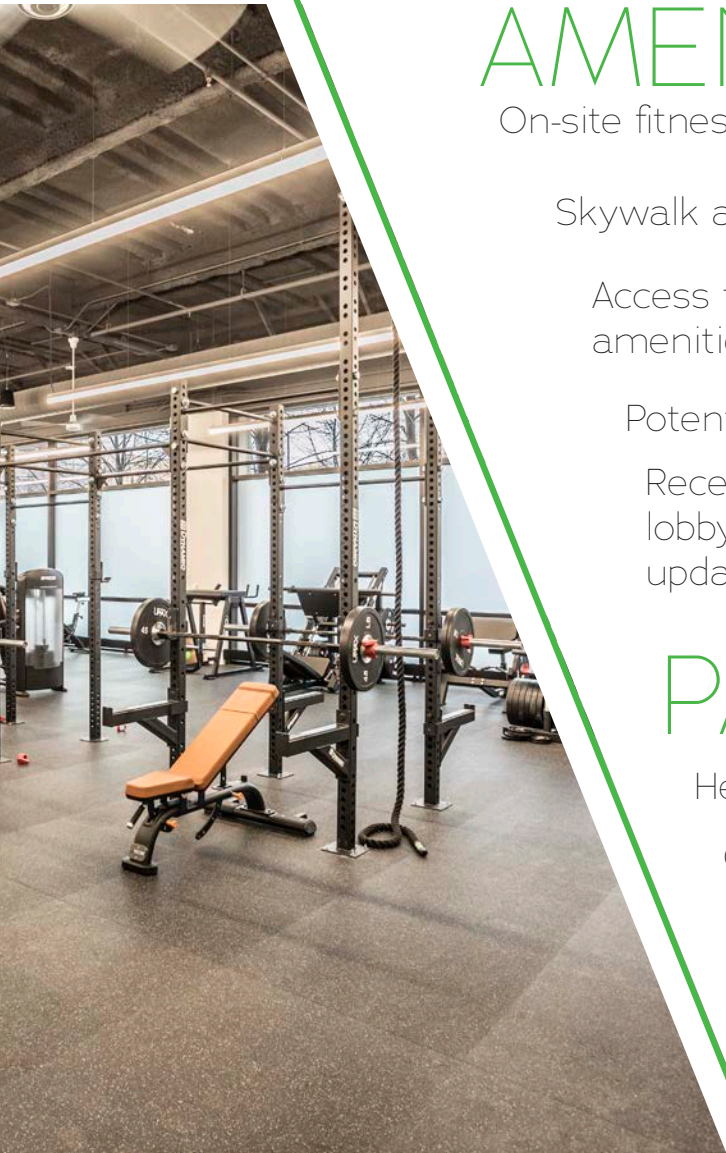
Long term lease preferred

Retail Rate: Negotiable









AMENITIES

On-site fitness and conference center

Skywalk access on 2nd floor

Access to restaurant and retail amenities on first floor

Potential building signage

Recent building renovations include lobby and common area remodel, HVAC updates and high-efficiency lighting

PARKING

Heated building garage space

City parking ramp (skywalk connected)

Building owned surface lots with guest parking area

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FLOOR PLANS

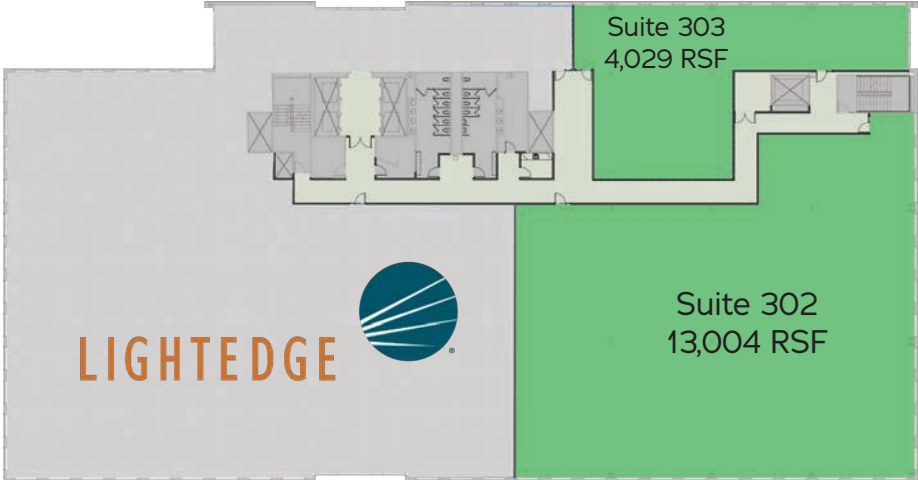
1st Floor
Suite 102 - Starbucks
Suite 103 - LEASED
Suite 104 - 4,420 USF



2nd Floor
14,521 RSF



3rd Floor
17,033 RSF



4th Floor
LEASED





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| 1. Iowa Methodist | 2. Hoyt Sherman Place | 3. A Dong Restaurant | 4. Quick Trip | 5. Power-Life Yoga | 6. Gas Lamp | 7. Meredith Corp. | 8. Exile Brewing | 9. Horizon Line Coffee/The Walnut | 10. TBD | 11. Kum & Go Corporate HQ | 12. Pappajohn Sculpture Park | 13. Wellmark BCBS HQ | 14. Americana | 15. Django | 16. Noce | 17. Draught House 50 | 18. Jimmy John's/Fighting Burrito/ Smokey D's BBQ/ LaMie | 19. Pappajohn Education Center | 20. Central Library | 21. Nationwide Insurance HQ | 22. Hotel Fort Des Moines/ Bubba's Southern Comforts | 23. 10th Street Lofts | 24. West End Salvage | 25. Malo/Des Moines Social Club |
|-------------------|-----------------------|----------------------|---------------|--------------------|-------------|-------------------|------------------|-----------------------------------|---------|---------------------------|------------------------------|----------------------|---------------|------------|----------|----------------------|--|--------------------------------|---------------------|-----------------------------|--|-----------------------|----------------------|---------------------------------|



- 26. Davis Brown Building/Panera Bread/Akeobo 515
- 27. Des Moines Public Schools
- 28. Temple for Performing Arts/ Centro/Starbucks
- 29. Century Link/Qwest
- 30. Principal Financial Group HQ
- 31. 801 Grand/801 Chophouse
- 32. R&T Lofts
- 33. Des Lux Hotel

- 34. Wells Fargo Financial
- 35. EMC insurance
- 36. Hub Tower
- 37. Clemins Building/Wilkins
- 38. The Equitable/Pot Belly Sandwich Shop
- 39. Downtown Marriott
- 40. Ruan Center
- 41. Wellmark YMCA
- 42. Wells Fargo Arena/Hy-Vee Hall/ Hilton Convention Center Hotel

- 43. Renaissance Des Moines Savery
- 44. Capital Square
- 45. Kaleidoscope at the Hub
- 46. Financial Center
- 47. Blackbird
- 48. Polk County Courthouse
- 49. Des Moines Area Regional Transit
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- 51. Hy-Vee
- 52. Rumley Lofts
- 53. Science Center

- 54. Hessen Haus/Tipsy Crow Tavern
- 55. LOFTS
- 56. Spaghetti Works/ Johnny's
- 57. 1908 Draught House/ Royal Mile
- 58. Fong's Pizza
- 59. Kirkwood Lofts/Wasabi Tao
- 60. The Plaza
- 61. Cowles Commons
- 62. Des Moines Performing Arts
- 63. World Food Prize Hall of Laureates

909 LOCUST

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