

DES MOINES BUILDING

405 6th Avenue
Des Moines, IA 50309

FOR LEASE

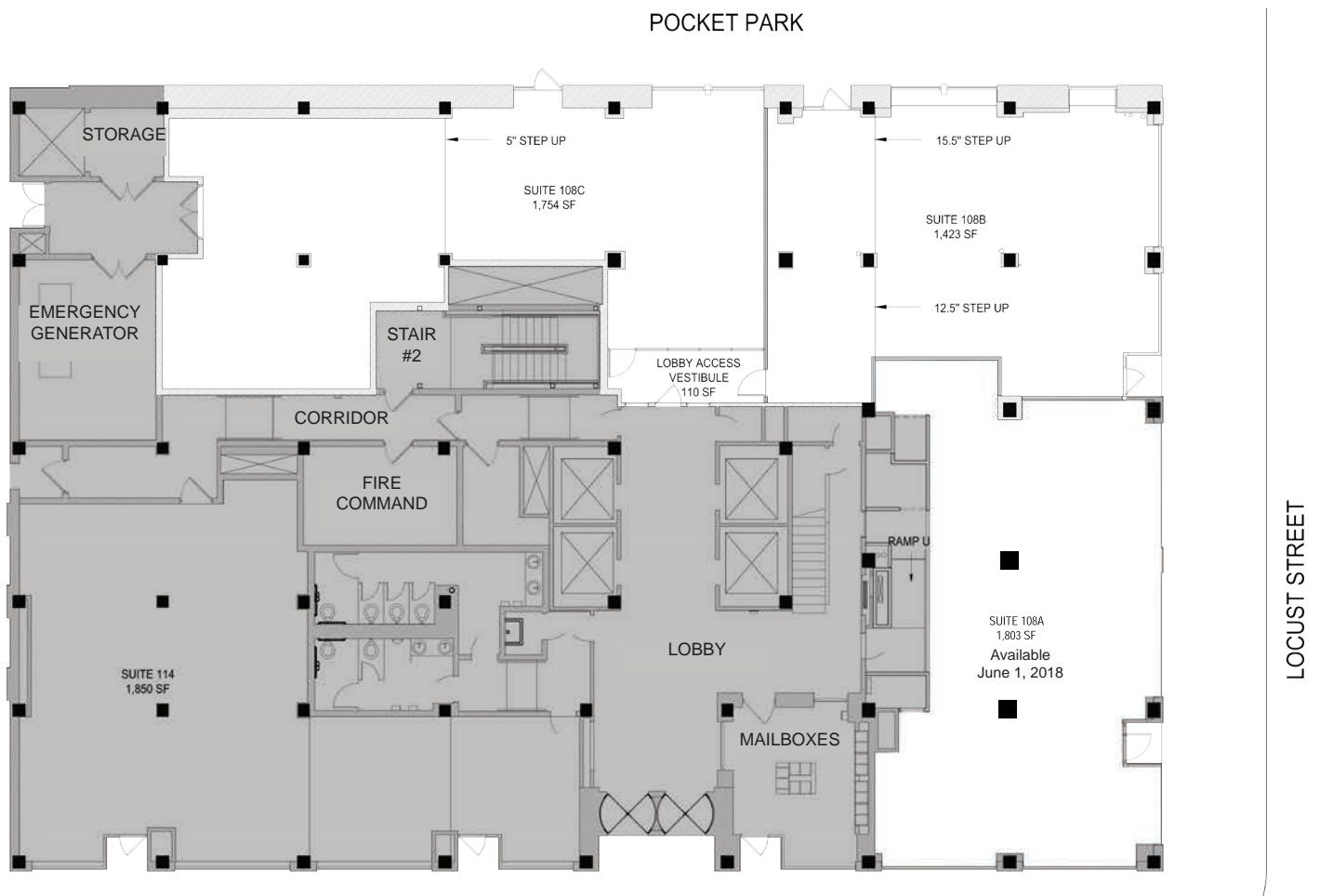
**Street level and
2nd floor
office/retail
space
available**



AVAILABILITY

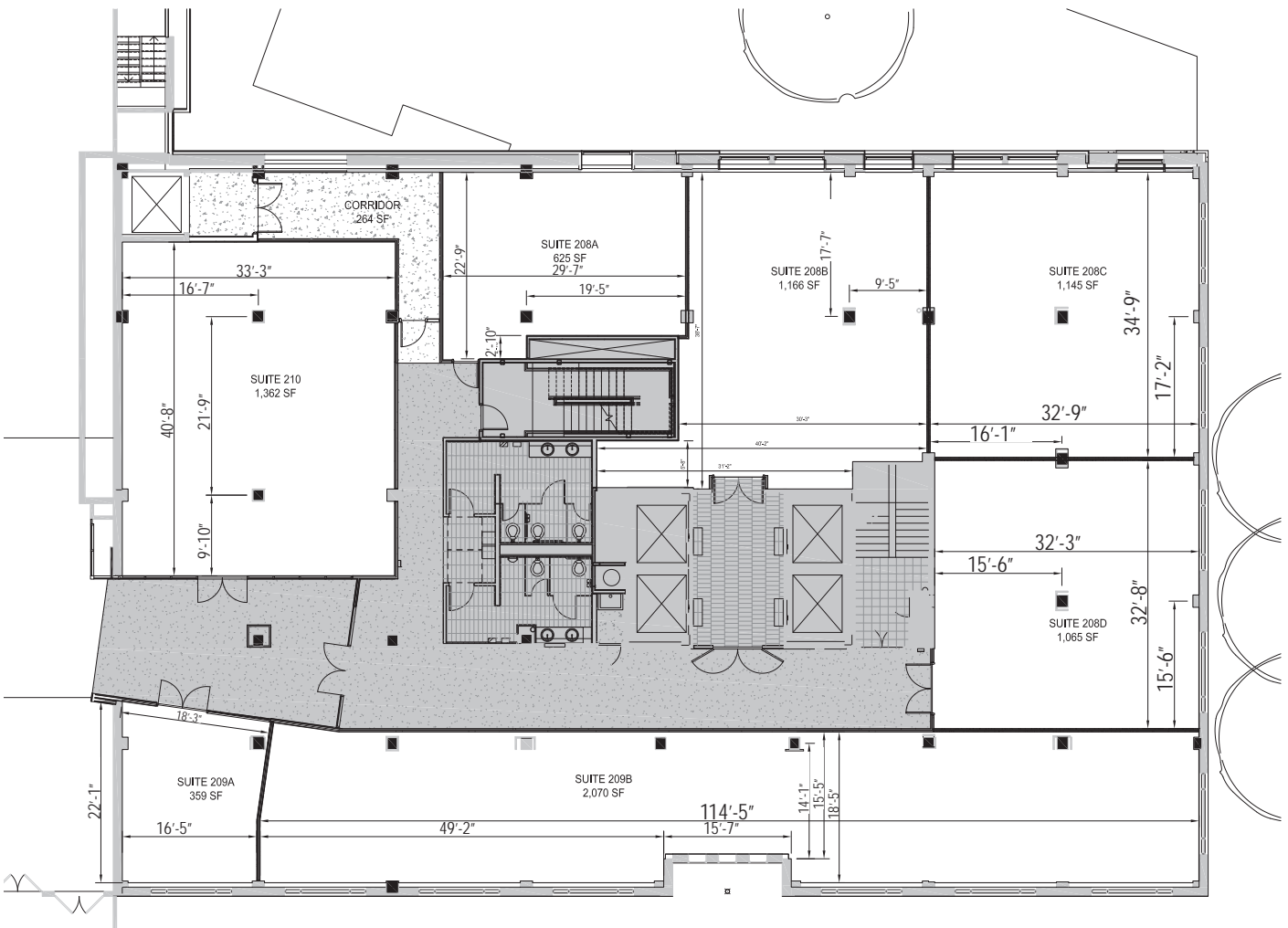
Street Level

- Availability: 1,423 - 4,980 SF
- Minimum Divisible: 1,423 SF
- Lease Rate: \$16.00/SF NNN
- OPEX: \$4.00/SF
- TI allowance available
- Building grease interceptor



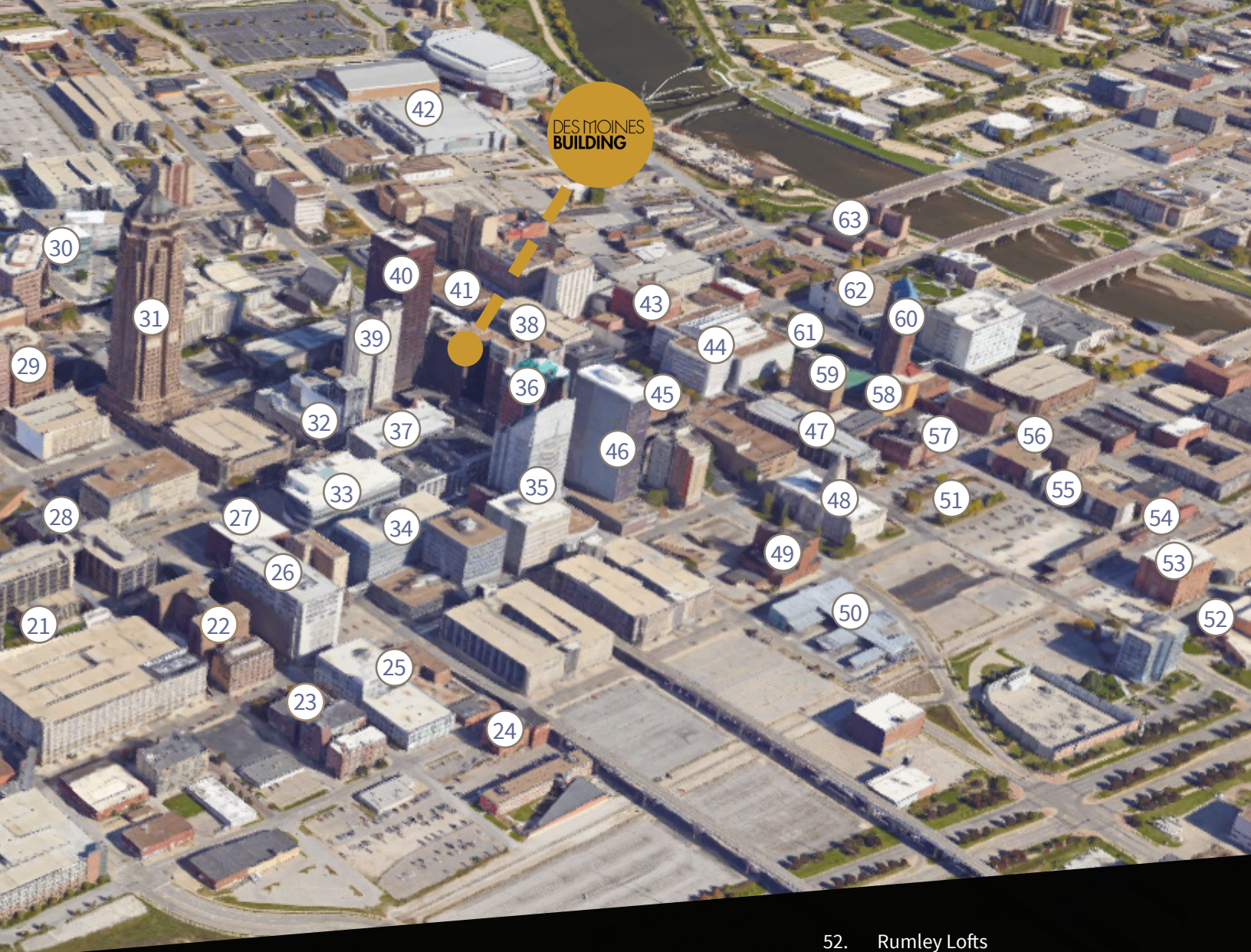
2nd Floor - Skywalk Level

- Availability: 8,775 SF
- Minimum Divisible: 625 SF
- Lease Rate: \$14.00/SF NNN
- OPEX: \$4.00/SF
- TI allowance available
- Building grease interceptor





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|-----------------------------------|--|---|
| 1. Iowa Methodist Medical Center | 11. Kum & Go Corporate HQ | 20. Central Library |
| 2. Hoyt Sherman Place | 12. Pappajohn Sculpture Park | 21. Nationwide Insurance HQ |
| 3. A Dong Restaurant | 13. Wellmark BCBS HQ | 22. Hotel Fort Des Moines/Bubba's Southern Comforts |
| 4. Quick Trip | 14. Americana | 23. 10th Street Lofts |
| 5. Power-Life Yoga | 15. Magnolia Wine Kitchen | 24. West End Salvage |
| 6. Gas Lamp | 16. Noce | 25. Malo/Des Moines Social Club |
| 7. Meredith Corporation | 17. Draught House 50 | 26. Davis Brown Building/Panera Bread/Akebono 515 |
| 8. Exile Brewing Company | 18. Jimmy John's/Fighting Burrito/Smokey D's BBQ/LaMie | 27. Des Moines Public Schools |
| 9. Horizon Line Coffee/The Walnut | 19. Pappajohn Higher Education Center | 28. Temple for Performing Arts/Centro/Starbucks |
| 10. 14Forty Apartments | | |



DES MOINES BUILDING

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| 29. Century Link/Qwest | 39. Downtown Marriott | 62. Des Moines Performing Arts |
| 30. Principal Financial Group HQ | 40. Ruan Center | 63. World Food Prize Hall of Laureates |
| 31. 801 Grand/801 Chophouse
Basil's/Friedrichs Coffee | 41. Wellmark YMCA | |
| 32. R&T Lofts/Hello Marjorie | 42. Wells Fargo Arena/Hy-Vee Hall/
Hilton Convention Center | |
| 33. Des Lux Hotel | 43. Renaissance Des Moines Savery | |
| 34. Wells Fargo Financial | 44. Capital Square | |
| 35. EMC insurance | 45. Kaleidoscope at the Hub | |
| 36. Hub Tower | 46. Financial Center | |
| 37. Des Moines Partnership/Local
Bites Food Court | 47. Blackbird | |
| 38. The Equitable/Pot Belly
Sandwich Shop | 48. Polk County Courthouse | |
| | 49. Des Moines Area Regional Transit | |
| | 50. Des Moines Area Regional Transit | |
| | 51. Hy-Vee | |
| | 52. Rumley Lofts | |
| | 53. Science Center | |
| | 54. Hessen Haus/Tipsy Crow Tavern | |
| | 55. LOFTS | |
| | 56. Spaghetti Works/ Johnny's | |
| | 57. Pita Pit/1908 Draught House/
Royal Mile | |
| | 58. Fong's Pizza | |
| | 59. Kirkwood Lofts/Wasabi Tao | |
| | 60. The Plaza | |
| | 61. Cowles Commons | |



*RENDERING



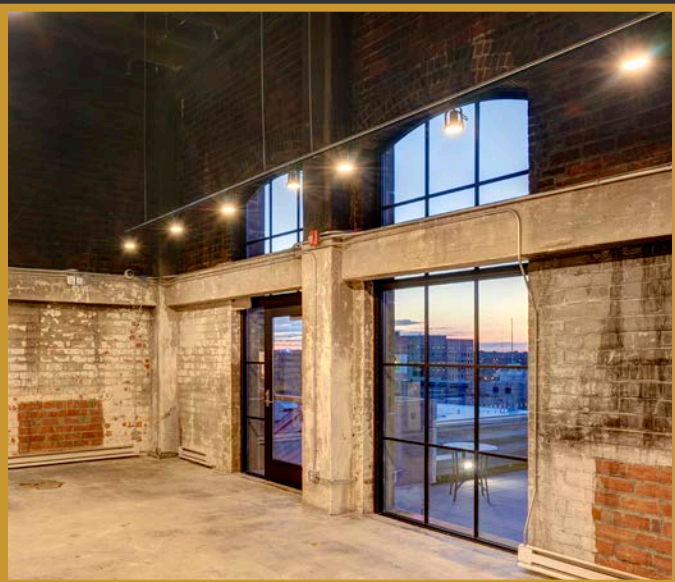
SKYWALK ENTRANCE



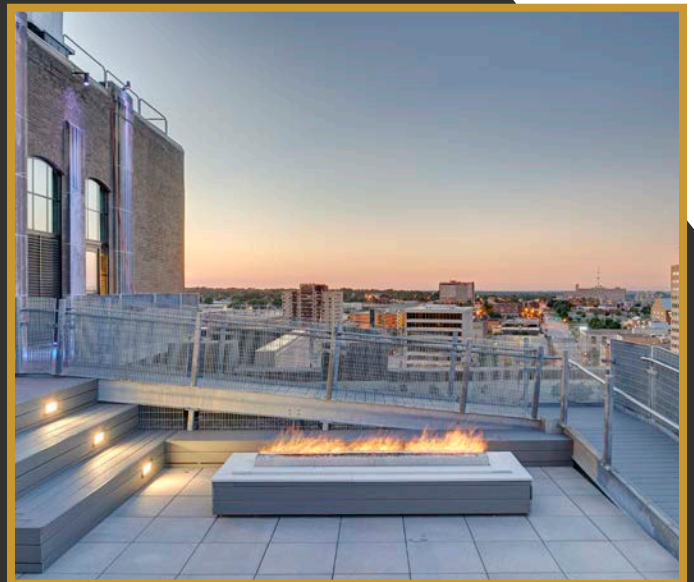
POCKET PARK



HISTORIC LOBBY



ROOFTOP MEETING ROOM



ROOFTOP PATIO

DAYTIME POPULATION & APARTMENTS

Des Moines Building	146	801 Grand	2,000 - 2,950
Fleming Building	90	Ruan Center	2,000 - 2,200
Wilkins Building	120	Two Ruan Center	775 - 850
Equitable	140	Bank of America Building	475 - 525
Liberty Building	16	Partnership Building	130 - 150
R&T Lofts	164	Hub Tower	800 - 900
14Forty	38	EMC Corporation	2,300 - 2,500
7th Street Brownstones	34	Financial Center	700 - 780
AP Transfer Lofts	44	US Bank Building	300 - 330
Court Ave Lofts	51	Capital Square	1,550 - 1,700
Crane Artists Lofts	36	Sample Daytime Population	11,030 - 12,885
The Randolph	55		
Hubble Tower Apartments	73		
Marketplace Lofts	92		
Metro Lofts	111		
Rocket Transfer Loft	58		
Rumely Lofts	66		
The Kirkwood	54		
Vine Street Lofts	143		
Apartment Units (1 mile radius)	1,521		

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,977	101,974	214,655
Households	5,888	40,671	86,292
Average Household Income	\$49,466	\$54,653	\$60,145

TRAFFIC COUNTS ADV = AVERAGE DAILY VEHICLES

Locust Street	9,400 ADV
6th Street	2,640 ADV
5th Avenue	5,000 ADV

ABOUT THE DES MOINES BUILDING

Built in 1930, the Des Moines Building is a 14-story, classic art deco style building placed on the National Register of Historic Places in 2013. The former office building has undergone a complete renovation with the exception of the lobby - which has retained all of the historic details. The Des Moines Building now includes 146 apartments and two floors of commercial space.

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