

FOR LEASE

GRAY'S LANDING

CLASS A OFFICE BUILDING

MARTIN LUTHER KING JR PARKWAY & SW 11TH STREET, DES MOINES, IOWA



NEW CLASS A OFFICE BUILDING

Gray's Landing Office Building is a newly constructed Class A office building, incorporating 73,000 square feet across 3 stories, with projected delivery in early 2021. Developed by Sherman Associates, the Gray's Landing mixed-use neighborhood expands the landscape of Downtown Des Moines, delivering 35 acres of retail, hotel, office and apartment homes.

This ideal office location is unparalleled, conveniently located along Martin Luther King Jr. Parkway just south of the Central Business District and downtown core, minutes from Interstate 235, and adjacent to Gray's Lake, Gray's Station, and planned soccer stadium.

High-end finishes and state-of-the art amenities include a rooftop patio, atrium lobby, fitness facility, and an abundance of free, on-site parking. This Class A office building offers more than just a workspace.

+ Available Space

- 72,752 SF
- 24,300 SF floors (will divide)
- 4,750 SF Restaurant space with grease interceptor and outdoor patio seating

+ Lease Rate

- \$18.00 - \$21.00/SF NNN
- Restaurant: Call for details
- Tenant Improvement package available
- Long term lease preferred

FREE PARKING



CBRE | HUBBELL COMMERCIAL

6900 Westown Parkway
West Des Moines, Iowa 50266
www.cbre.com/desmoines

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HIGH QUALITY CLASS A OFFICE SPACE

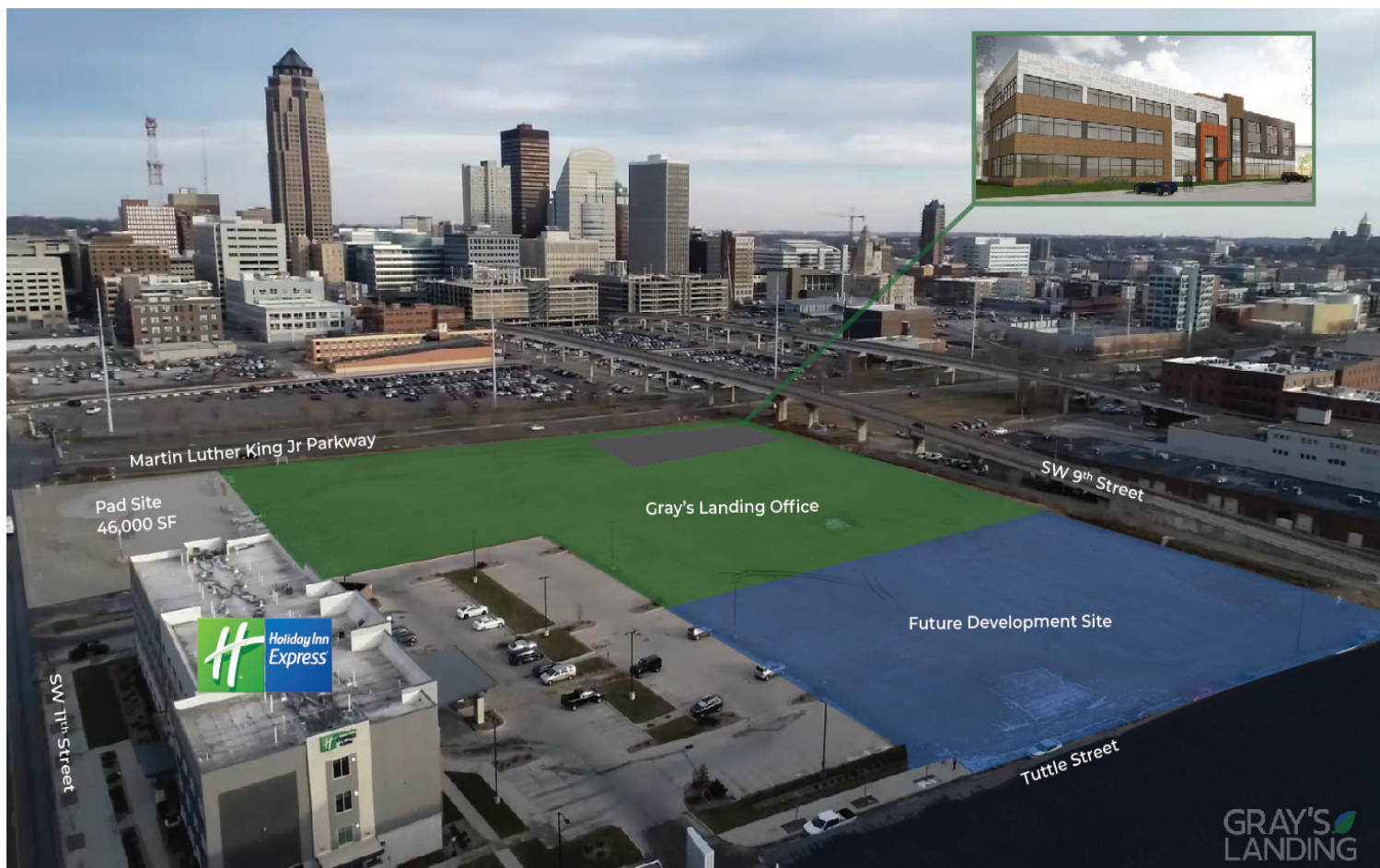
+ Building Features

- Contemporary Architecture and finishes
- Superior Glass lines and downtown views
- Professional Headquarters type setting
- Highly visible building and monument signage for tenants
- Versatile floor plates designed to maximize window views and access to common areas
- Energy efficient interior and exterior lighting LED
- Built to accommodate open ceiling design or finished ceilings to 11'4"
- Designed to accommodate full-service restaurant
- First floor fitness center with direct access to MLK and Trail
- Rooftop patio with view of Downtown skyline and Central Business District

+ Site Features

- Free on-site parking 4.0 stalls per 1,000 SF (plus cross parking within park)
- Convenient access to downtown CBD
- MLK Frontage and visibility
- Nearby amenities including hotels with conference facilities, restaurants, retail, medical, and Court Avenue Entertainment District
- Exterior bike racks
- Fiber network
- Professionally owned and managed

Rooftop Patio | Free Parking Onsite | Fitness Facility | Naming Rights



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DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	10,373	106,720	222,619
Daytime Population	65,558	173,631	274,284
Median Age	34.9	33.7	35.6
Average Household Income	\$59,112	\$54,979	\$68,600

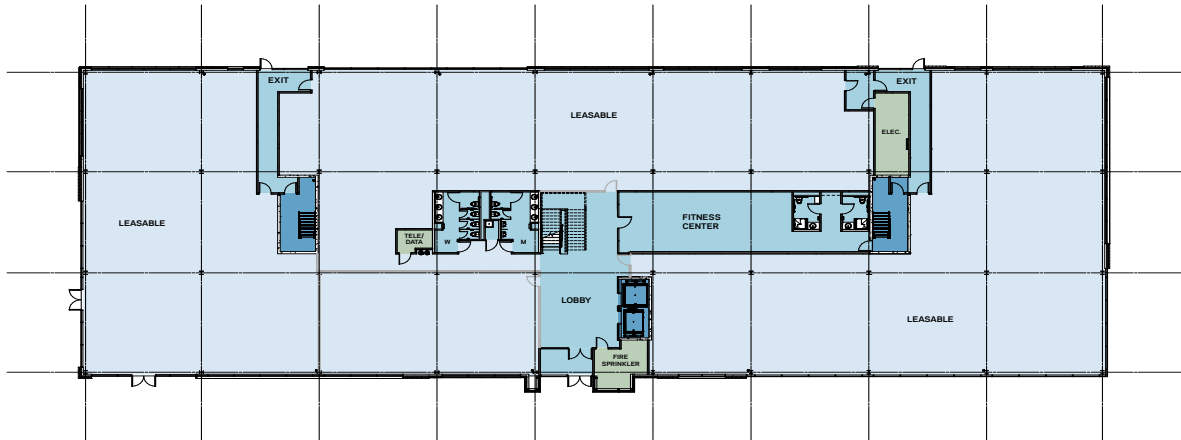
DES MOINES RANKINGS

- Top 10 Best Place for Business and Careers; Forbes, 2019
- #1 Fastest-Growing Major Metro in the Midwest, U.S. Census Bureau, 2018
- #3 Top Market for Opportunity Employment Share; Site Selection, 2019
- #6 Best Places to Work in Tech; SmartAsset, 2019
- #7 Best Place for Business and Careers, Forbes, 2018

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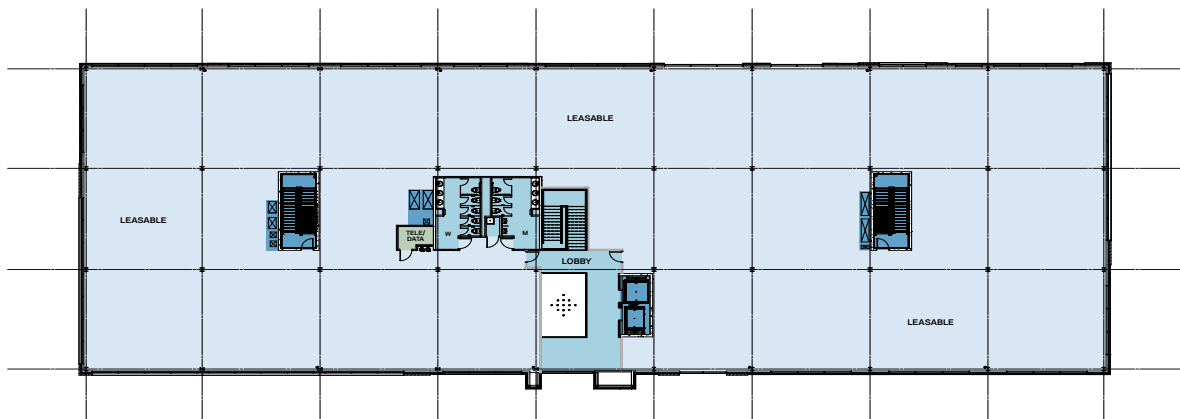
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FLOOR PLAN



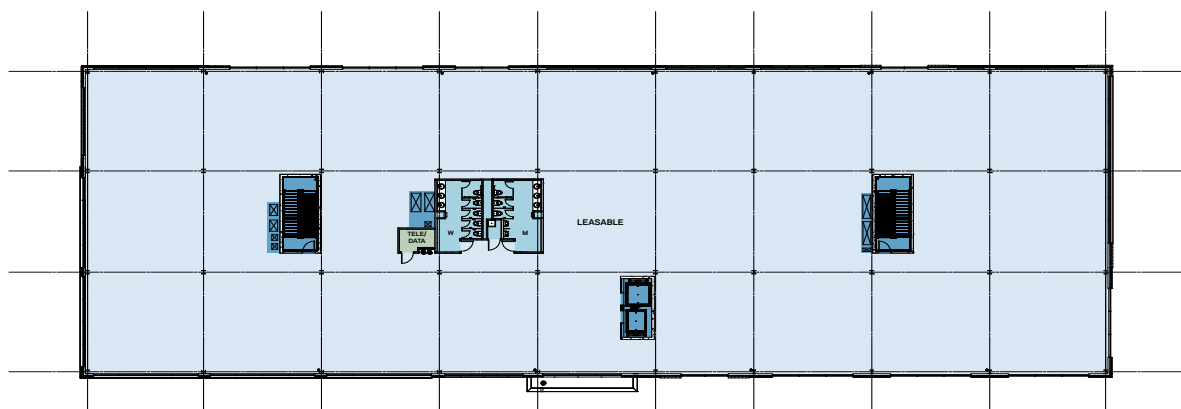
FIRST FLOOR

LEASABLE 19,214 SF
GROSS 24,185 SF



SECOND FLOOR

LEASABLE 21,103 SF
GROSS 24,061 SF



THIRD FLOOR

LEASABLE 22,047 SF
GROSS 23,988 SF



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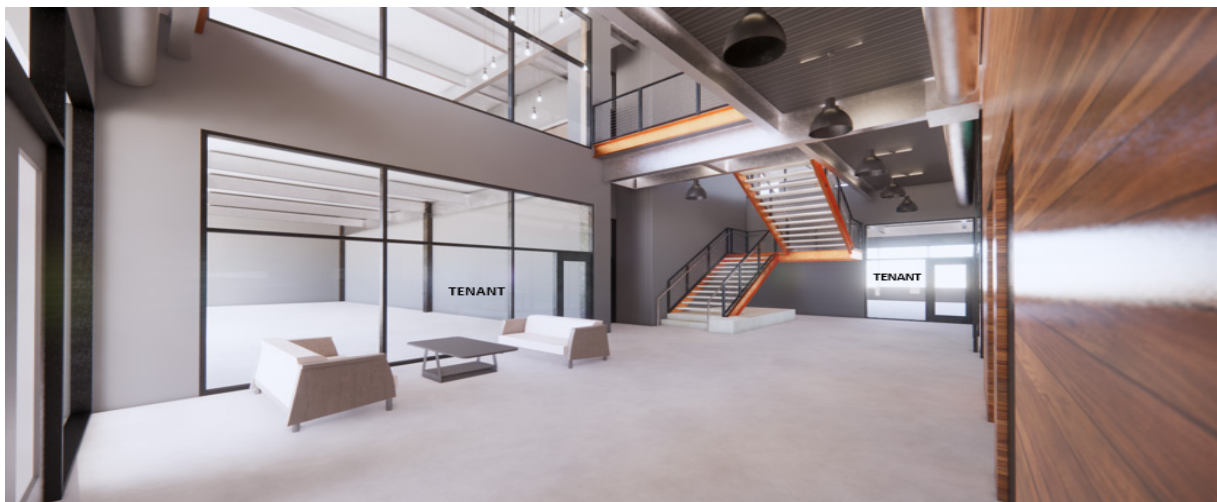
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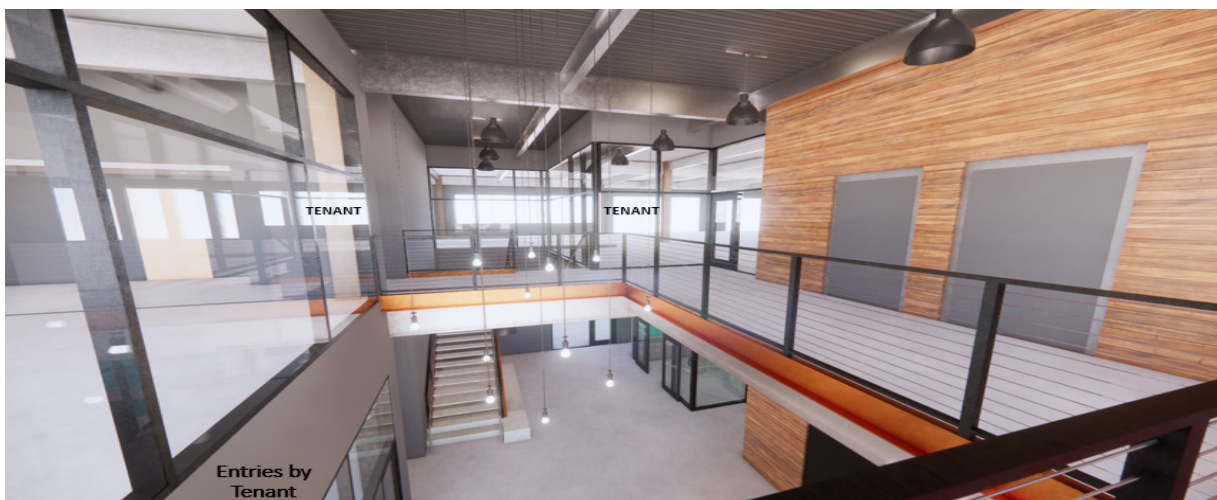
RENDERINGS



INTERIOR LOBBY MAIN FLOOR



INTERIOR MAIN LOBBY LEVEL 2



INTERIOR LOBBY LEVEL 2

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AREA AMENITIES

- The Gray's Landing Neighborhood provides a convenient location amongst area parks, walking and biking trails, Gray's Lake recreation, and downtown entertainment and attractions all within walking distance or a short drive.
- Water Works Park at over 1,500 acres is one of the largest urban parks in the country, about twice the size of New York City's Central Park.
- The Water Works Park Foundation is working to develop a two-way amphitheater, the great lawn, a celebration lawn, natural play areas, and a series of pathways that lead to different experiences in and around the existing Arie den Boer Arboretum.
- Connectivity is key with the enhancements. An underground passageway will go in under Fleur Drive to connect Water Works Park to Gray's Lake.
- Gray's Lake has many amenities as well, including a 1.9 mile trail that encircles the lake equipped with lighting and emergency phones, providing a beautiful and safe outdoor experience. The new Gray's Lake bridge opened Fall 2019 over the Raccoon River connecting Gray's landing with Gray's Lake.



WATER WORKS PARK



GRAY'S LAKE



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DRIVE TIMES

.....
5 MIN TO AIRPORT
5 MIN TO DOWNTOWN
6 MIN TO I-235
8 MIN TO EAST VILLAGE



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