



Available For Sublease

1751 Guthrie Avenue
Des Moines, IA 50316

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Building Specifications

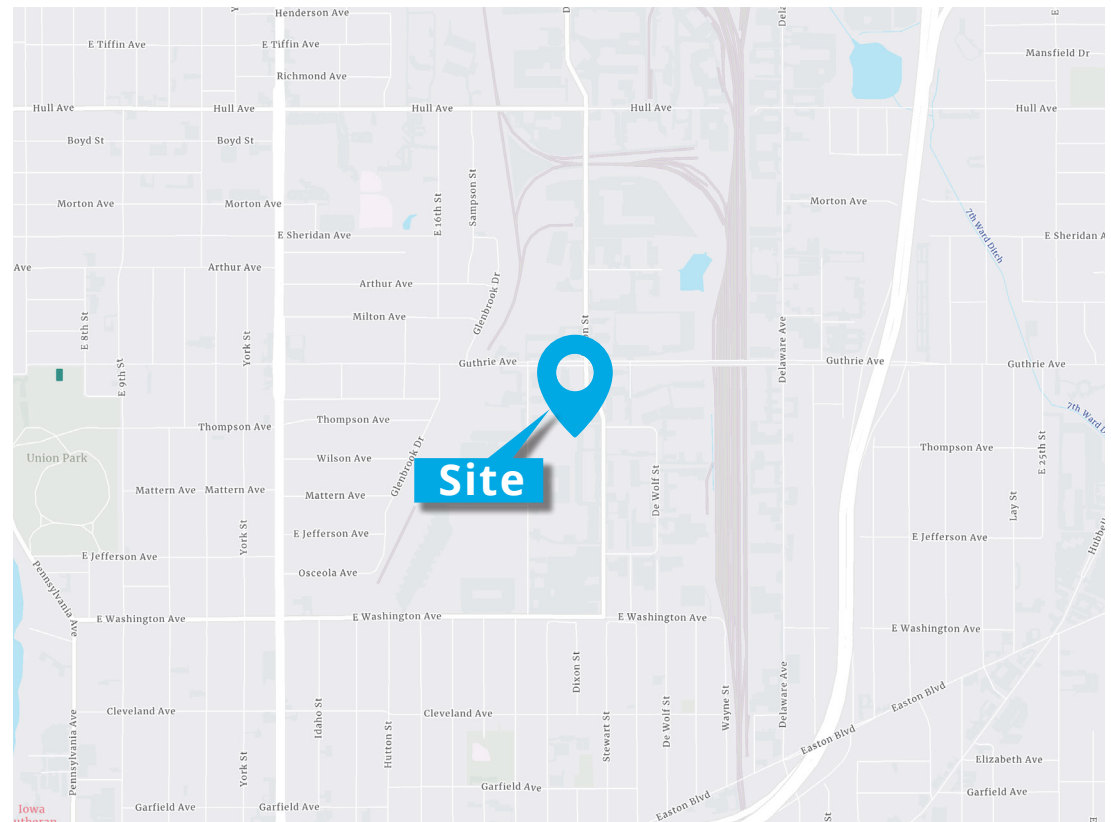


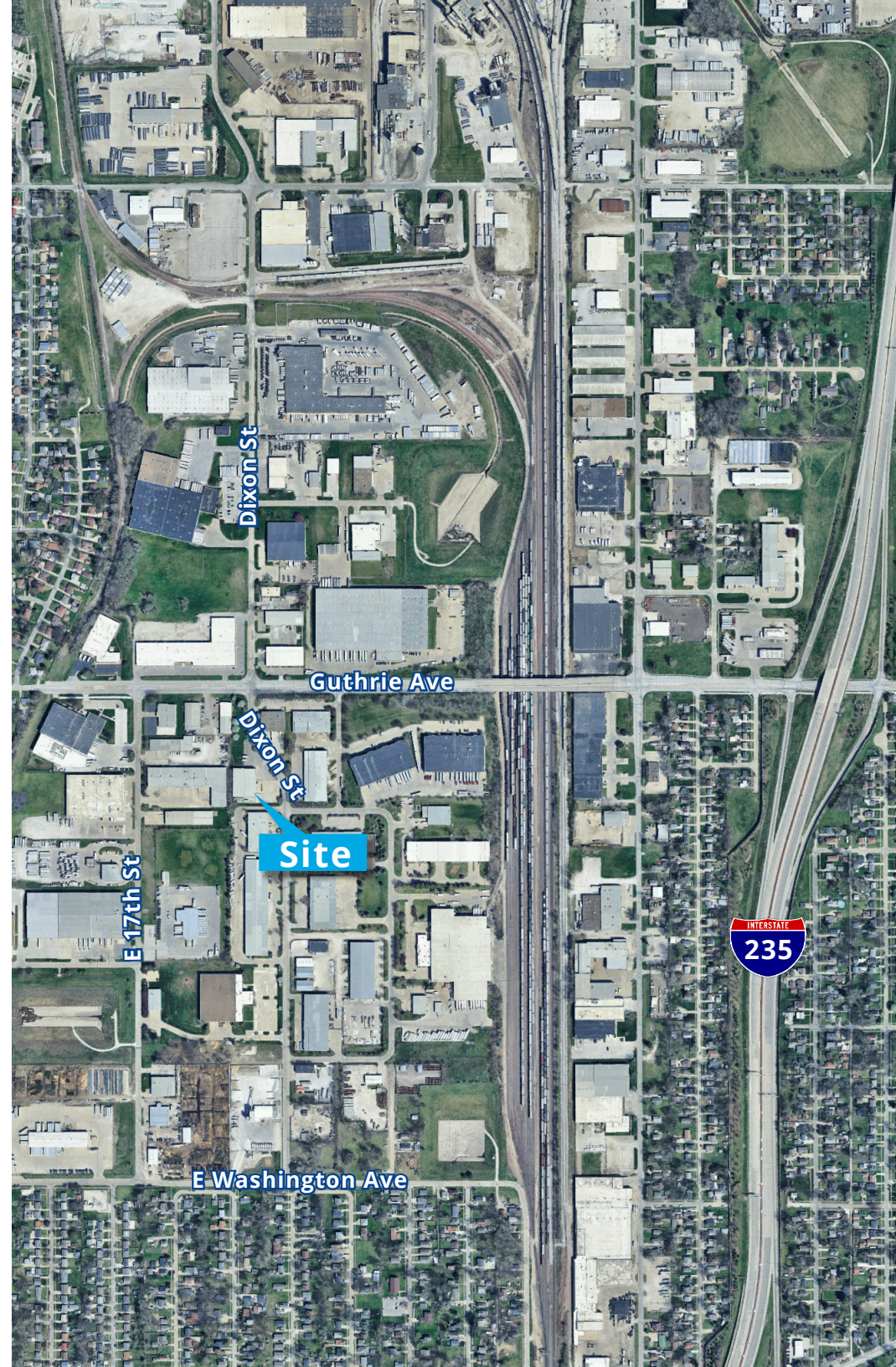
Property Highlights

- 10,200 SF of office space
- Monthly rental rate \$8,641 gross
- Abundant natural light/glass
- Great access to I-235
- Functional layout including:
 - Dedicated training/conference room
 - Multiple private offices
 - Open workspace for cubicles
 - Storage areas and support space
- Ample on-site parking for employees and visitors

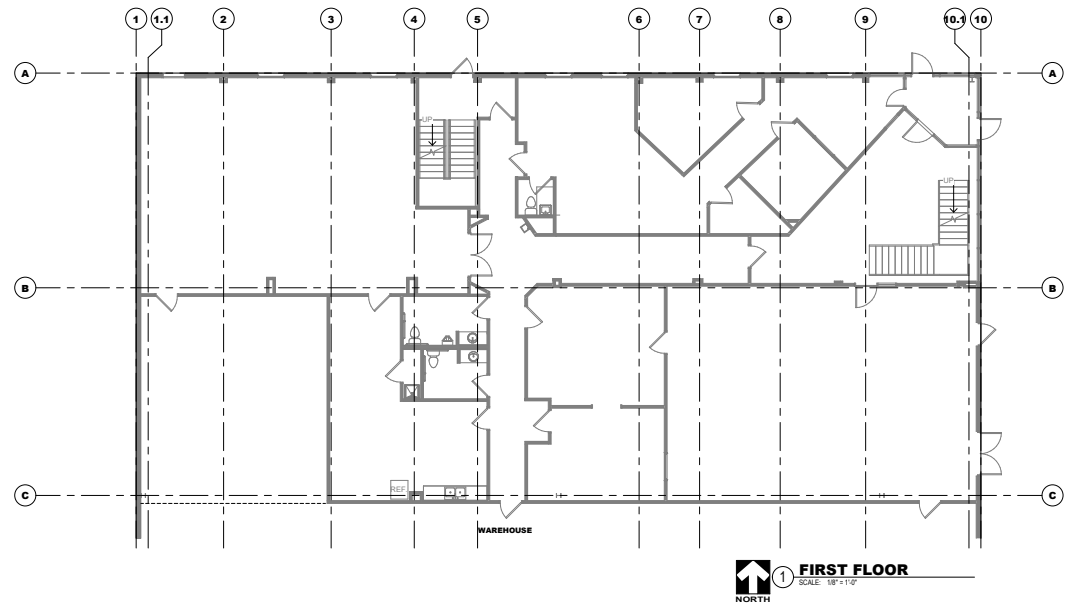
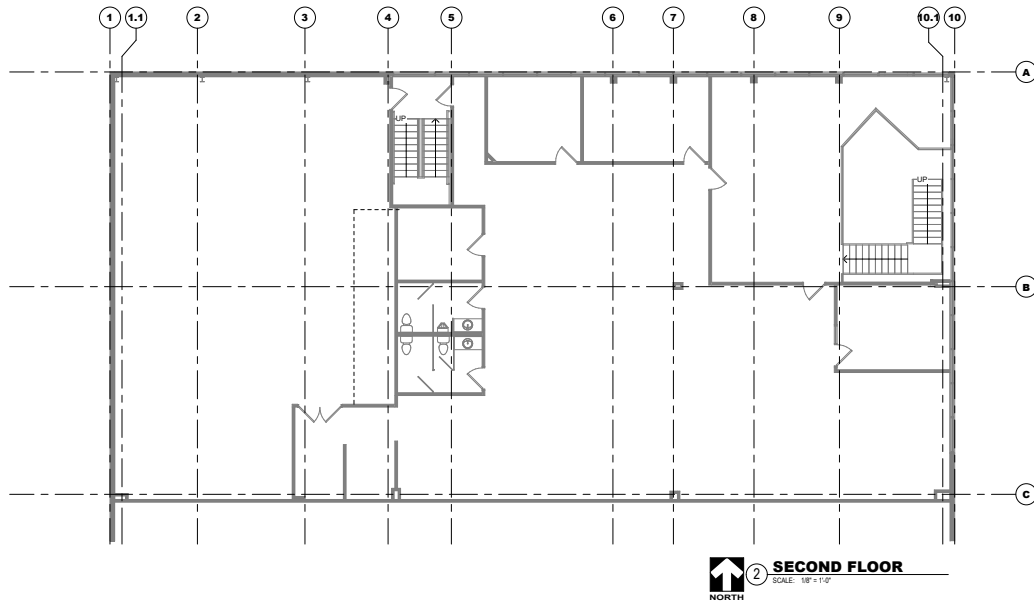
Location Advantages

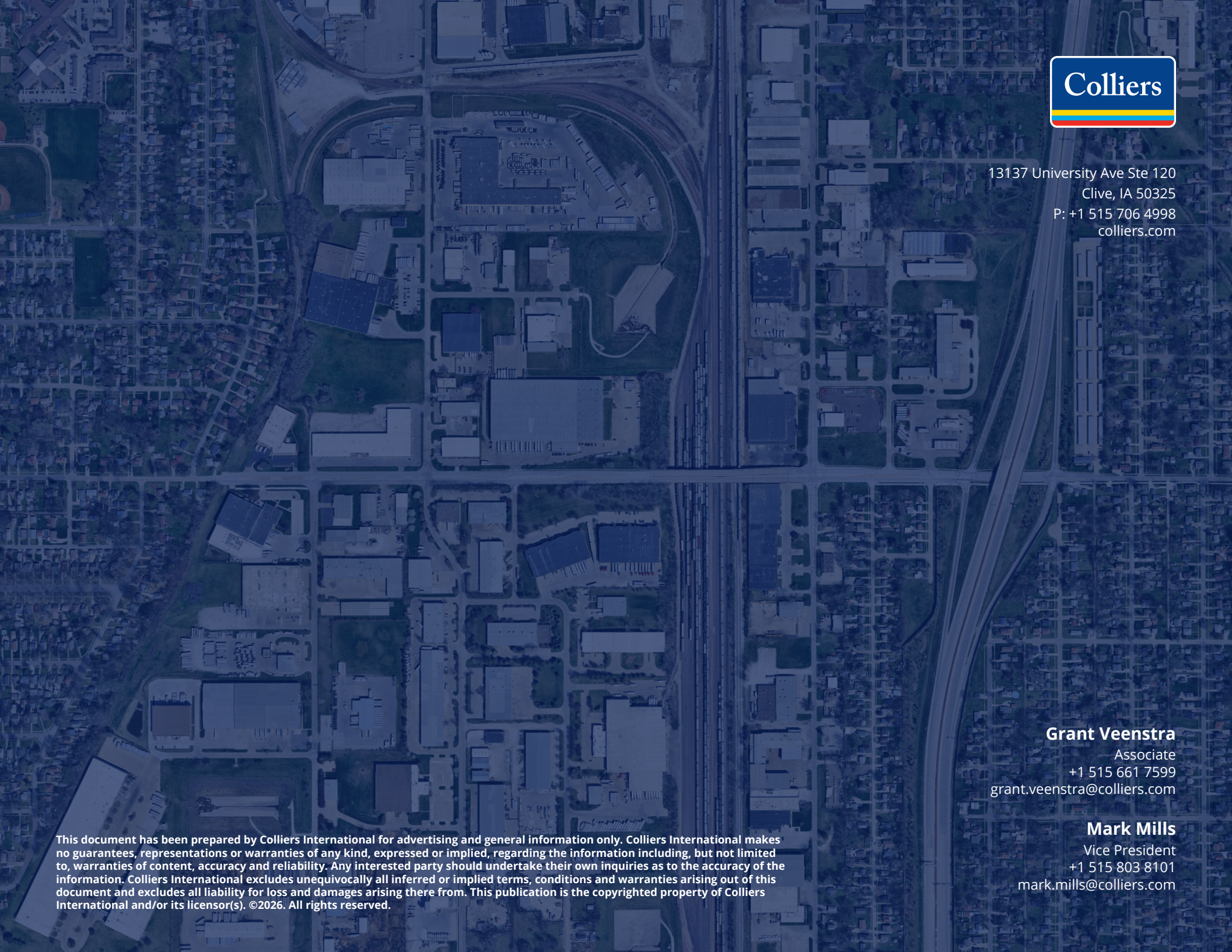
- Strategically located at Dixon Street & Guthrie Avenue
- Excellent accessibility:
 - 0.5 miles to I-235
 - 3 miles to I-80/35





Building Plan





Colliers

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