

# HUB TOWER

**FOR LEASE**

## **Hub Tower**

699 Walnut Street  
Des Moines, IA 50309

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**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

# PROPERTY HIGHLIGHTS

**LEASE RATE:** \$20.00 FSG

**AVAILABILITY:** 2,127 SF - 70,416 SF

- Class A Office Building
- Conveniently located on the Des Moines skywalk
- Staffed security on site
- Key card elevator access
- Access to underground or covered parking
- Several sized conference rooms suites available for use (at no cost) that can seat 20, 40 or 100 persons
- Access to EMC corporate campus, amenities including state of the art workout and shower facilities and the corporate cafeteria (for monthly fee).
- In-house design team to help determine your best fit for any of our office offerings.
- Competitive Tenant Improvement packages of Turn-key Solutions for seamless buildout.
- Corporate partners to get competitive pricing for all build-outs.

Year Built

1985

Number of Floors

20

Load Factor

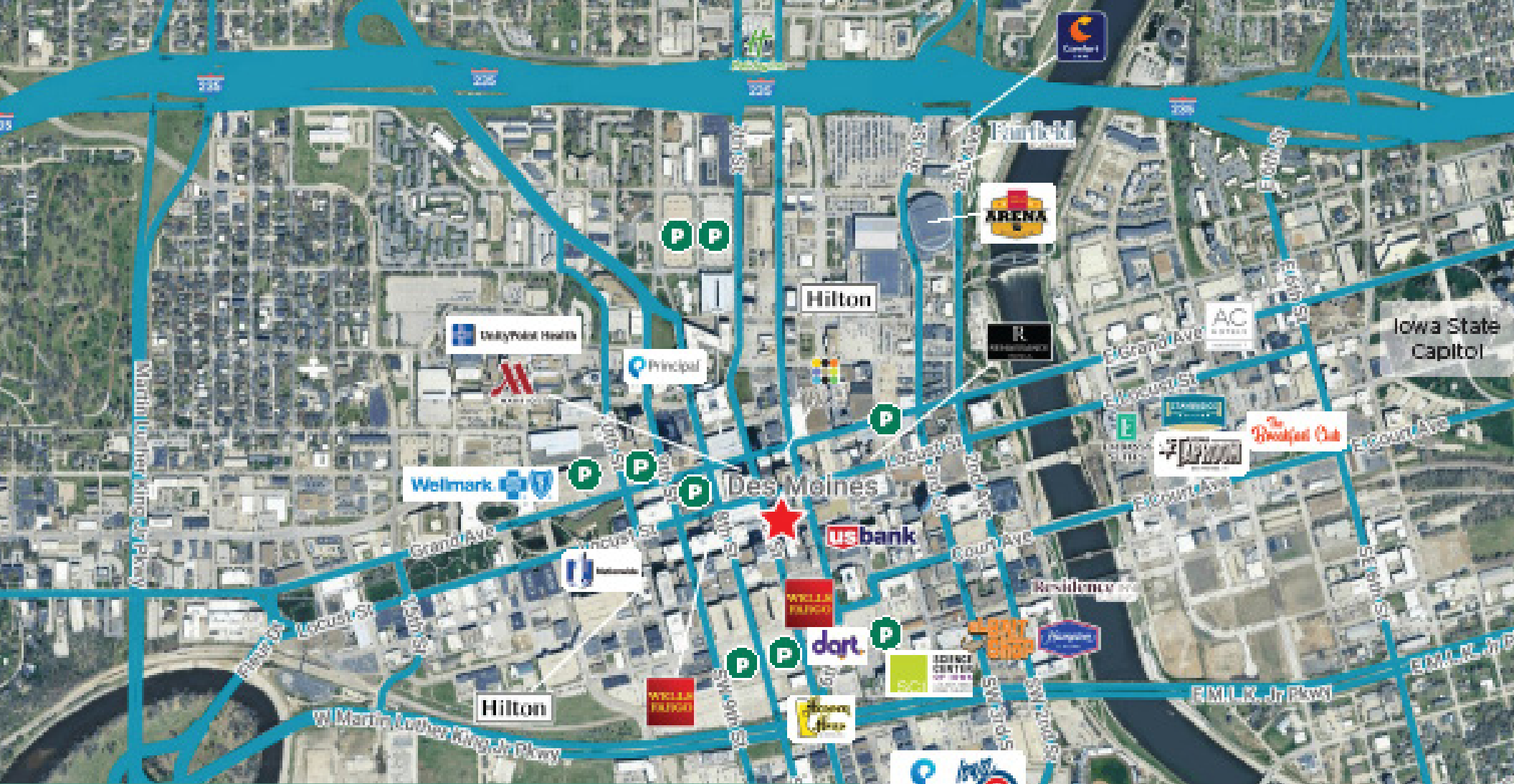
1.18

Building Size

314,214

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# CENTRAL BUSINESS DISTRICT

Des Moines is the capital and most populous city in Iowa, with a current population, of approximately 210,381 (2023) people. Des Moines is a major center of the US insurance industry and has a sizable financial services base. The trade area for the Des Moines Metropolitan area is approximately 950,000 people, which represents 33% of the state’s population. Downtown Des Moines Residential population is approximately 9,307.

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	11,078	97,126	207,793
<b>AVG HOUSEHOLD INCOME</b>	\$93,079	\$82,344	\$93,459
<b>WORKFORCE</b>	54,158	122,025	175,331



**FRONT ENTRANCE**

**COMMON AREA**





# SUITE 350

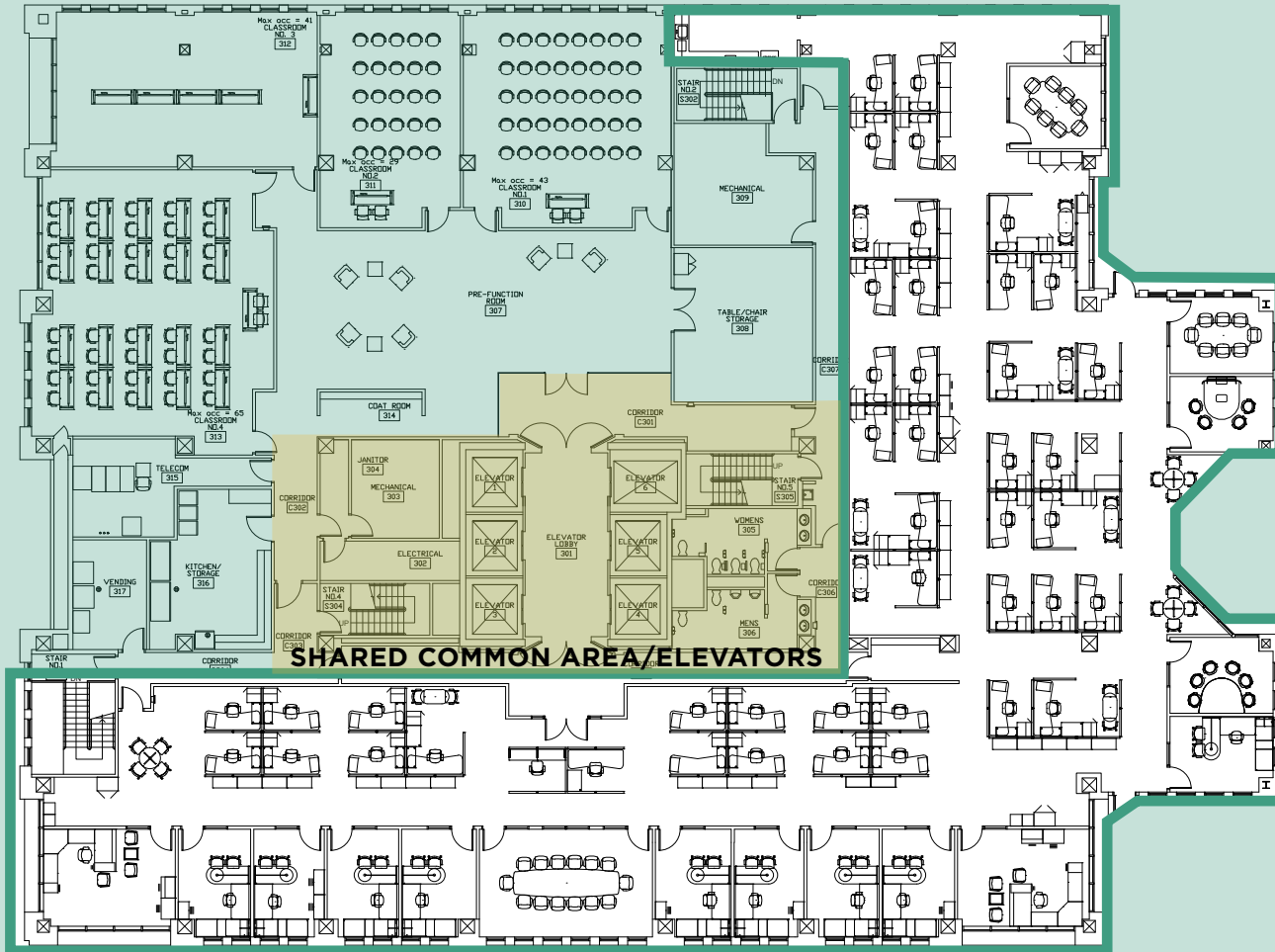
**SPACE AVAILABLE: 10,066 USF / 11,878 RSF**  
**LEASE RATE: \$20.00 FSG**

## CONFERENCE CENTER:

- 4 Executive conference rooms available for tenant use
- 1 Warming kitchen available for tenant use

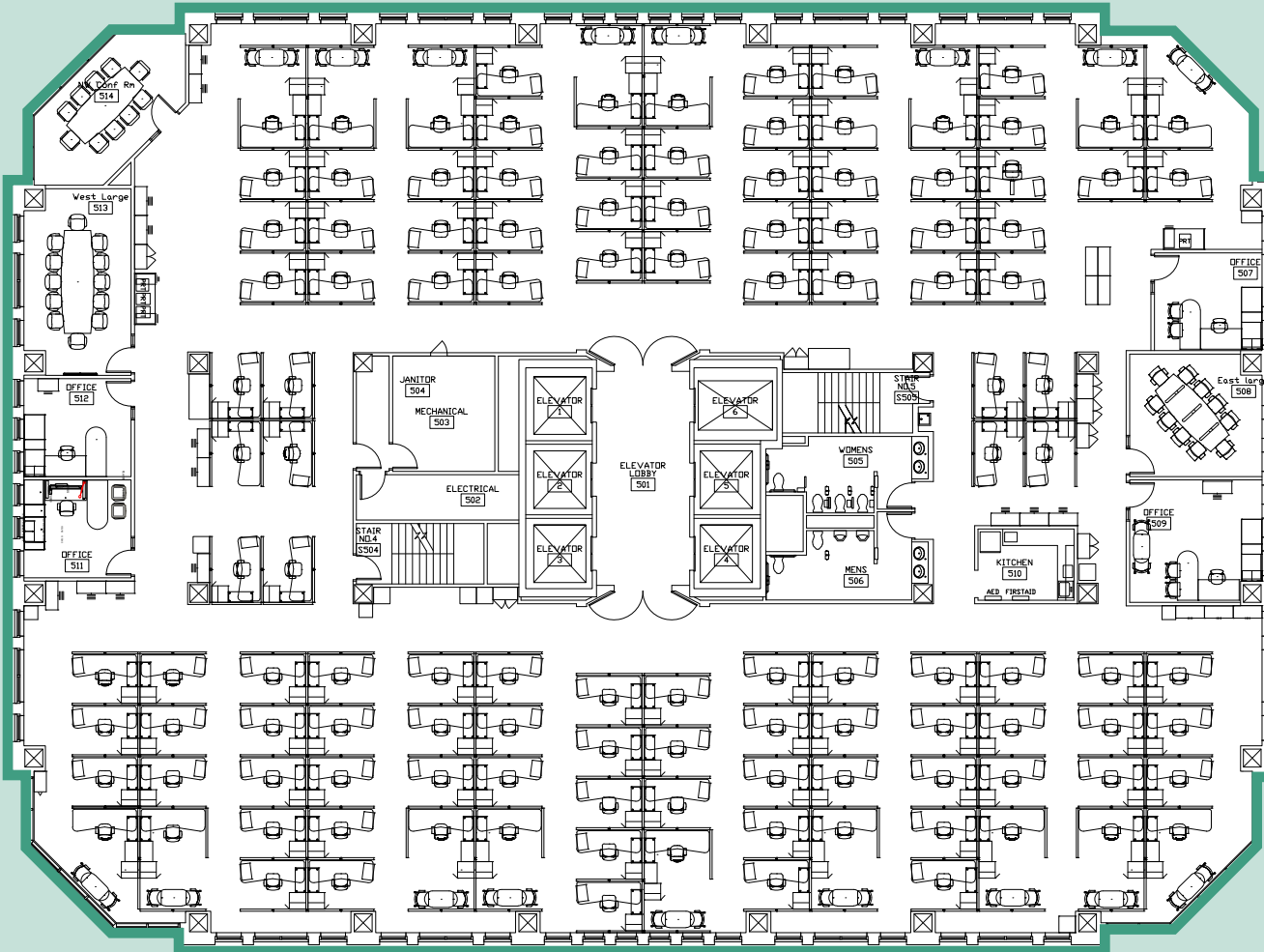
## SUITE HIGHLIGHTS:

- Kitchenette
- 12 Executive perimeter offices
- 1 Large conference room
- 3 Breakout rooms or additional offices
- Approximately 46 workstations
- Tenant Improvement allowance negotiable



# 5<sup>TH</sup> FLOOR

SPACE AVAILABLE: 14,703 USF / 17,350 RSF  
LEASE RATE: \$20.00 FSG

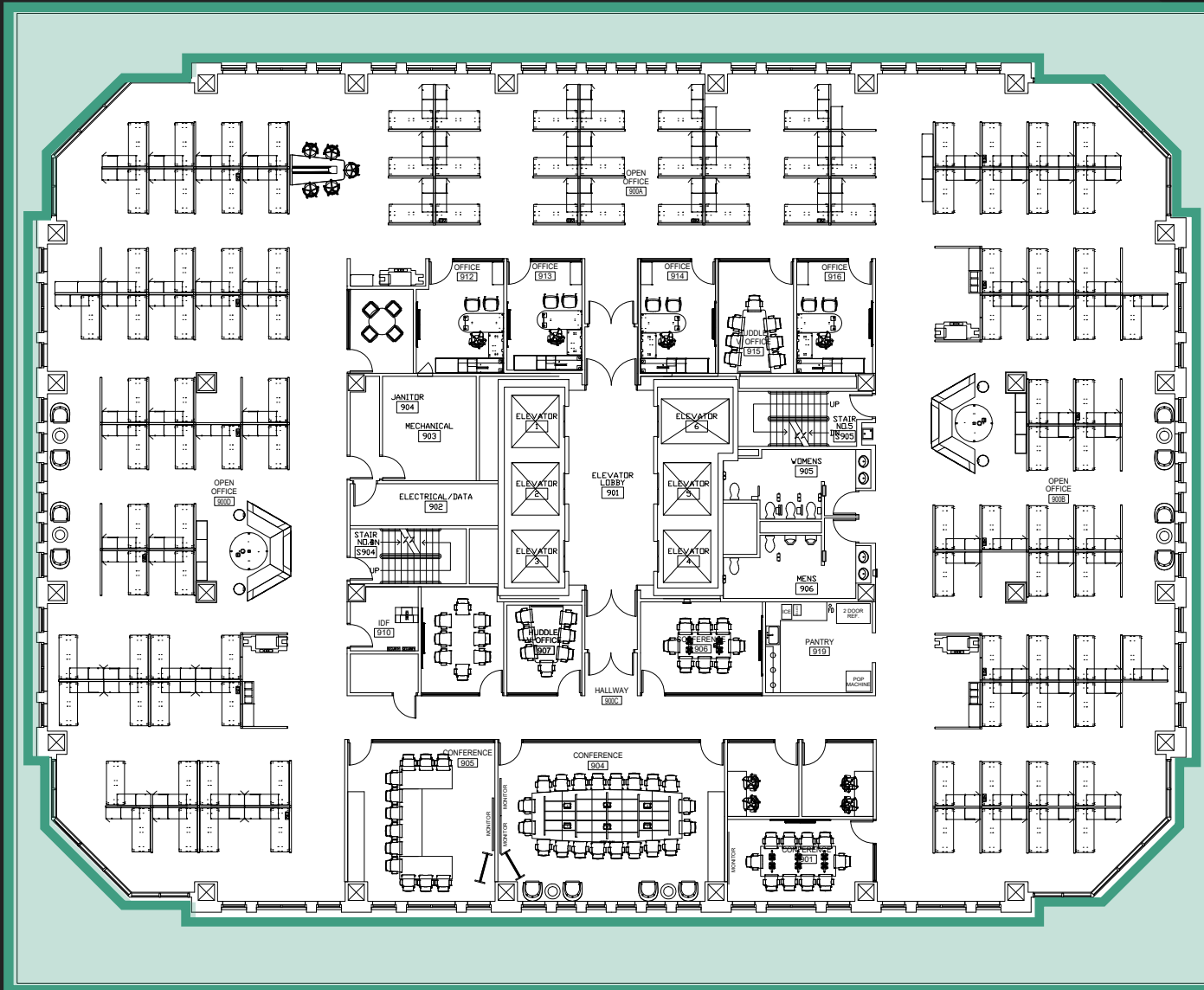


## SUITE HIGHLIGHTS:

- Private his/hers restrooms
- 4 Executive offices
- 4 Large conference rooms
- Kitchenette
- 100+ Work station capacity
- Open floor layout
- Tenant Improvement allowance negotiable

# 9TH FLOOR

SPACE AVAILABLE: 14,703 USF / 17,350 RSF  
LEASE RATE: \$20.00 FSG

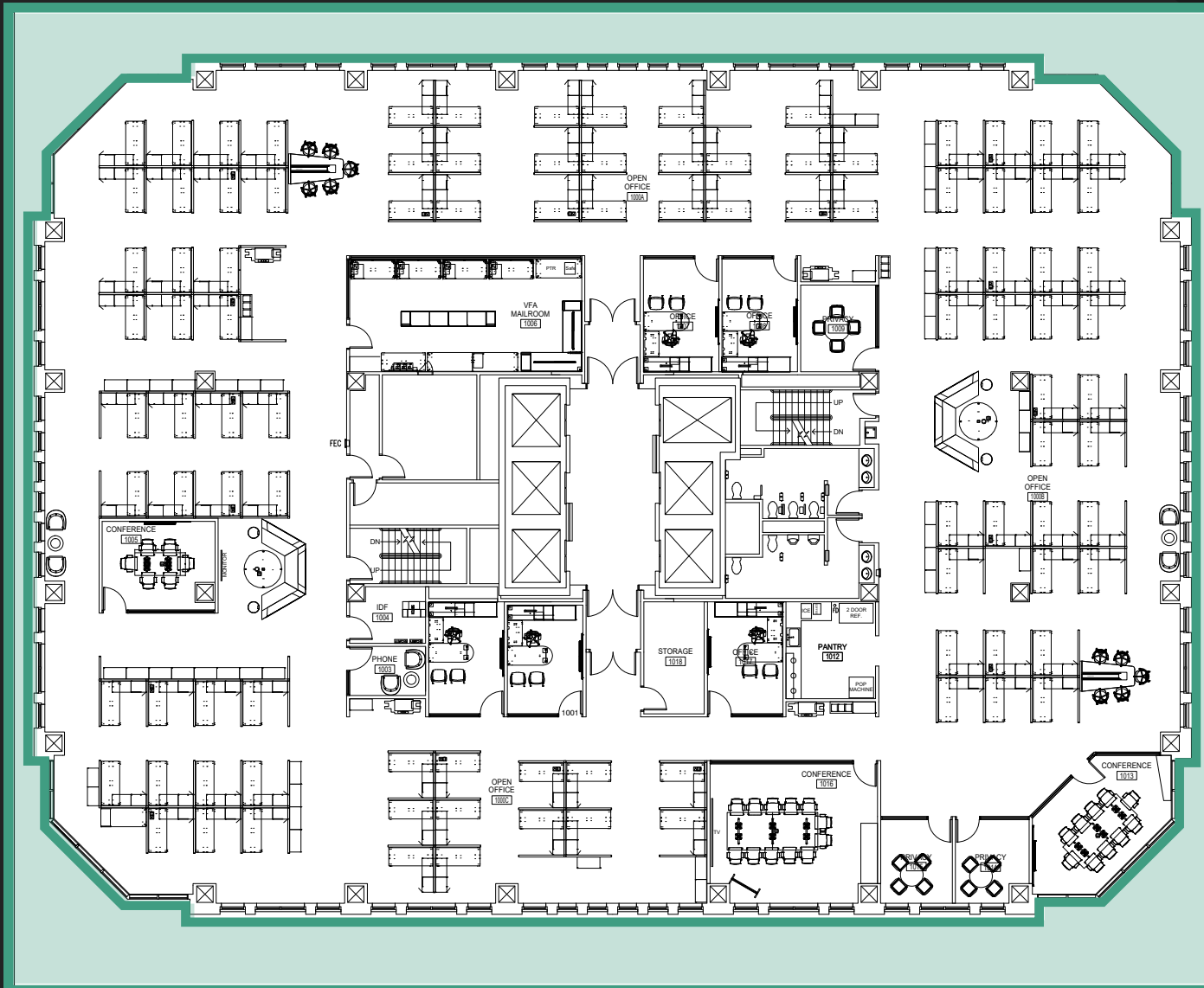


## SUITE HIGHLIGHTS:

- Pantry/kitchenette
- 11 Interior offices or huddle rooms
- 4 Different sized conference rooms
- Open space available with abundant natural light
- Private his/hers restrooms
- Tenant Improvement allowance negotiable

# 10TH FLOOR

SPACE AVAILABLE: 14,703 USF / 17,350 RSF  
LEASE RATE: \$20.00 FSG

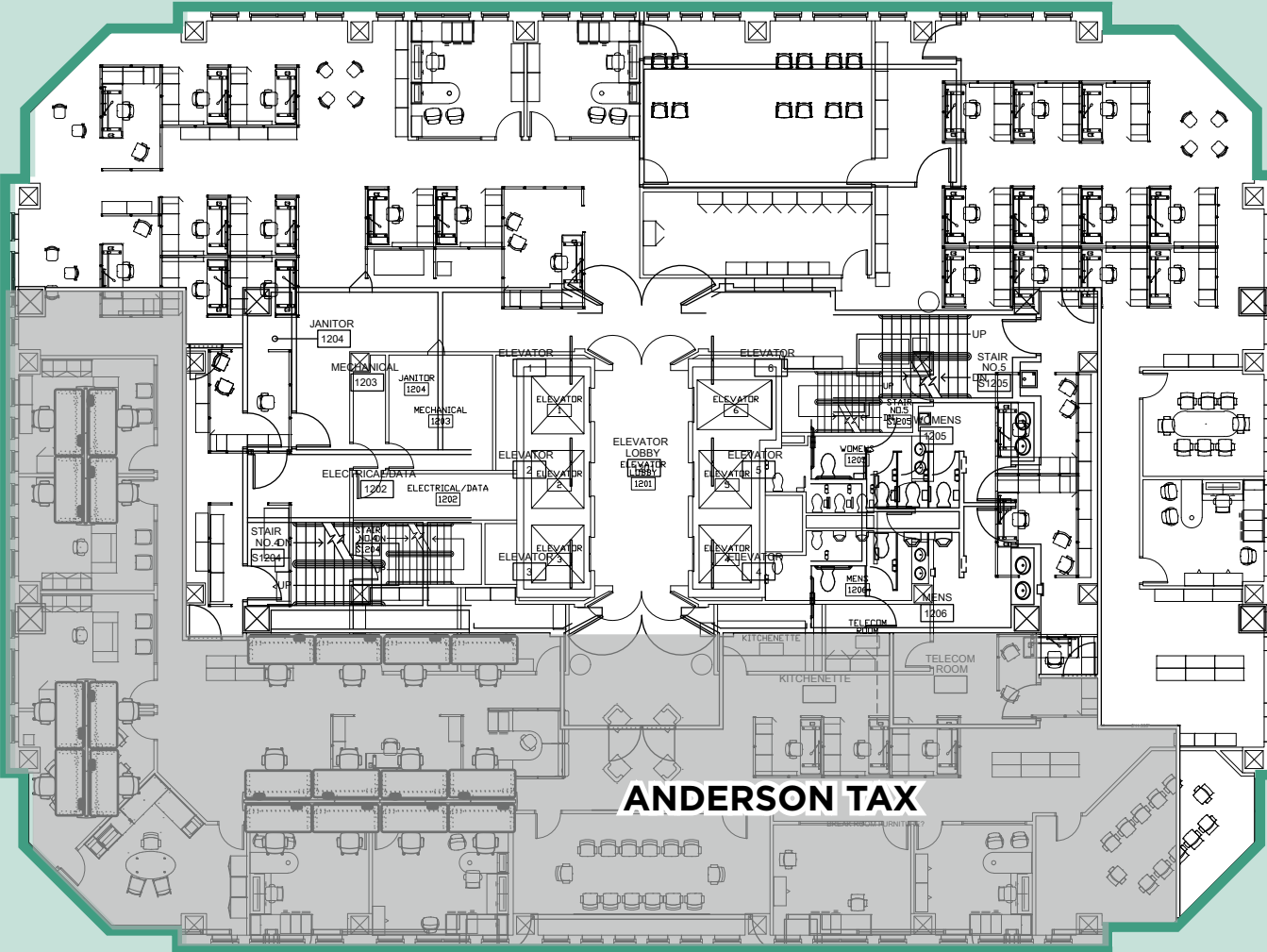


## SUITE HIGHLIGHTS:

- Pantry/kitchenette
- 5 Interior offices
- 4 Privacy rooms/offices
- 3 Large conference rooms
- Mailroom
- Storage
- Data closet
- Open space available with abundant natural light
- Private his/hers restrooms
- Tenant Improvement allowance negotiable

# SUITE 1200

SPACE AVAILABLE: 7,971 USF / 9,406 RSF  
LEASE RATE: \$20.00 FSG



**ANDERSON TAX**

## SUITE HIGHLIGHTS:

- 4 Perimeter offices
- 1 Large conference room
- Open space available with abundant natural light
- Tenant Improvement allowance negotiable

# SUITE 1350

## SPACE AVAILABLE:

Suite 1350: 4,822 USF / 5,690 RSF

LEASE RATE: \$20.00 FSG



## SUITE 1350 HIGHLIGHTS:

- Large lobby area
- Data closet
- Pantry/kitchenette
- File storage/ storage room
- 4 Large offices
- Large conference room
- Open space available with abundant natural light
- Tenant Improvement allowance negotiable

# 15<sup>TH</sup> FLOOR

**SPACE AVAILABLE:** Contiguous 13,402 USF / 15,814 RSF

Suite 1500: 8,840 USF / 10,431 RSF

Suite 1520: 4,562 USF / 5,383 RSF

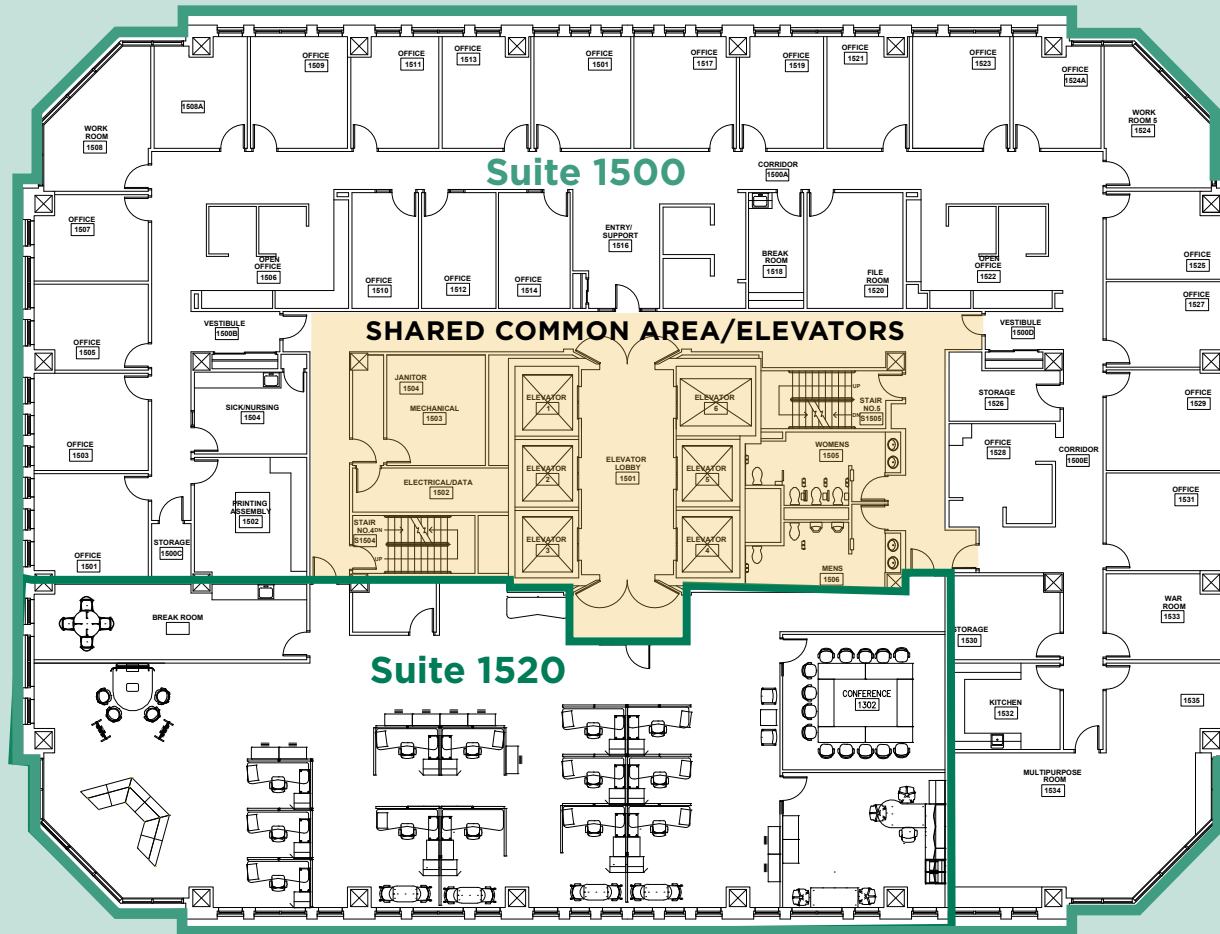
**LEASE RATE:** \$20.00 FSG

## SUITE 1500 HIGHLIGHTS:

- Former law firm space
- 21 Executive perimeter offices
- 3 Interior offices
- Kitchenette
- Break room
- Nursing room
- Mail room
- Data room
- Tenant Improvement allowance negotiable

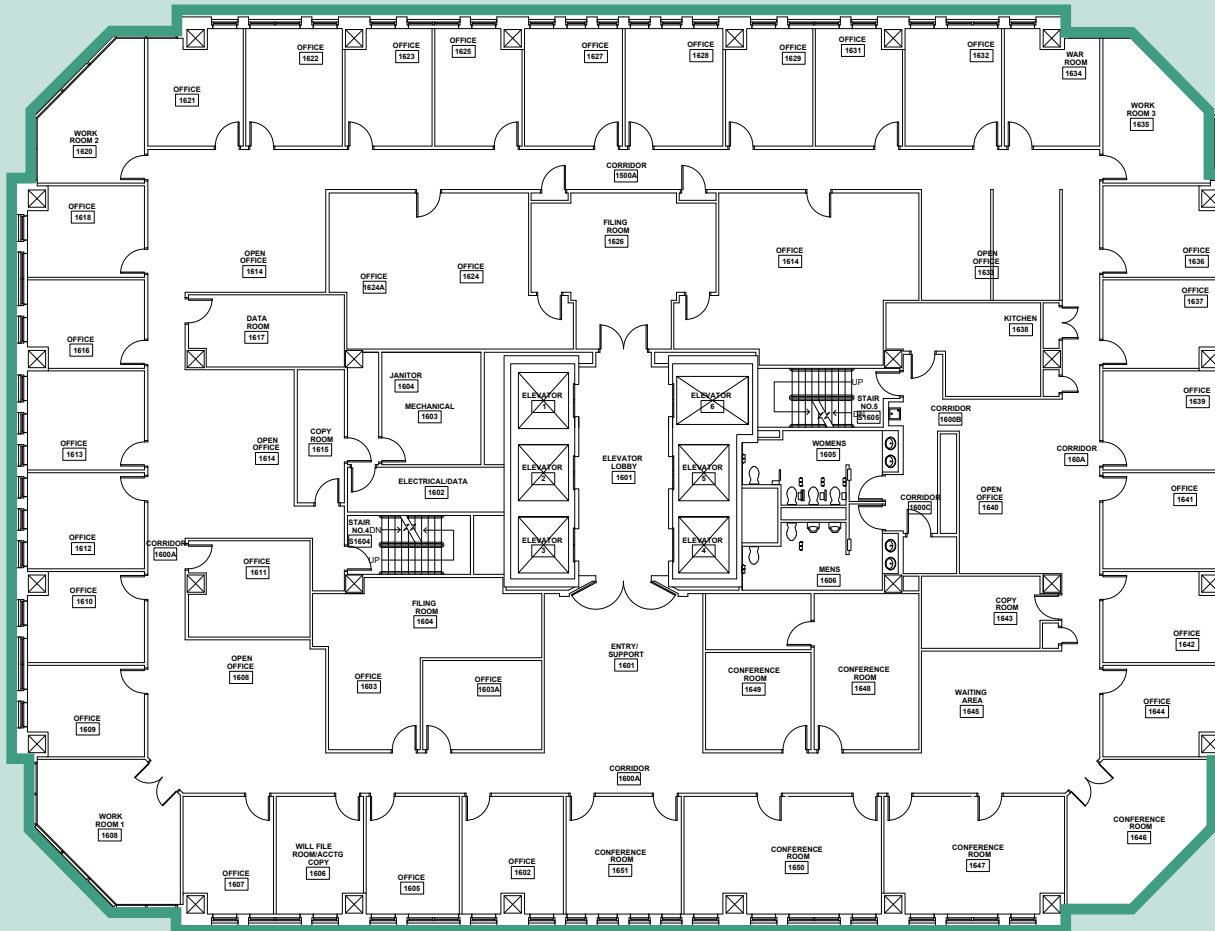
## SUITE 1520 HIGHLIGHTS:

- 2 Executive offices
- Kitchenette/break room
- Open space available with abundant natural light
- Tenant Improvement allowance negotiable



# 16<sup>TH</sup> FLOOR

**SPACE AVAILABLE:** 14,703 USF / 17,350 RSF  
**LEASE RATE:** \$20.00 FSG



## SUITE HIGHLIGHTS:

- Lobby area
- 27 Perimeter offices
- 5 Large conference rooms
- Private his/hers restrooms
- Data room
- Kitchenette
- Several interior office layouts available
- Filing/mail room
- Tenant Improvement allowance negotiable

# 18<sup>TH</sup> FLOOR

**SPACE AVAILABLE:** Contiguous 6,972 USF / 8,227 RSF

Suite 1850: 3,700 USF / 4,366 RSF

Suite 1875: 3,272 USF / 3,861 RSF

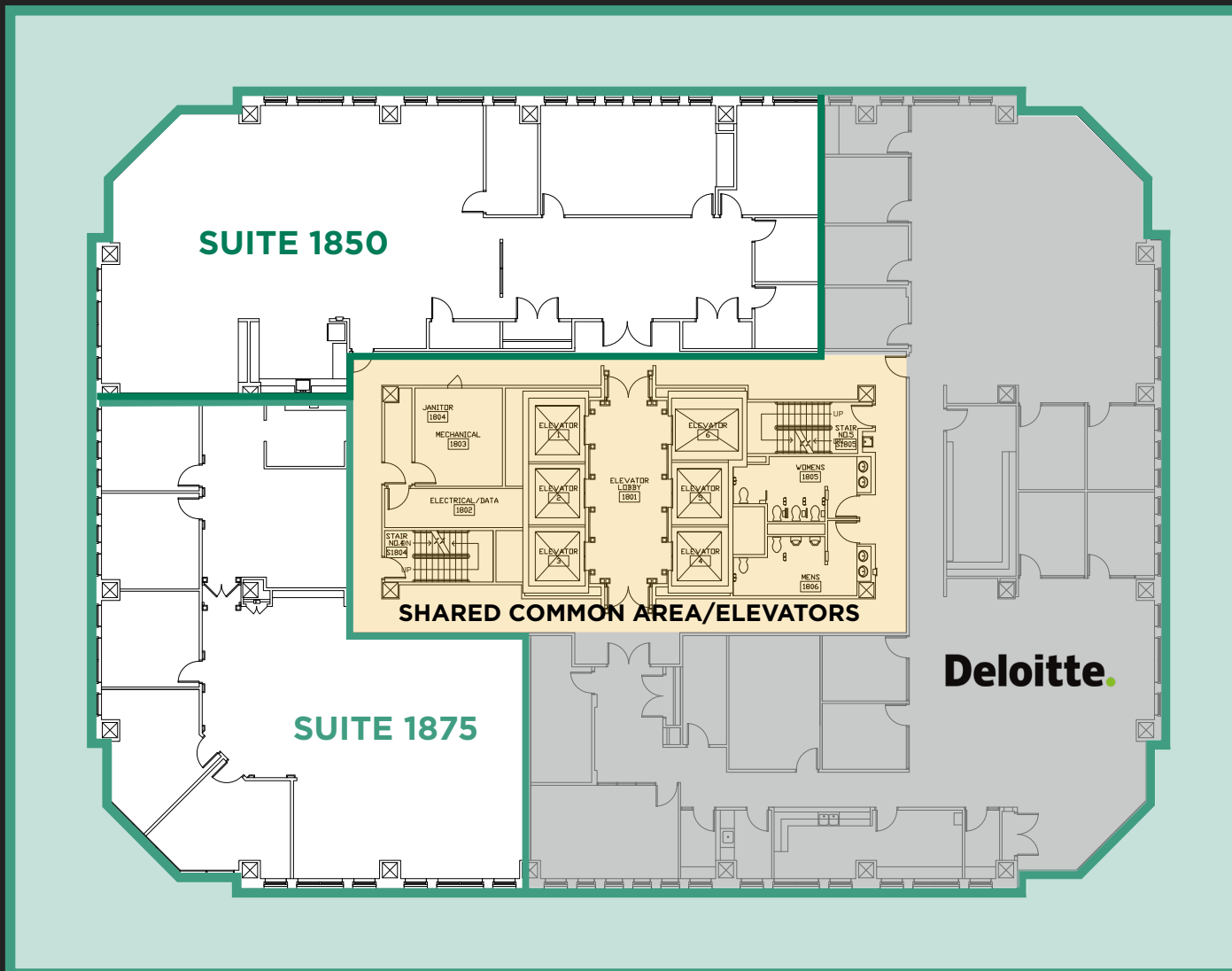
**LEASE RATE:** \$20.00 FSG

## SUITE 1850 HIGHLIGHTS:

- Shared common restrooms
- Kitchenette
- Flexible buildout available
- Open space available with abundant natural light
- Tenant Improvement allowance negotiable

## SUITE 1875 HIGHLIGHTS:

- Shared common restrooms
- Kitchenette
- 5 Executive offices
- Open space available with abundant natural light
- Tenant Improvement allowance negotiable



# HUB TOWER

## CONTACT

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