

FOR LEASE



KNAPP
PROPERTIES



701 E COURT AVE

Des Moines, Iowa 50309

Office Space Available
4,000 RSF ±

KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com
Licensed in IA

ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com
Licensed in IA



BUILDING HIGHLIGHTS

- Located in the heart of the East Village, surrounded by local restaurants, coffee shops, boutiques, & downtown amenities
- Free onsite parking with 35 surface stalls
- First floor, bright, light filled space with a generous window line
- Flexible floor plan featuring private offices, conference rooms & a large open workspace
- Updated LED lighting for a modern, efficient work environment
- Kitchenette included for team convenience
- Fiber ready building for high speed connectivity
- Opportunity for exterior building signage
- Full service exterior maintenance included including trash, lawn care & snow removal



CLASS B



OFFICE SPACE



EXCELLENT LOCATION



BREAKROOM



PARKING LOT



RESTAURANTS NEARBY



RETAIL SHOPPING NEARBY

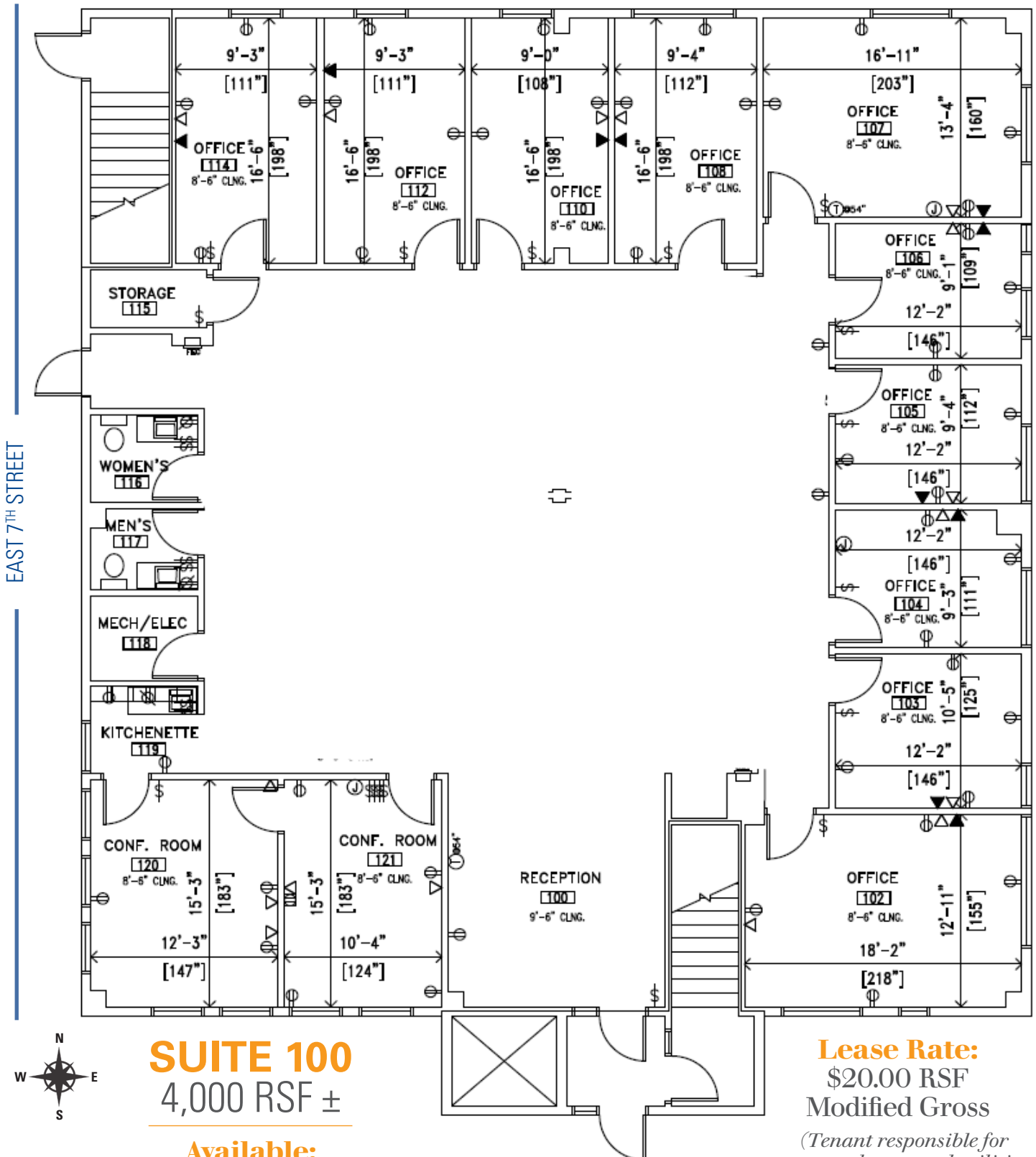


COFFEE SHOP NEARBY



701 EAST COURT AVENUE AVAILABILITY

EAST COURT AVENUE



DEMOGRAPHICS

701 EAST COURT AVENUE

5 mile radius

INCOME



\$64,112

Median Household Income



\$127,047

Median Net Worth



\$221,744

Median Home Value



\$52,741

Median Disposable Income

EDUCATION



30%

Bachelor's/Grad/Prof Degree

BUSINESS



7,654

Total Businesses



150,087

Total Employees

KEY FACTS



207,838

Total Population



245,440

Total Daytime Population



36.1

Median Age



86,852

Households

TRAFFIC



9,894

E Court Ave



6,600

E 7th St

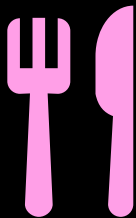
EMPLOYMENT



4.3%

Unemployment Rate

nearby **ATTRACTIONS**



399

Restaurants



67

Bars and
Pubs



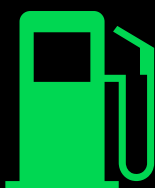
34

Coffee
Shops



48

Grocers



70

C-Stores



110

Retail
Shopping



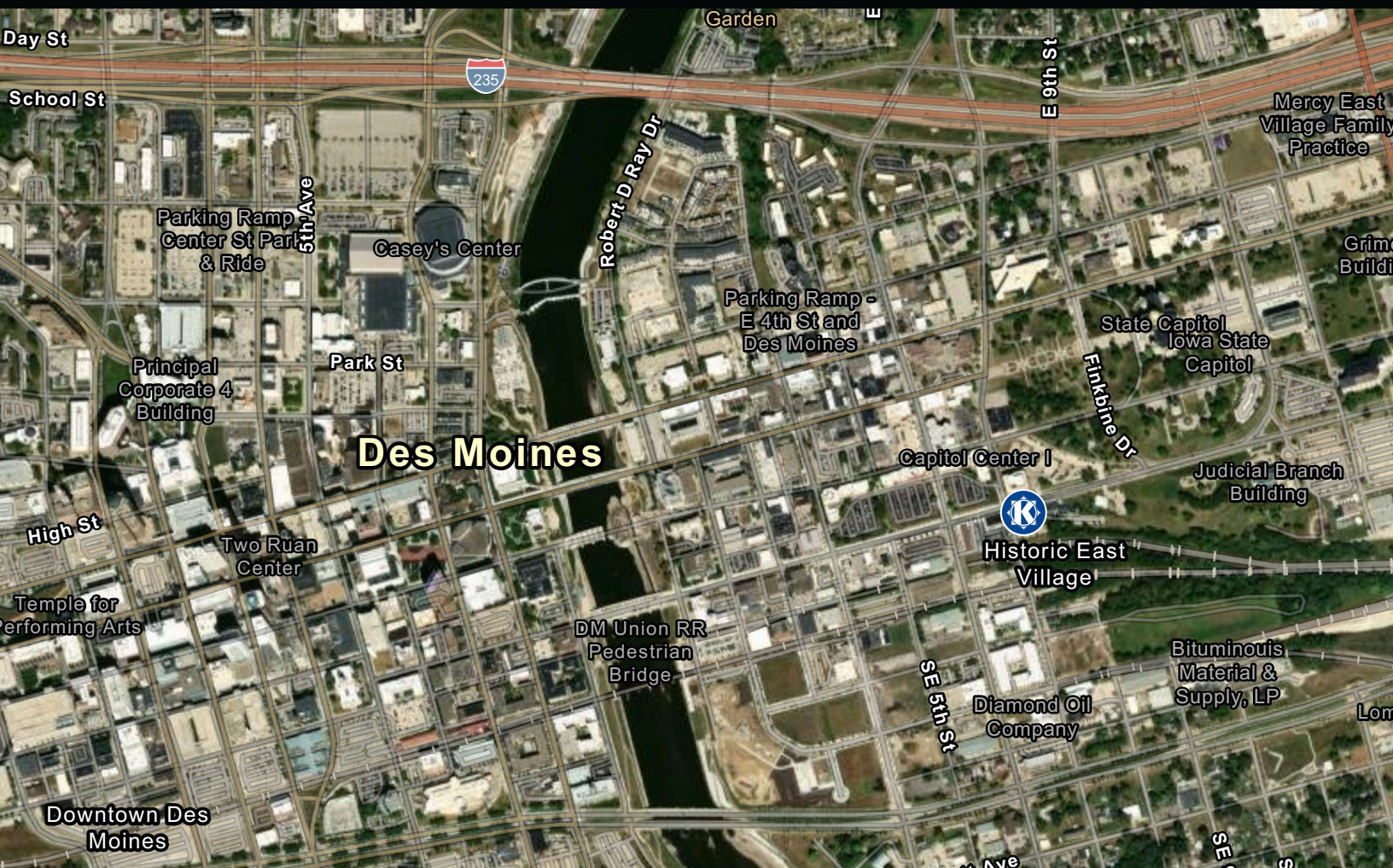
48

Hotels



64

Attractions/
Entertainment





KNAPP
PROPERTIES

701 EAST COURT AVE



KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com



ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com

All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.

Knapp Properties | 5000 Westown Parkway Suite 400 | West Des Moines, Iowa 50266 | P: 515.223.4000 | knappproperties.com