

3161 SE 22nd Street

Des Moines, Iowa 50320
www.cbre.com/desmoines



Available for sale or lease is this 2-story, 1,872 SF office building located at the NE corner of SE 22nd Street and East Park Avenue. Built in 1982, the property was remodeled in 2013 with new windows, siding, and quality interior remodel. Other property features include a 1,224 SF partially finished basement ideal for storage, patio/deck, and a 24' x 24' detached garage/storage shed. This is a unique opportunity to own an office building in SE Des Moines where there is little office inventory.

Available Space

- + 1,872 SF Office Building
- + 1,224 SF Partially finished basement
- + 24' x 24' Detached garage/storage shed
- + Existing furniture may be available
- + Rectangular-shaped corner lot of 29,245 SF (0.671 acres) in size

Sale Price

- + \$282,500

Lease Rate

- + \$2,500/month Modified Gross
 - LL pays taxes/ins
 - Tenant self-performs CAM, janitorial, and pays utilities

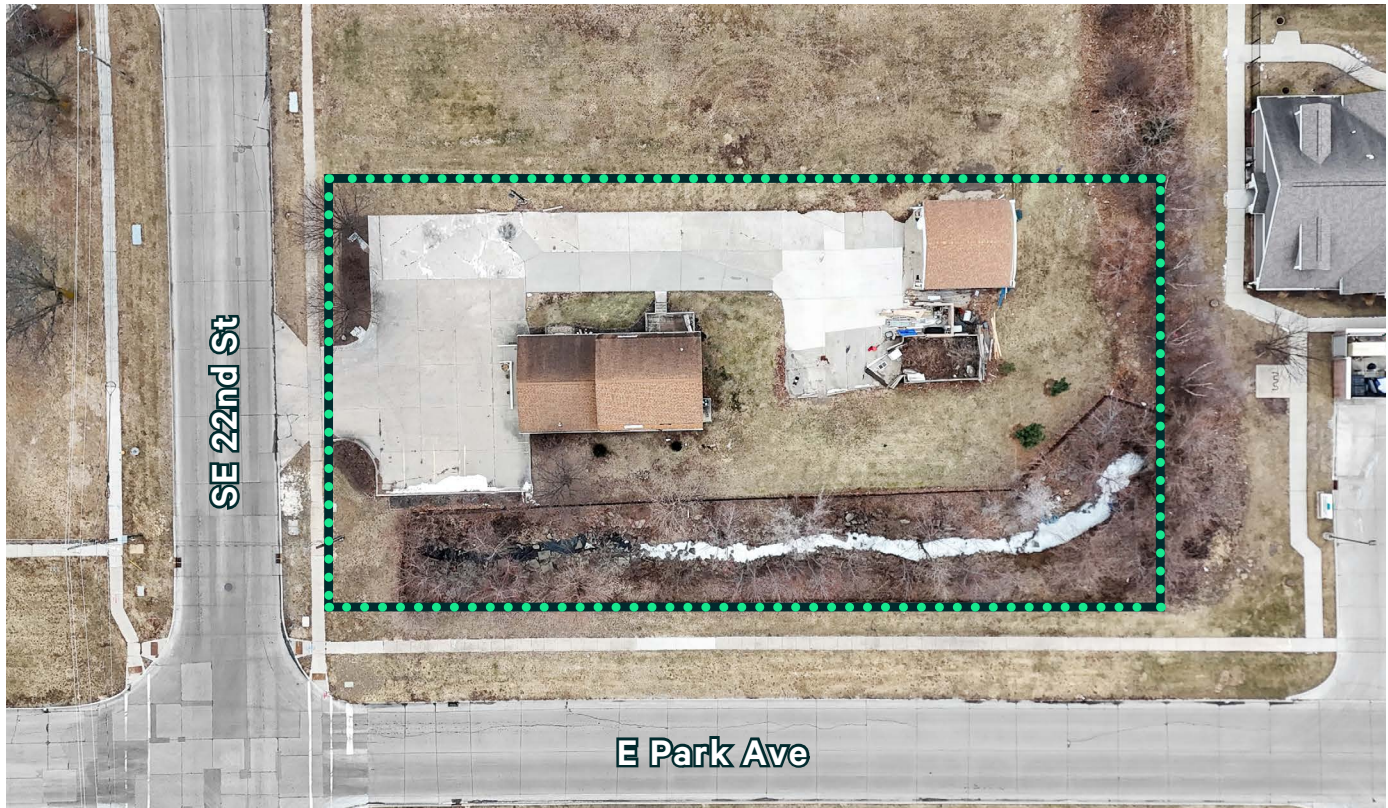
Property Features

- + Zoning: RX1
- + New furnace/air conditioning/water heater in 2025
- + Real Estate Taxes: \$7,772 per year
- + Property sits adjacent to Edencrest at Riverwoods Senior Housing Complex, 1.0 miles east of SE 14th Street/Hy-Vee, 0.6 miles south of the James W. Cownie Baseball/Soccer Complex, and 1.5 miles from the new Athene North Shore Recreation Area at Easter Lake.
- + Located caddy-corner from Evergreen Park and Recreation Courts

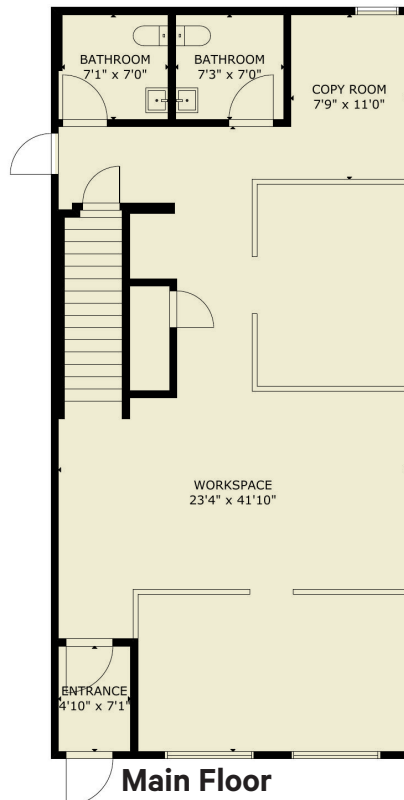
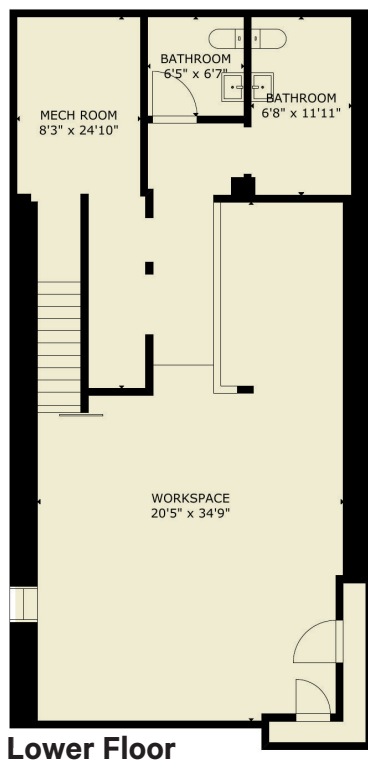
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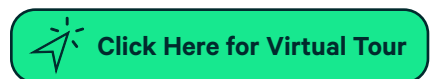
Site Plan



Floor Plan



Upper Level 1



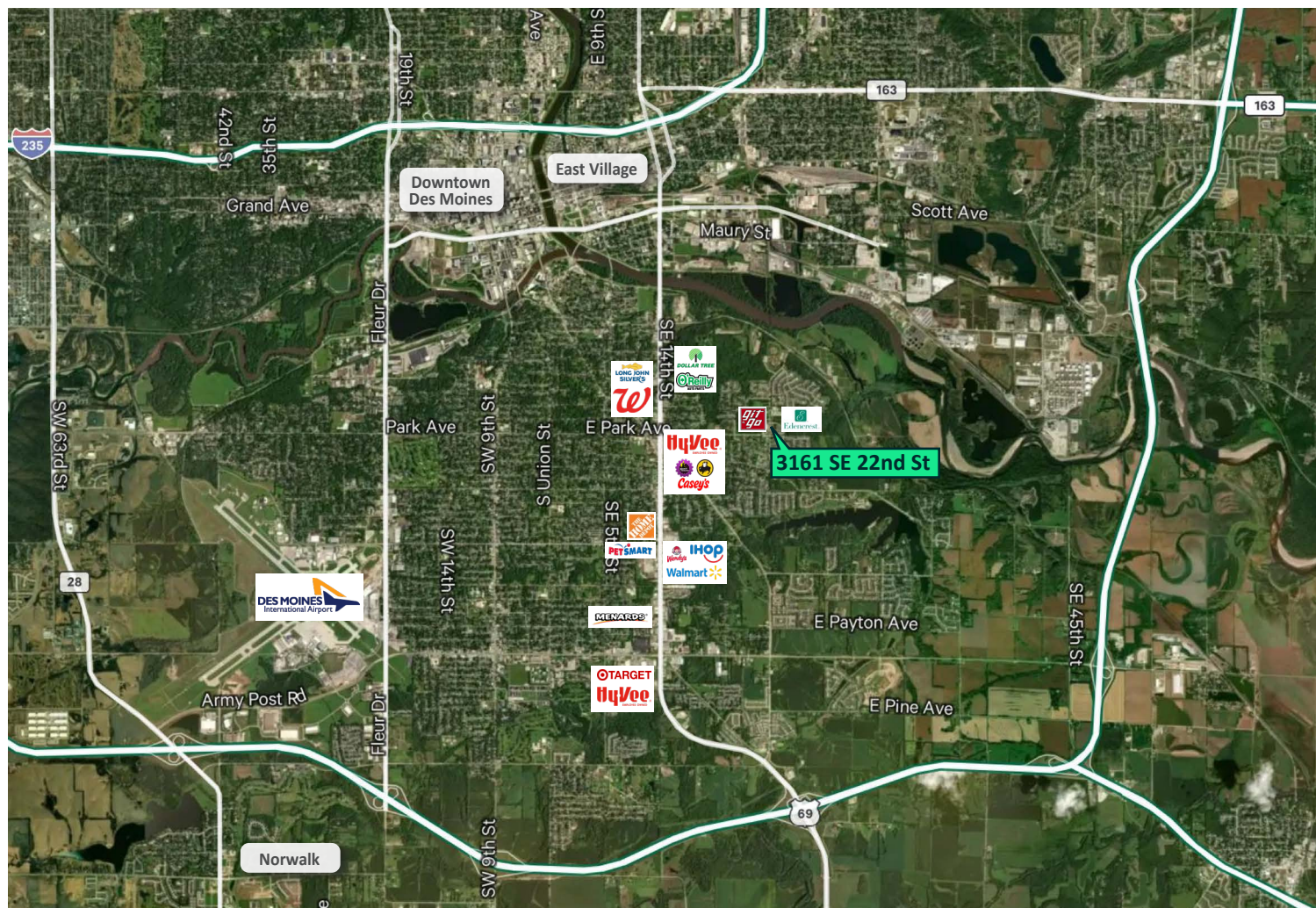
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Property Photos



Location



Contact Us

Bill Wright

Senior Vice President
+1 515 210 3050
bill.wright2@cbre.com
Licensed in the State of Iowa

Chris Pendroy, CCIM, SIOR

Senior Vice President
+1 515 402 6600
chris.pendroy@cbre.com
Licensed in the State of Iowa

Grant Wright, CCIM

Senior Vice President
+1 515 745 5113
grant.wright@cbre.com
Licensed in the State of Iowa

Dakota Little

Senior Associate
+1 515 745 4378
dakota.little@cbre.com
Licensed in the State of Iowa

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