

Capital Square

400 Locust Street
Des Moines, Iowa

Office | Retail Space

Capital Square is an eight-story Class A office and retail building in the heart of downtown Des Moines. Its beautiful open atrium design provides an abundance of natural light, versatile and substantial floor plates, and fantastic downtown views. The building offers multiple access points to the Des Moines Skywalk System and community amenities, and there are street and skywalk level retail opportunities off Walnut and Locust Streets. Adjacently located to and part of Cowles Commons, the building has grade level access to the beautiful newly renovated plaza and all its community events. Capital Square's professional Class A image offers a unique opportunity to a variety of office and retail users in the downtown market.

Highlights

- + Opportunities for office space from 1,000 RSF up to 180,000 RSF +/-
- + Immediate possession
- + Open atrium design provides significant natural light throughout the building
- + Versatile office / retail space for variety of users and sizes
- + Five night janitorial services
- + Multiple fiber optic service providers to building
- + Tenant controlled HVAC
- + Full service building conference center available to tenants and visitors
- + US Postal Service on site
- + Ricochet Game Lounge now open on the first floor



Capital Square

400 Locust Street | Des Moines, Iowa

For Lease



BEAUTIFUL
WINDOW LINE AND
DOWNTOWN VIEWS



UNDERGROUND
RESERVED PARKING
1/4,000 RSF LEASED



8 STORY CLASS A
BUILDING IN THE HEART
OF DOWNTOWN DES
MOINES



MULTIPLE SKYWALK
ACCESS POINTS



24 HOUR SECURITY ON-
SITE



Capital Square

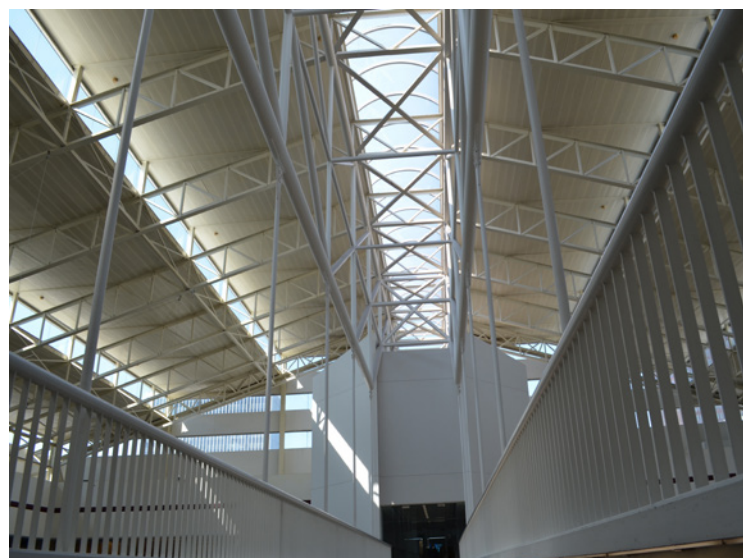
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For Lease

Suite	+/- RSF	Net Lease Rate RSF/Year
*140	1,609	\$9.00 - \$12.00
*145	4,684	\$9.00 - \$12.00
*150	6,390	\$9.00 - \$12.00
*155	1,338	\$9.00 - \$12.00
*160	3,061	\$9.00 - \$12.00
*170	1,854	\$9.00 - \$12.00
195	4,749	\$9.00 - \$12.00
140/145/150/155/160/170	18,936 +/-	\$9.00 - \$12.00
*210	6,952 +/-	\$9.75
*230	2,521	\$9.75
210/230	9,473 +/-	\$9.75
238	2,130	\$9.75
245	3,183	\$9.75
300	25,213	\$9.75
335	3,509	\$9.75
360	2,647	\$9.75
*420	3,489	\$9.75
*430	4,879	\$9.75
*440	11,329	\$10.75
*480	32,778	\$10.75
420/430/440/480	52,475 +/-	\$9.75 - \$10.75
*520	22,607	\$10.75
*530	16,355	\$10.75
520/530	38,962 +/-	\$10.75
Spaces have potential to be demised down smaller than listed RSF		
*600	8,550	\$10.75
*620	2,974	\$10.75
*640 (Avail. 10/1/26)	49,279	\$10.75
600/620/640	60,803 +/-	\$10.75

*Contiguous suites

Operating expenses include 5 night janitorial service.
Tenants responsible for separately metered lighting and wall socket electric.



Property Location



Contact Us

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CBRE

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KNAPP
PROPERTIES

www.knapproperties.com