



801 GRAND

801 Grand Ave, Des Moines, IA 50309



*Over \$20M in capital
improvements*

A Perfect Fusion of Traditional Charm & Modern Convenience

In the heart of Des Moines, with its timeless design and elegant detailing, this building pays homage to the rich heritage of its surroundings. The exterior facade showcases intricate craftsmanship, while the interior spaces seamlessly blend historic accents with contemporary elements. Within its walls, state-of-the-art amenities and innovative technologies elevate the experience of today's professionals.





PRINCIPAL
FINANCIAL
GROUP

WELLMARK

LUMEN



801 GRAND

RUAN
CENTER

EQUITABLE
BUILDING

MARRIOTT

DES LUX
HOTEL

HUB
TOWER

FINANCIAL
CENTER

EMC

NATIONWIDE,
AMERICAN EQUITY,
MAVERICKS

AMERICANA

FORD &
GARLAND

CENTRAL
LIBRARY

901 PARKING
GARAGE

UNIVERSITY OF IOWA TIPPIE
COLLEGE OF BUSINESS - DSM

The Power of Proximity:
The Value of Corporate
Neighbors

Tailored for Success

This building possesses remarkable adaptability, enabling it to be easily customized to align with the distinct goals and priorities of any organization.

From open-concept workspaces to collaborative lounges, every area is thoughtfully designed to optimize productivity and foster a sense of community. This truly unique office building offers a captivating and inspiring environment that captures the imagination and invites businesses to thrive in a perfect synergy of past and present.

 **1989-1991 / 2024**
YEAR BUILT / REMODEL

 **2025**
FITWEL 2 STAR RATING

 **±3,671 - ±23,145 RSF**
UP TO ±100,000 RSF (CONTIGUOUS)

 **2025**
LEED GOLD CERTIFIED

 **41-Story, Class A**
BUILDING TYPE

BUILDING AMENITIES

- Spacious 52-seat conference center and 12 seat conference room.
- Pre-function hospitality room including catering kitchen to welcome guests prior to your event.
- Outdoor patio for social gatherings.
- Luxurious lounge area, offering a sophisticated retreat for relaxation and socializing.
- Four miles of skywalk access puts all of downtown's amenities steps away.
- EV Chargers available in 901 Grand Parking Ramp
- **NEW** Recently completed fitness center (2024).
- Private and city owned parking garages and flat lots nearby, offering tenants an economical options for parking.
- 24-hr staffed building security. Key card access to floors 4-41. Guests must check-in with security to access tenant spaces.
- On-site and full-time JLL dedicated property management team.
- On-site restaurants: **801 Chophouse, Basil Proserpi, Main Street Cafe, Fresh Fit Meals.**

40th Floor: ±4,846 RSF

39th Floor: ±3,451 RSF

38th Floor: ±18,002 RSF

35th Floor: ±6,595 RSF

33rd Floor: ±1,702 RSF

31st Floor: ±6,206 RSF

30th Floor: ±17,582 RSF

29th Floor: ±17,294 RSF

Suite 2900: 7,751 RSF

Suite 2950: 9,543 RSF

23rd Floor: ± 23,145 RSF

22nd Floor: ± 23,145 RSF

21st Floor: ± 23,145 RSF

20th Floor: ± 23,145 RSF

19th Floor: 3,500 RSF

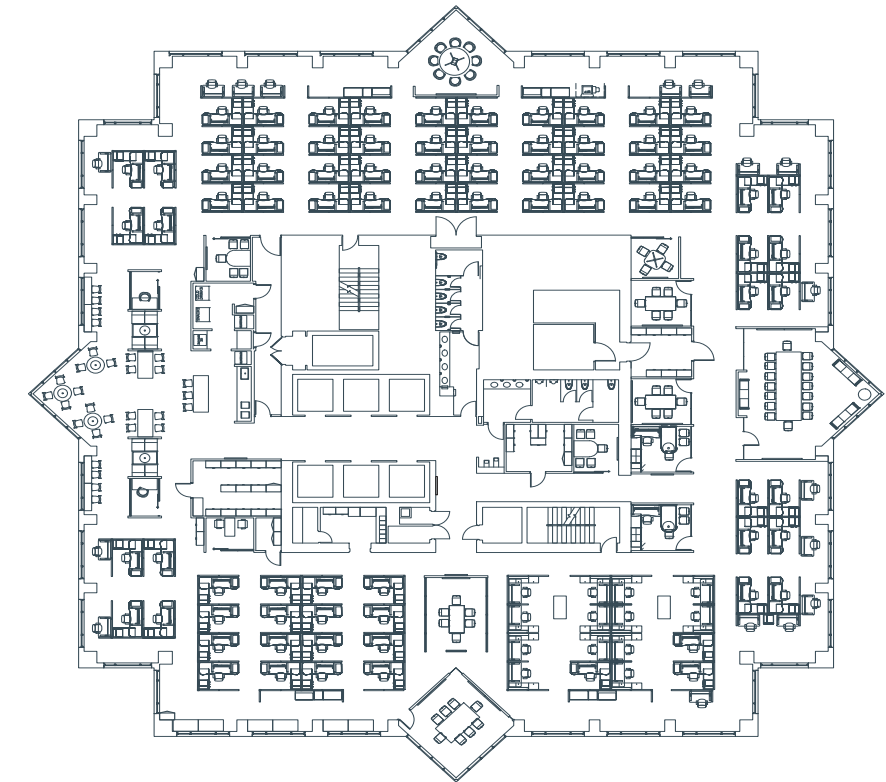
Suite 1940: 3,500 RSF

Embrace the Versatility

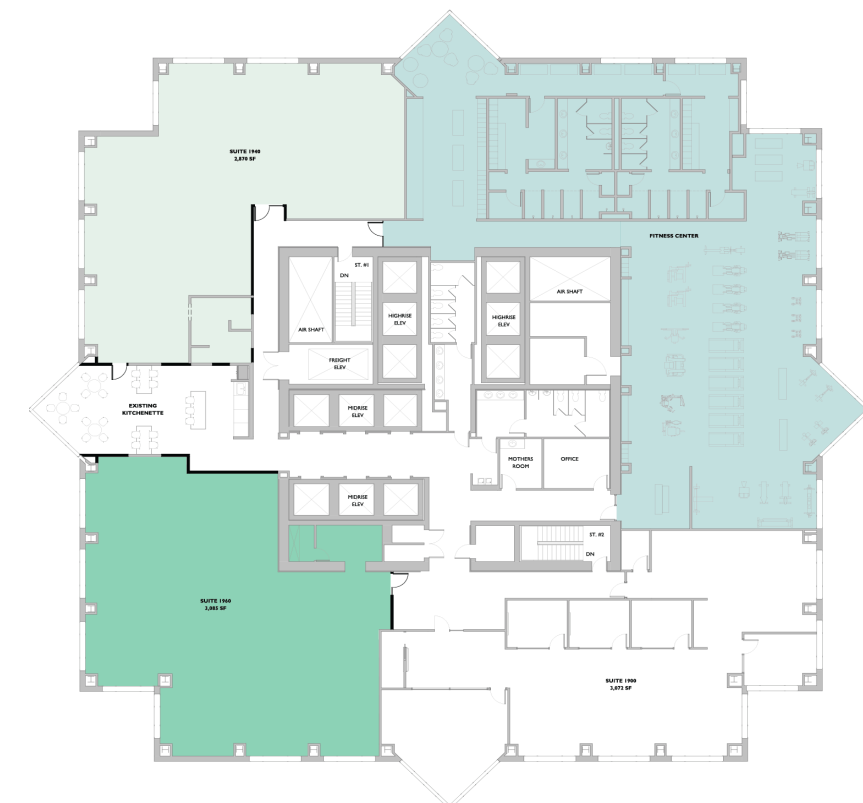
Our customizable floorplates can be tailor-made to suit the specific needs and requirements of businesses, ensuring the efficient use of space and optimal workflow.

Tenants have the freedom to design their ideal workspace, incorporating features such as private offices, collaborative areas, conference rooms, and amenities. This enables businesses to create an environment that fosters productivity, collaboration, and employee satisfaction.

Typical Floorplate
± 23,145 RSF | ± 96 Workstations



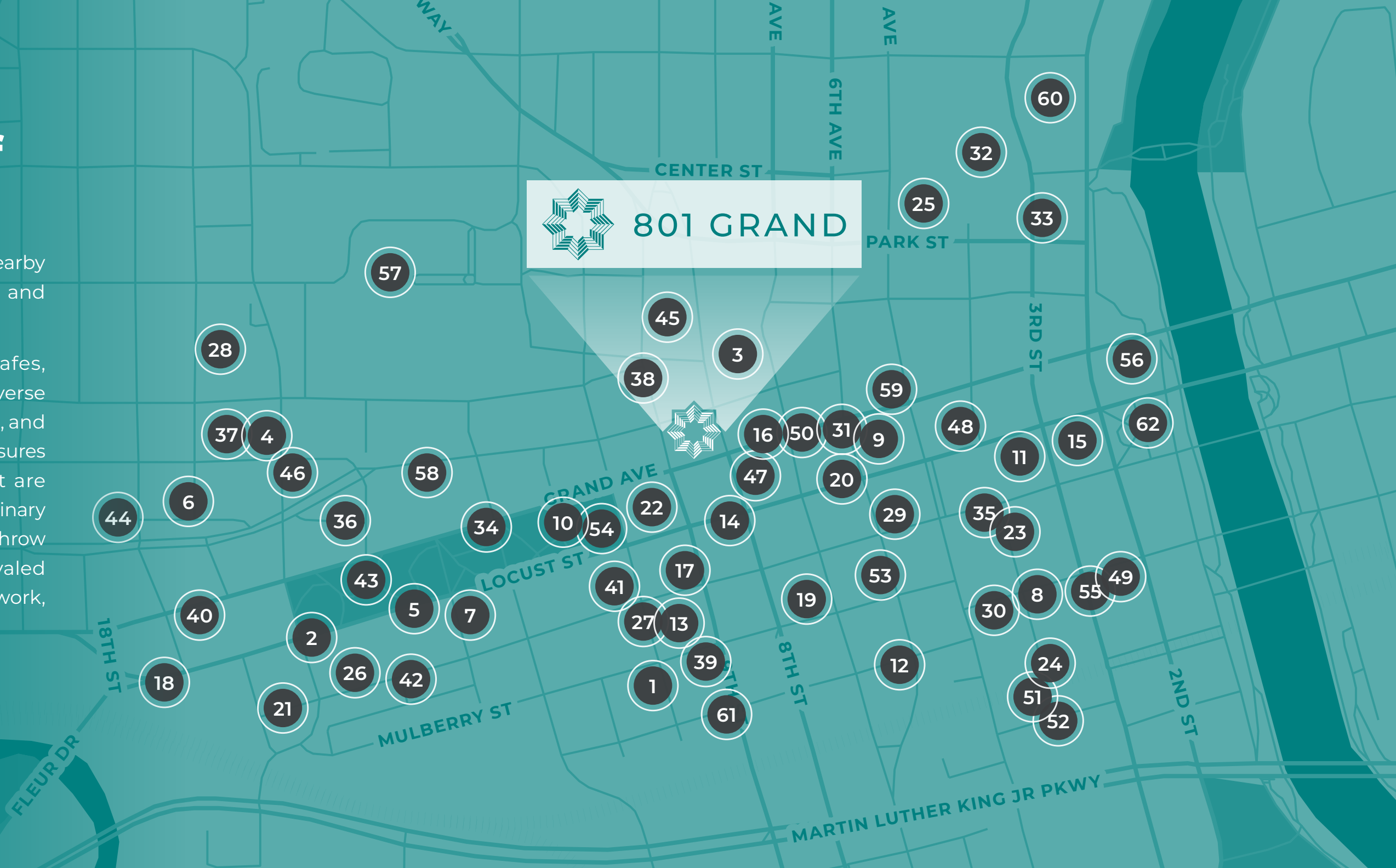
19th Floor
Suite 1940 | Fitness Center



Des Moines' Central Hub of Amenities

801 Grand offers an abundance of nearby amenities that cater to every need and desire.

From an array of restaurants, cafes, and entertainment venues to a diverse range of retail shops, fitness centers, and recreational facilities, this location ensures that convenience and enjoyment are always within reach. With an extraordinary selection of amenities just a stone's throw away, 801 Grand provides an unrivaled experience where every aspect of work, life, and leisure coalesce seamlessly.



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|---|--|---|--|--|---|
| 1. 10th Street Lofts | 12. DART Central Station | 22. FHLB | 32. Iowa Events Center | 43. Pappajohn Sculpture Park | 54. Temple for Performing Arts/Centro |
| 2. 14Forty | 13. Dentons Davis Brown/Akebono 515 | 23. Fong's Pizza/The Royal Mile/Insomnia Cookies/Pho Real Kitchen & Bar | 33. Jethro's BBQ All Stars | 44. Power Life Yoga Barre Fitness - Downtown | 55. The CC / Stuffed Olive |
| 3. 801 Chophouse/Basil's/Main Street Cafe | 14. Des Lux Hotel | 24. Hessen Haus | 34. John and Mary Pappajohn Education Center | 45. Principal Financial Group | 56. U.S. Federal Courthouse |
| 4. A Dong Restaurant | 15. Des Moines Civic Center | 25. Hilton Des Moines Downtown | 35. Kirkwood Lofts/Wasabi Tao | 46. QuikTrip | 57. UnityPoint Health - Iowa Methodist Medical Center |
| 5. Americana | 16. Des Moines Marriott Downtown | 26. Horizon Line Coffee | 36. Krause Gateway Center | 47. R&T Lofts/Hello Marjorie | 58. Wellmark Blue Cross and Blue Shield |
| 6. Big Grove Brewery & Taproom | 17. Des Moines Public Schools | 27. Hotel Fort Des Moines | 37. Lua Brewing | 48. Renaissance Des Moines Savery Hotel | 59. Wellmark YMCA |
| 7. Blu Thai Food and Sushi | 18. Dot-Dash (formerly Meredith Corp.) | 28. Hoyt Sherman Place | 38. Lumen | 49. RoCA | 60. Wells Fargo Arena |
| 8. Blue Sushi Sake Grill | 19. EMC Insurance Companies Headquarters | 29. Hub Tower | 39. Malo | 50. Ruan Center | 61. West End Architectural Salvage |
| 9. Capital Square | 20. Equitable Building/Pot Belly Sandwich Shop | 30. Hy-Vee Grocery Store | 40. Mid-American Energy | 51. Rumely Lofts | 62. World Food Prize Hall of Laureates |
| 10. Central Library | 21. Exile Brewing Company | 31. Hyatt Place Des Moines/Downtown | 41. Nationwide | 52. Science Center of Iowa | |
| 11. Cowles Commons | | | 42. Noce | 53. Surety Hotel | |



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