

# 601 SW 9th Street

Centrally Located Flex Space

 RIVERPOINT

DES MOINES, IA



FOR LEASE

**8,344 SF**

SUITE F

**\$5.95 PSF NNN**

LEASE RATE

**\$5.53 PSF**

CAMIT (2025 ESTIMATED)



## BUILDING FEATURES

- Multi-tenant flex building located south of Des Moines CBD
- Stable power grid & distribution, including 300 amp, 120/208 volt, 3-phase electrical service
- Exterior signage available
- 42 parking spaces
- Centurylink fiber optic service available
- Adjacent to multiple mass transit routes
- Owned and professionally managed by Hubbell Realty Company
- Nearby amenities including hotels with conference facilities, restaurants, retail, medical, and Court Avenue Entertainment District



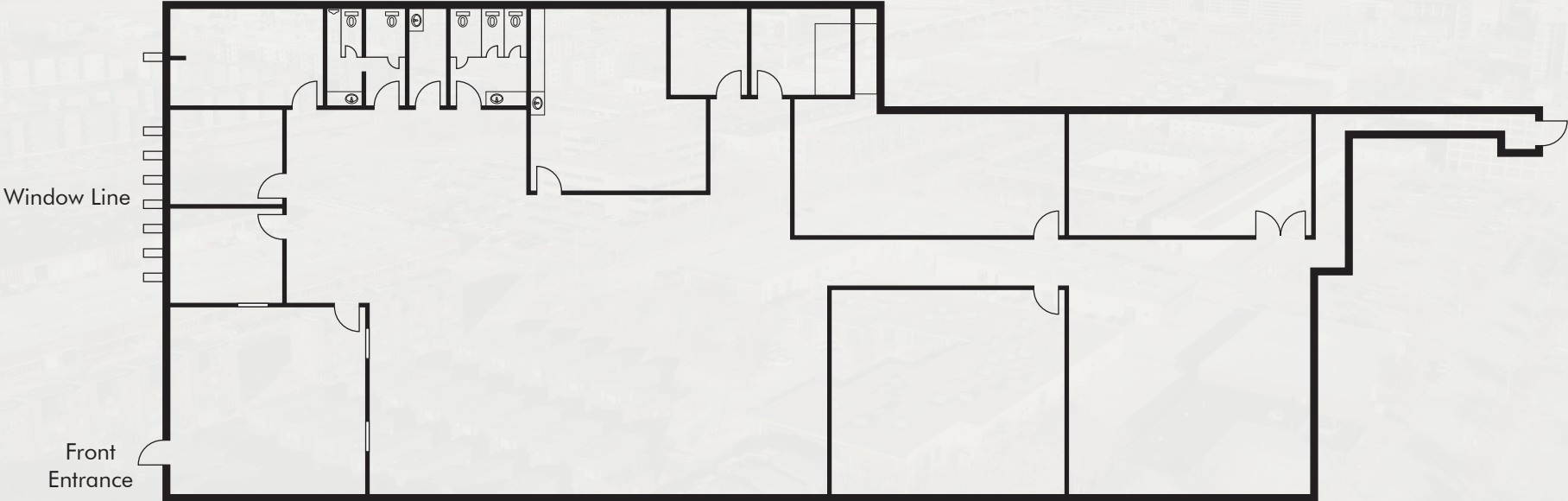
RIVERPOINT WEBSITE

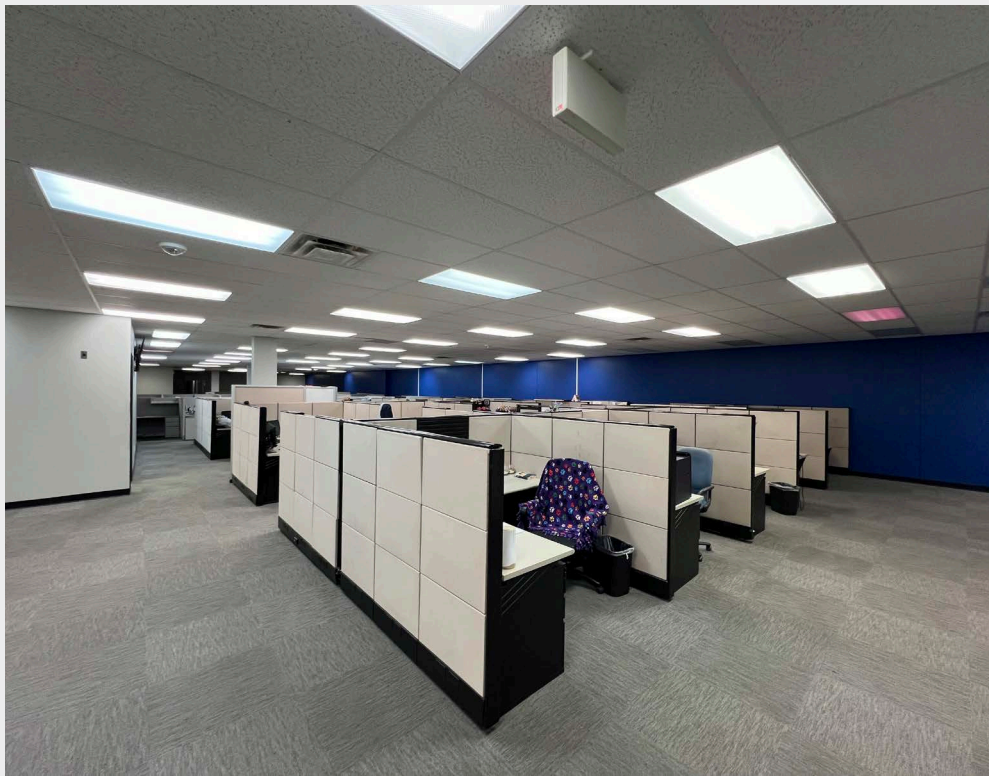
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

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# Demographics

<i>2024</i>	1-MILE	3-MILE	5-Mile
<b>POPULATION</b>	10,051	99,751	207,377
<b>DAYTIME POPULATION</b>	46,564	155,051	247,219
<b>MEDIAN AGE</b>	31.90	33.60	35.30
<b>AVERAGE HOUSEHOLD INCOME</b>	\$91,552	\$82,788	\$87,624





## Contact Us

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**CBRE**

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