

FOR LEASE

2501 GRAND AVE

2501 GRAND AVE DES MOINES, IA 50312



PROPERTY DESCRIPTION

Previous Law Office located across the street from Terrace Hill. Private offices available on the main floor with common hallways, a common break room, common restrooms and 3 shared conference rooms.

PROPERTY HIGHLIGHTS

- Private parking lot
- Private offices
- Shared entrance
- Common Restrooms, Break room and 3 Conference Rooms

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	120 - 2,646 SF
Building Size:	11,920 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	464	1,955	7,405
Total Population	719	3,059	12,510
Average HH Income	\$72,178	\$63,230	\$64,768



NATHAN PETSCHKE

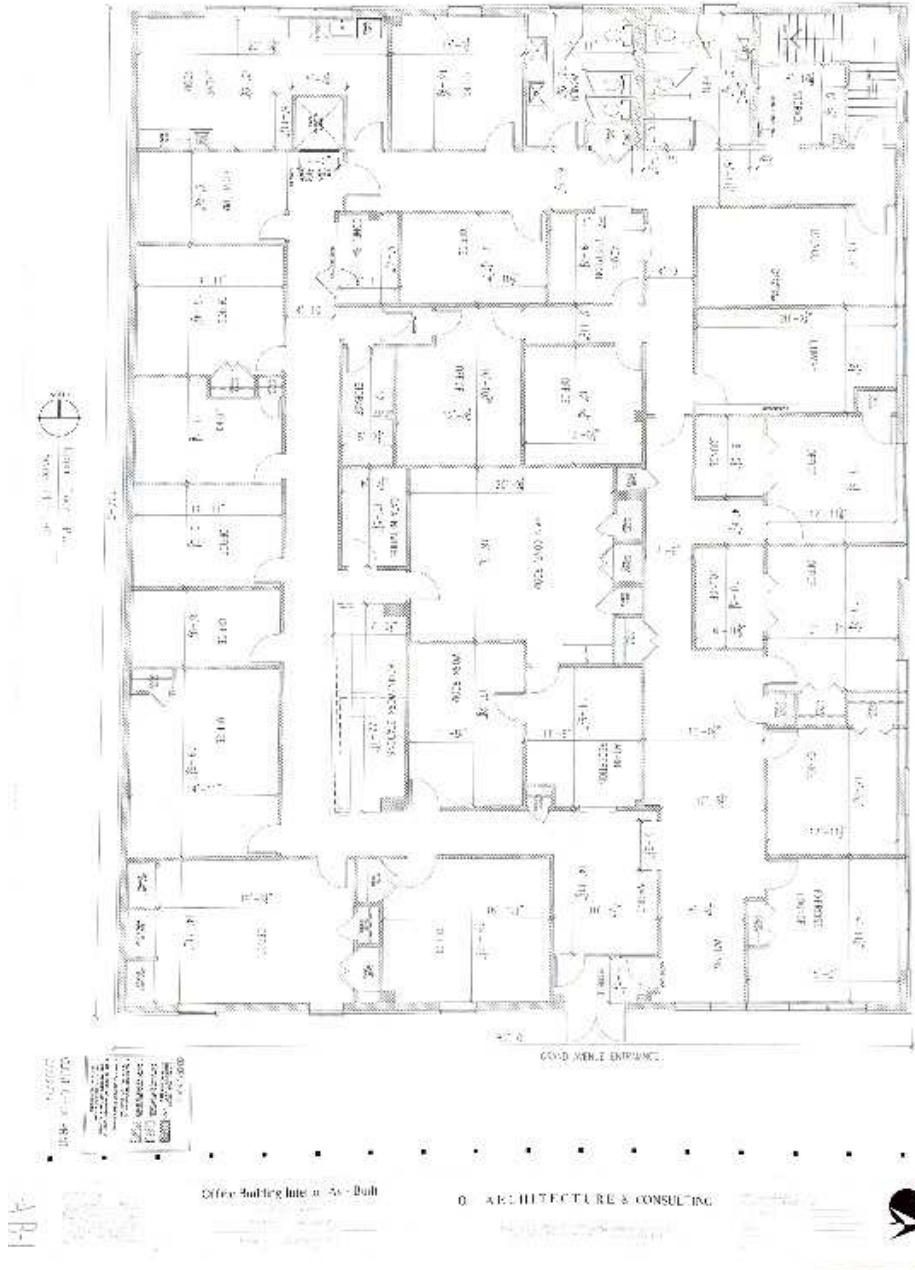
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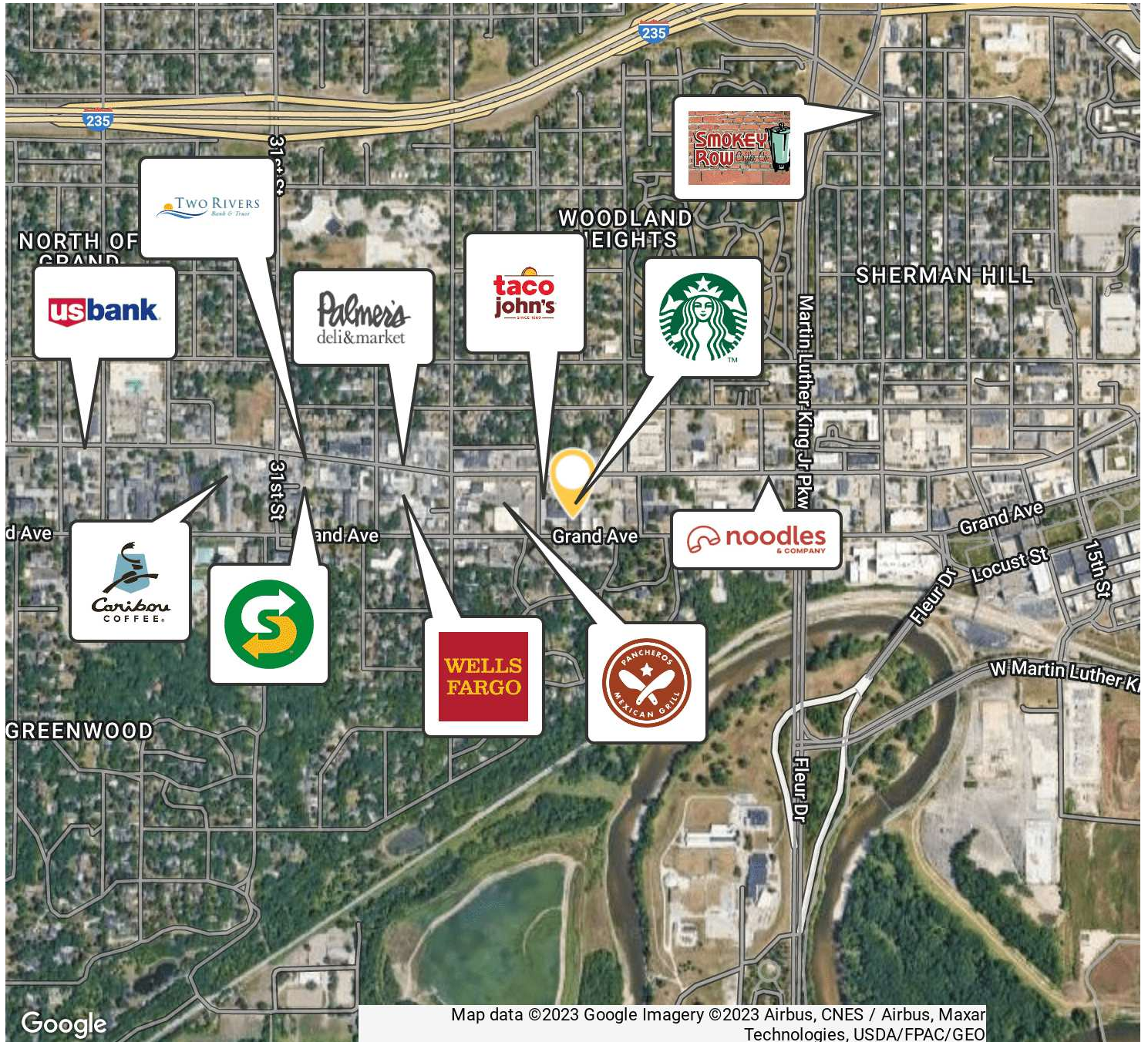
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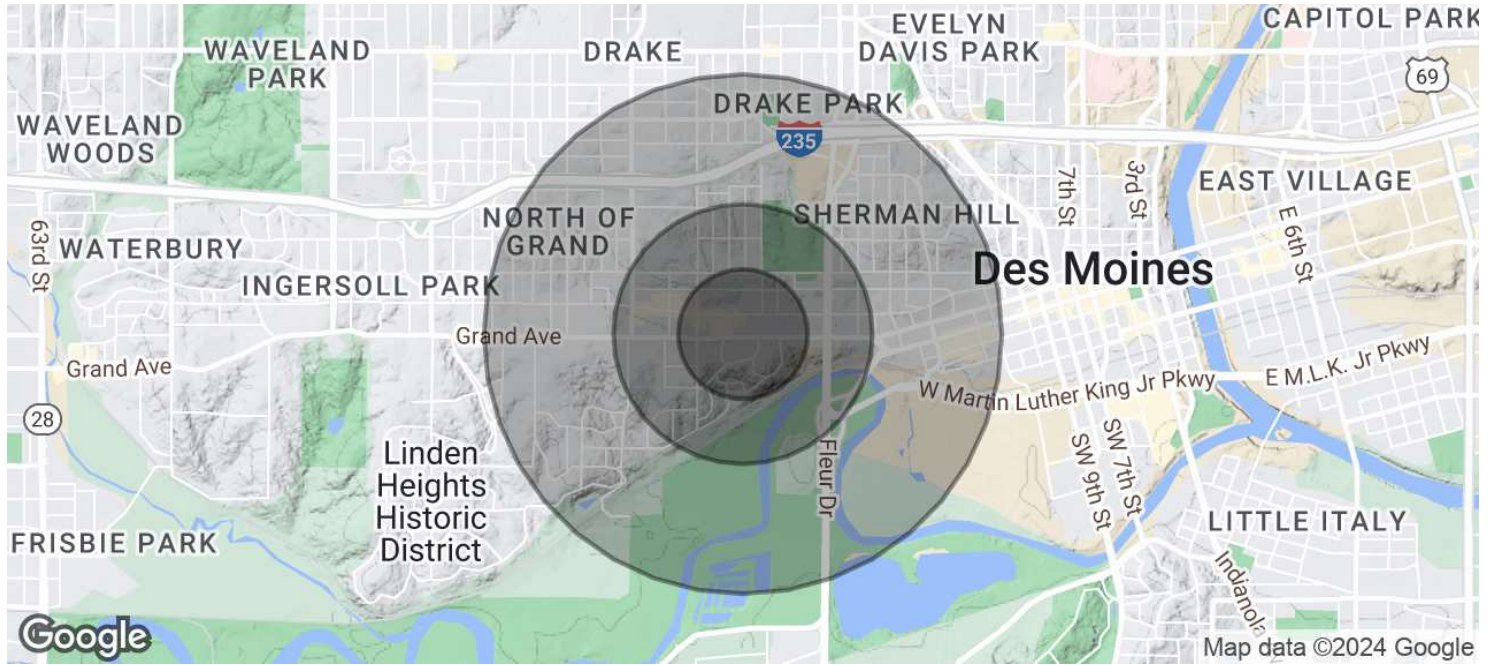


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	719	3,059	12,510
Average Age	35.5	34.4	35.2
Average Age (Male)	30.0	30.0	33.8
Average Age (Female)	38.6	37.1	36.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	464	1,955	7,405
# of Persons per HH	1.5	1.6	1.7
Average HH Income	\$72,178	\$63,230	\$64,768



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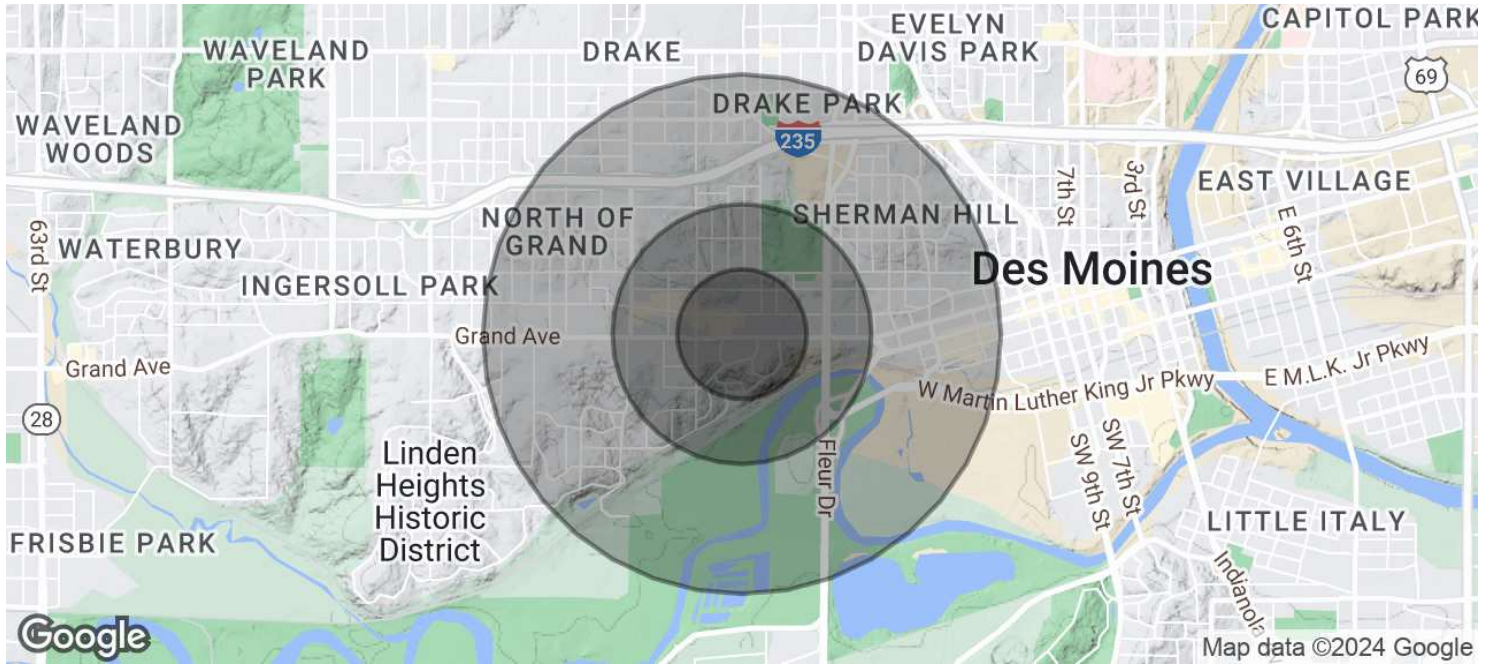
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Average House Value

\$176,586

\$176,162

\$191,928

2020 American Community Survey (ACS)



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