

For Sale or Lease
36,000 SF
Retail • Restaurant • Entertainment

The CC

216 Court Avenue, Des Moines, Iowa 50309

Spaces available at Court Center, located in the heart of the Historic Court Avenue District in Downtown Des Moines, Iowa.



CBRE

Property Highlights

- For Sale or Lease
- In-place lease on 1st floor with strong local restaurant
- Restaurant opportunities on 1st & 2nd floor
- Outdoor patio on 1st floor
- Street Level Space eligible for potential City of DSM Incentive Program (*Restore the Core*)
- Excellent visibility within Historic Court Avenue District
- Expansive window lines with open floor plans & exposed brick
- Recently completed common area & building signage updates
- OPEX: \$10.00/SF

Available Space For Lease

1st Floor (South)	3,716 RSF	\$24/SF NNN
2nd Floor (North)	7,803 RSF	\$14/SF NNN
2nd Floor (South)	4,203 RSF	\$16/SF NNN
3rd Floor (Entire Floor)	4,203 – 12,007 RSF	\$18/SF NNN

Sale Price - Call Broker

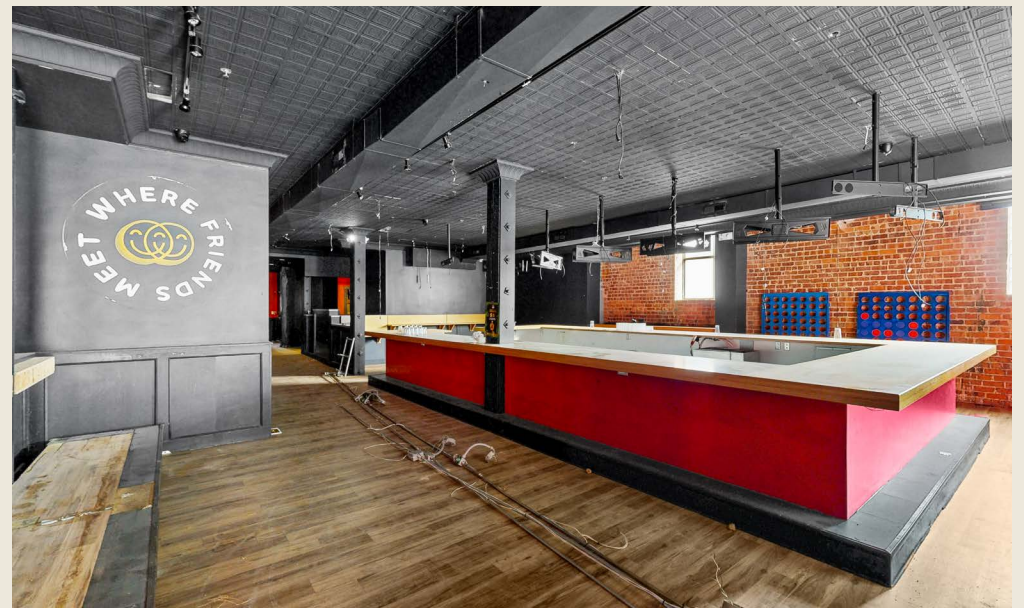
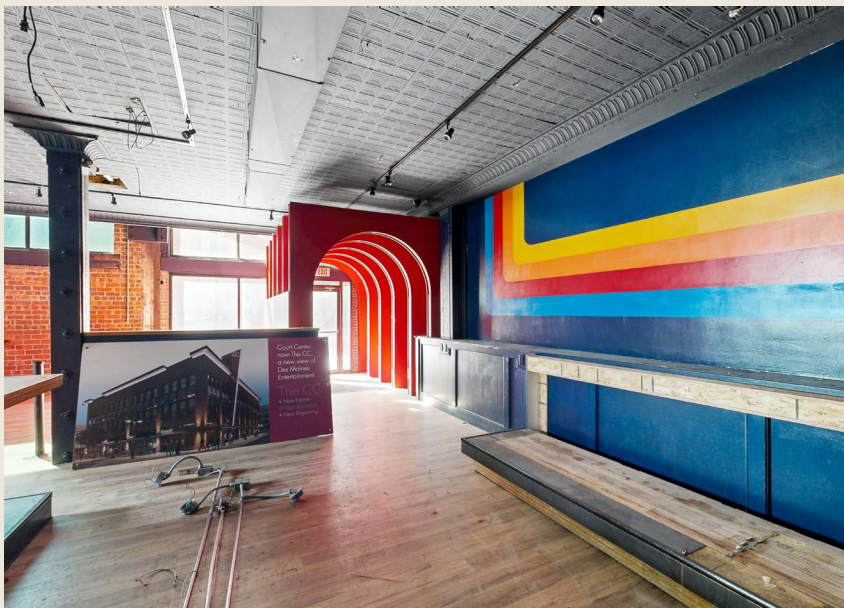
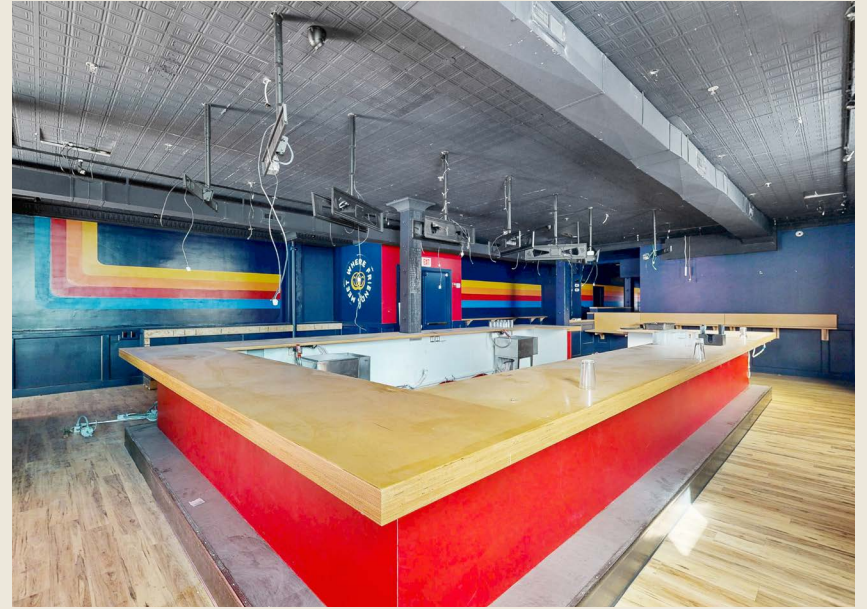
[Click Here For Virtual Tour](#)



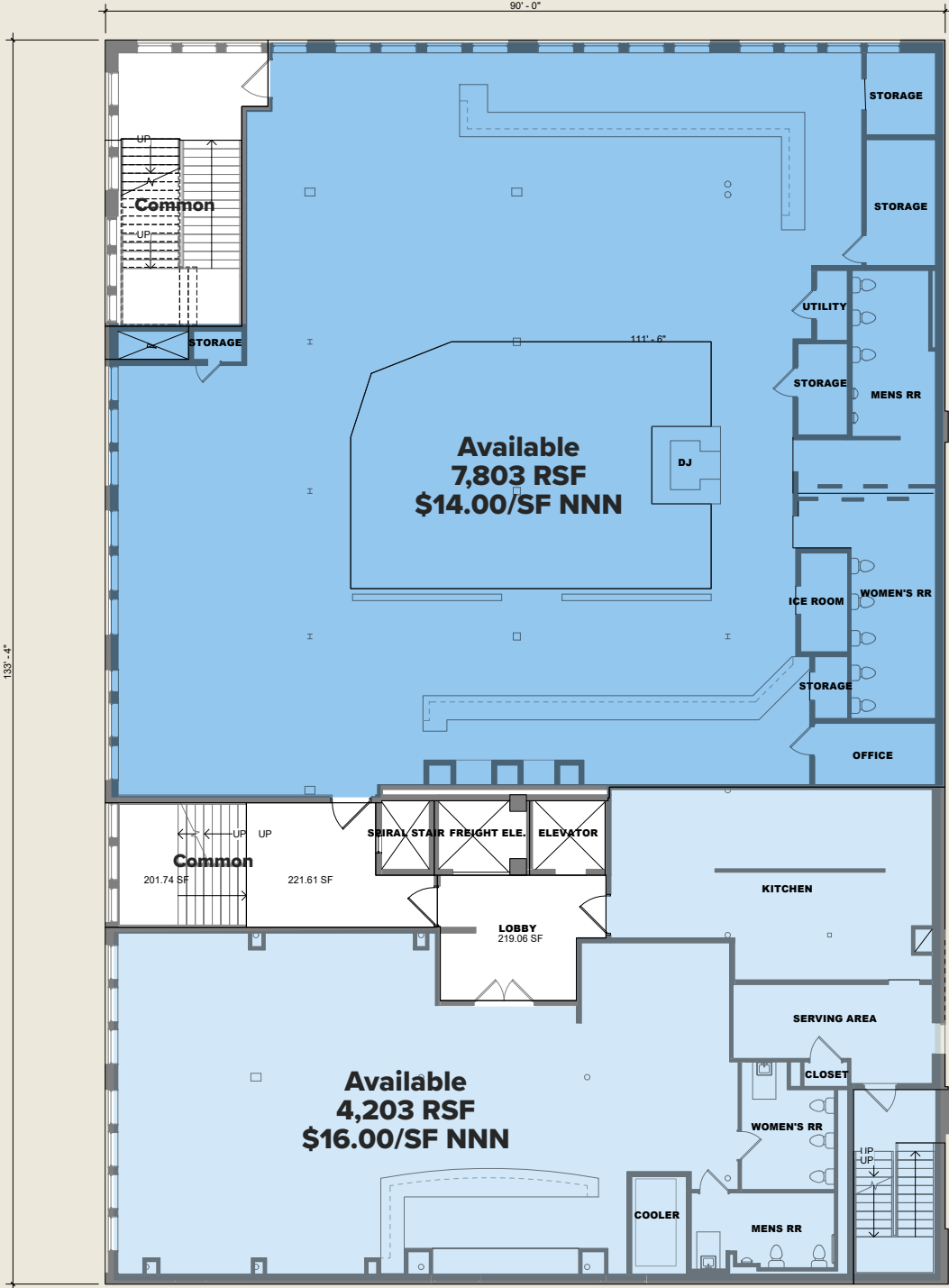
1st Floor



1st Floor (South) Photos



2nd Floor



2nd Floor (South) Photos



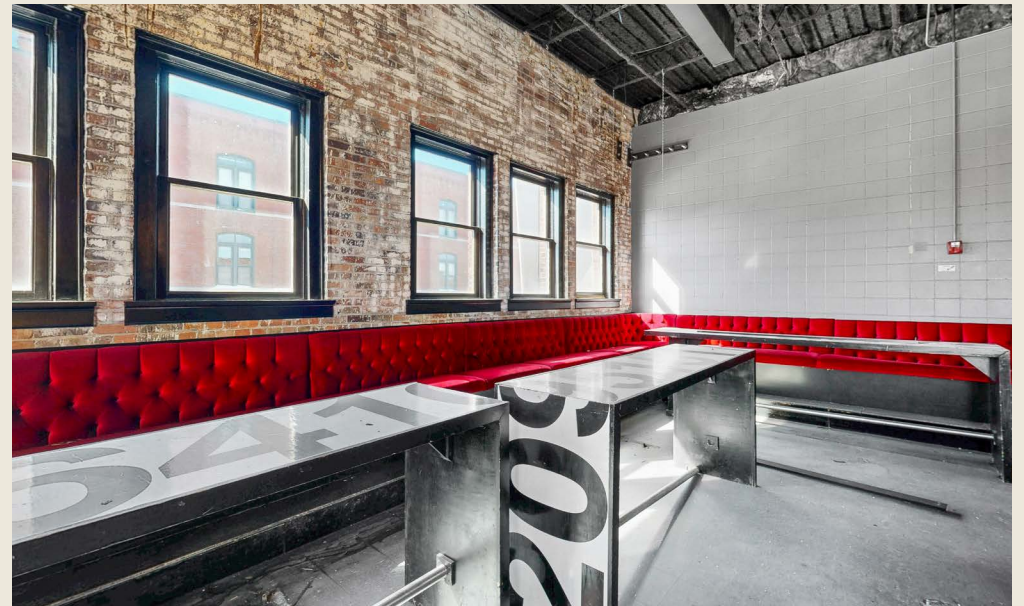
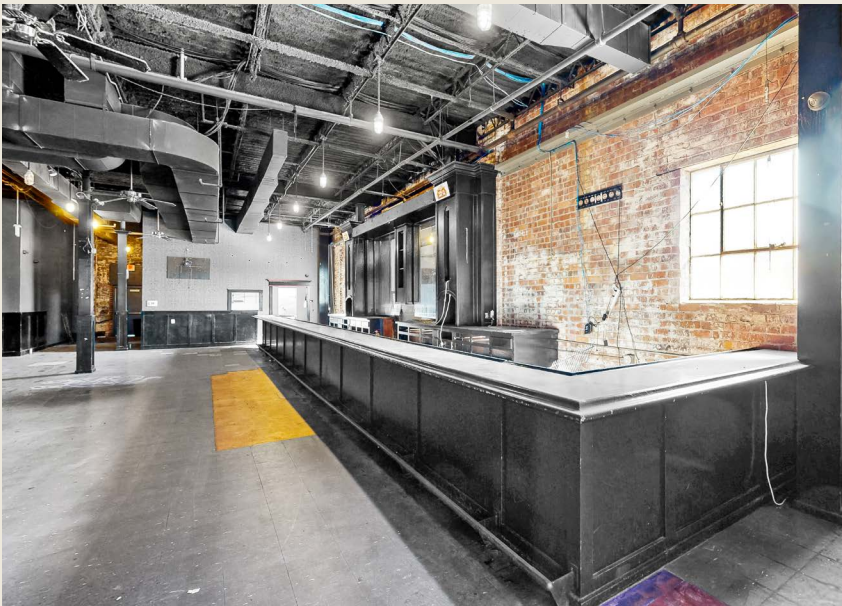
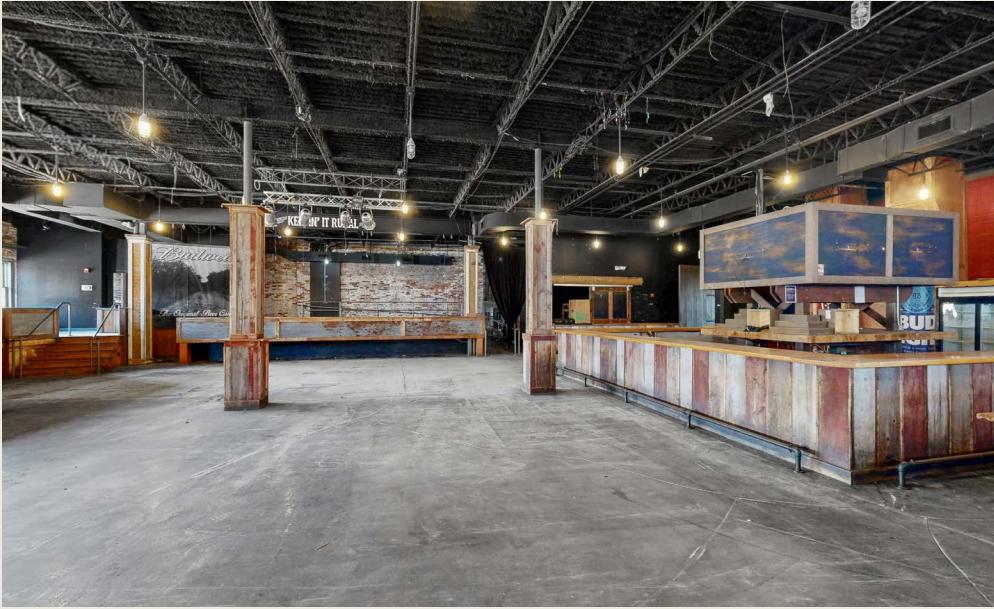
3rd Floor

4,203 - 12,007 RSF

\$18.00/SF NNN



3rd Floor Photos



Location



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36,000 SF

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Grant Wright, CCIM

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

Bill Wright

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

Drew Rosonke

Senior Associate
+1 515 612 5494
drew.rosonke@cbre.com
Licensed in the State of Iowa

CBRE

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