

# FOR LEASE



KNAPP  
PROPERTIES



## 611 5<sup>TH</sup> AVENUE

Des Moines, Iowa 50309

Office Space Available  
from 5,000 - 20,280 RSF ±

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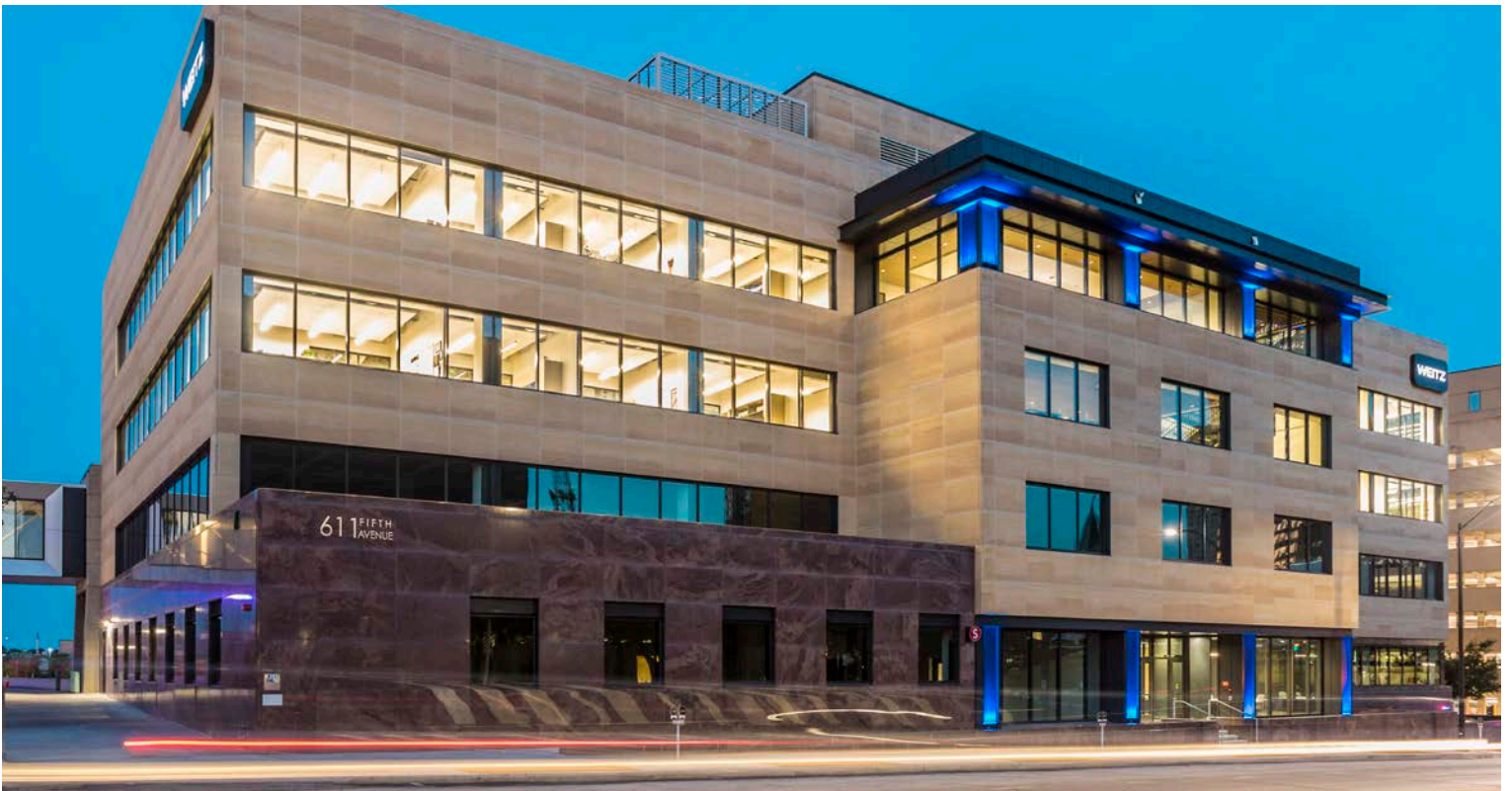


## BUILDING HIGHLIGHTS

- Health-conscious features: bi-polar ionization system & touchless restrooms
- Convenient skywalk access
- New rooftop patio
- Street-side patio opportunity
- Shared training room
- Shared conference room
- Lobby collaborative seating area & hospitality desk
- Tenant improvement package available
- Building signage available
- On-site parking lot
- Wheel chair accessible entrance
- Water bottle filling drinking fountain

611 5<sup>th</sup> underwent an extensive \$23+ Million office renovation of a 68-year-old iconic downtown building. This project modernized the building, offering tenants Class A amenities, while maintaining the unique mid-century charm & architectural integrity. The building is directly south of the Hilton Des Moines Downtown and is connected via the skywalk to the Iowa Events Center, Wells Fargo Arena, Hy-Vee Hall, YMCA & many great local restaurants.

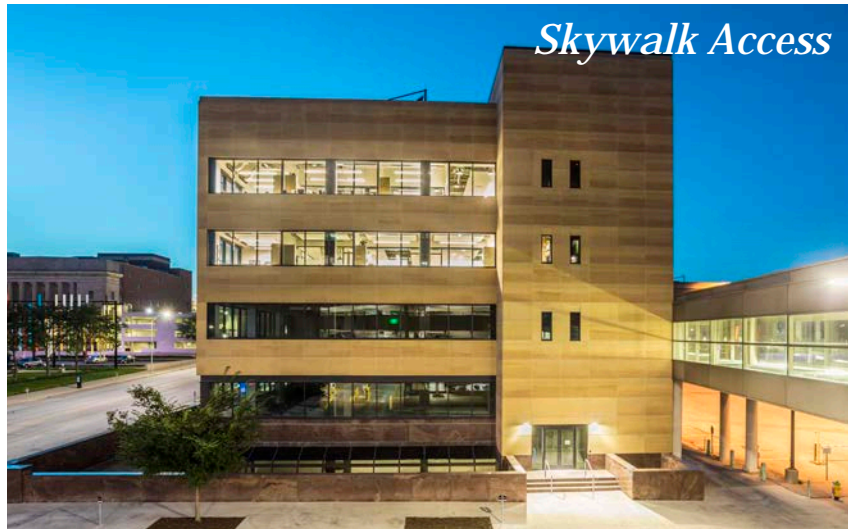




*Rooftop/Penthouse*



*Skywalk Access*



*Rooftop/Penthouse*

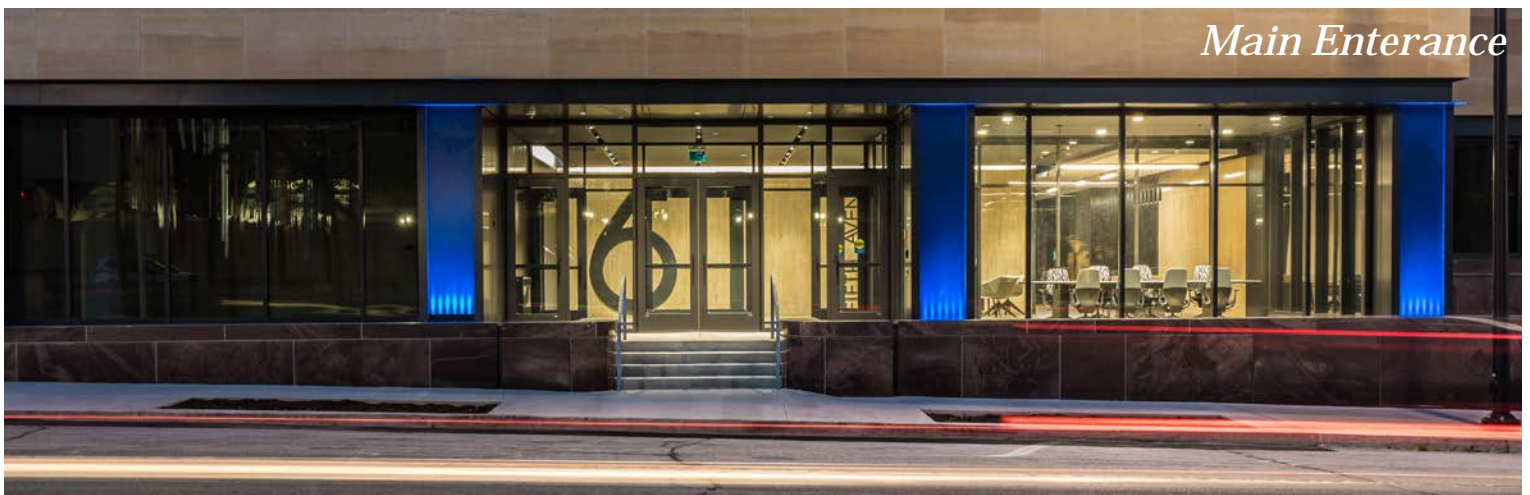




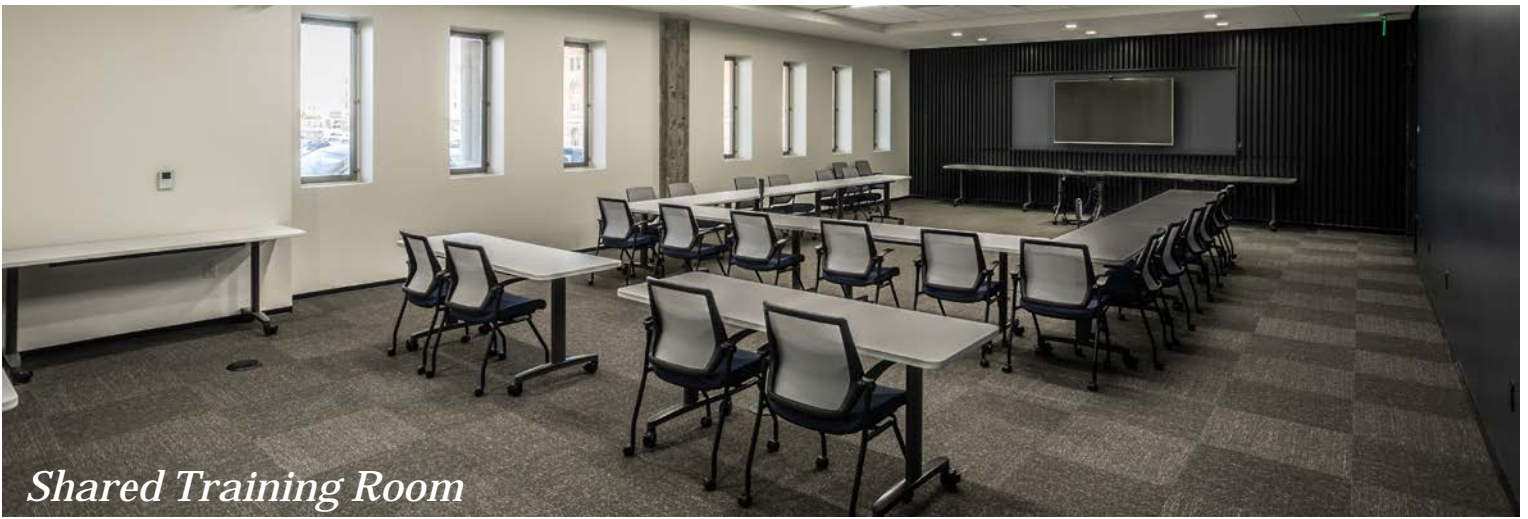
*Lobby*



*Shared Conference Room*



*Main Entrance*



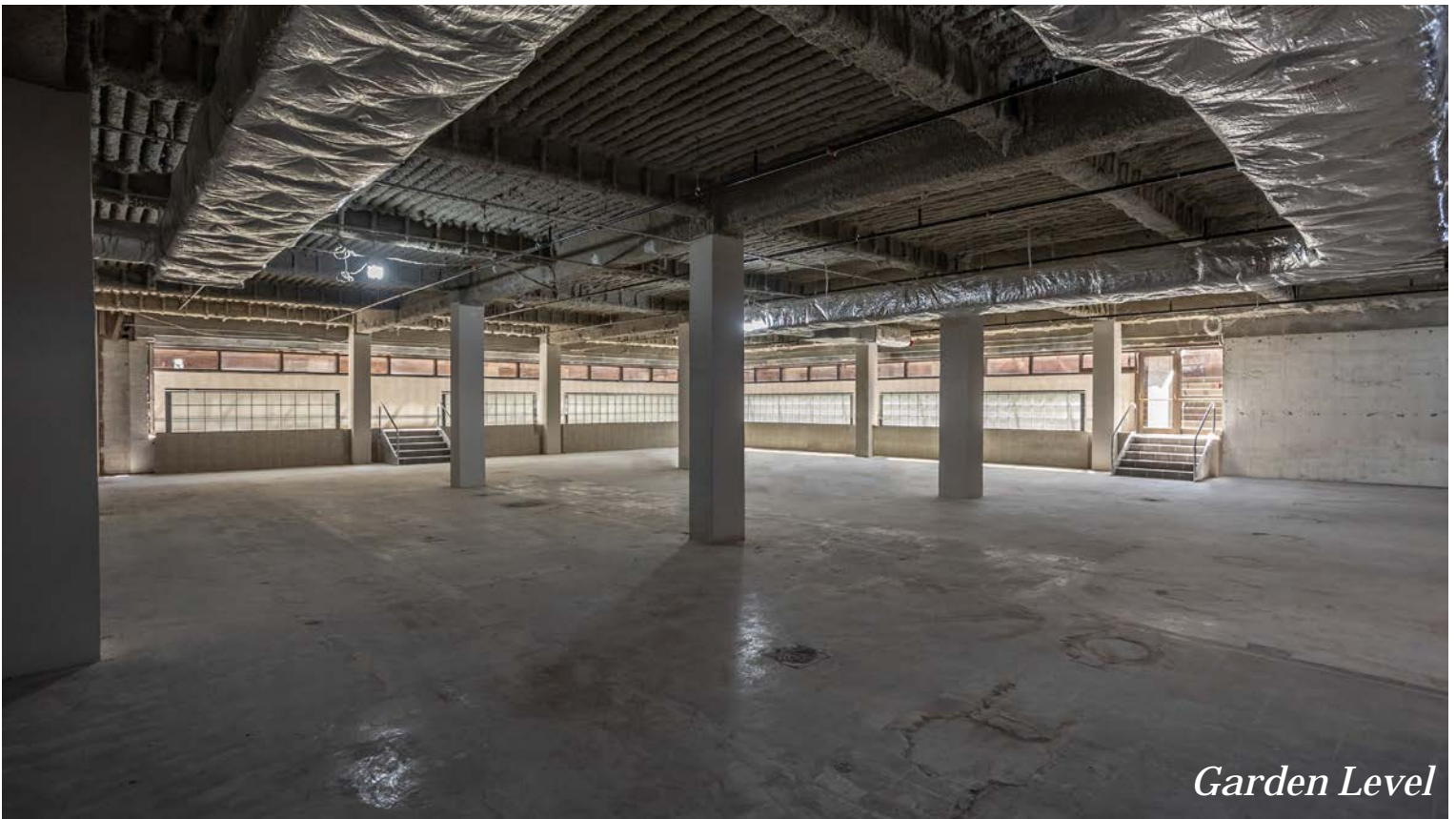
*Shared Training Room*



*Modern Touchless Restrooms*



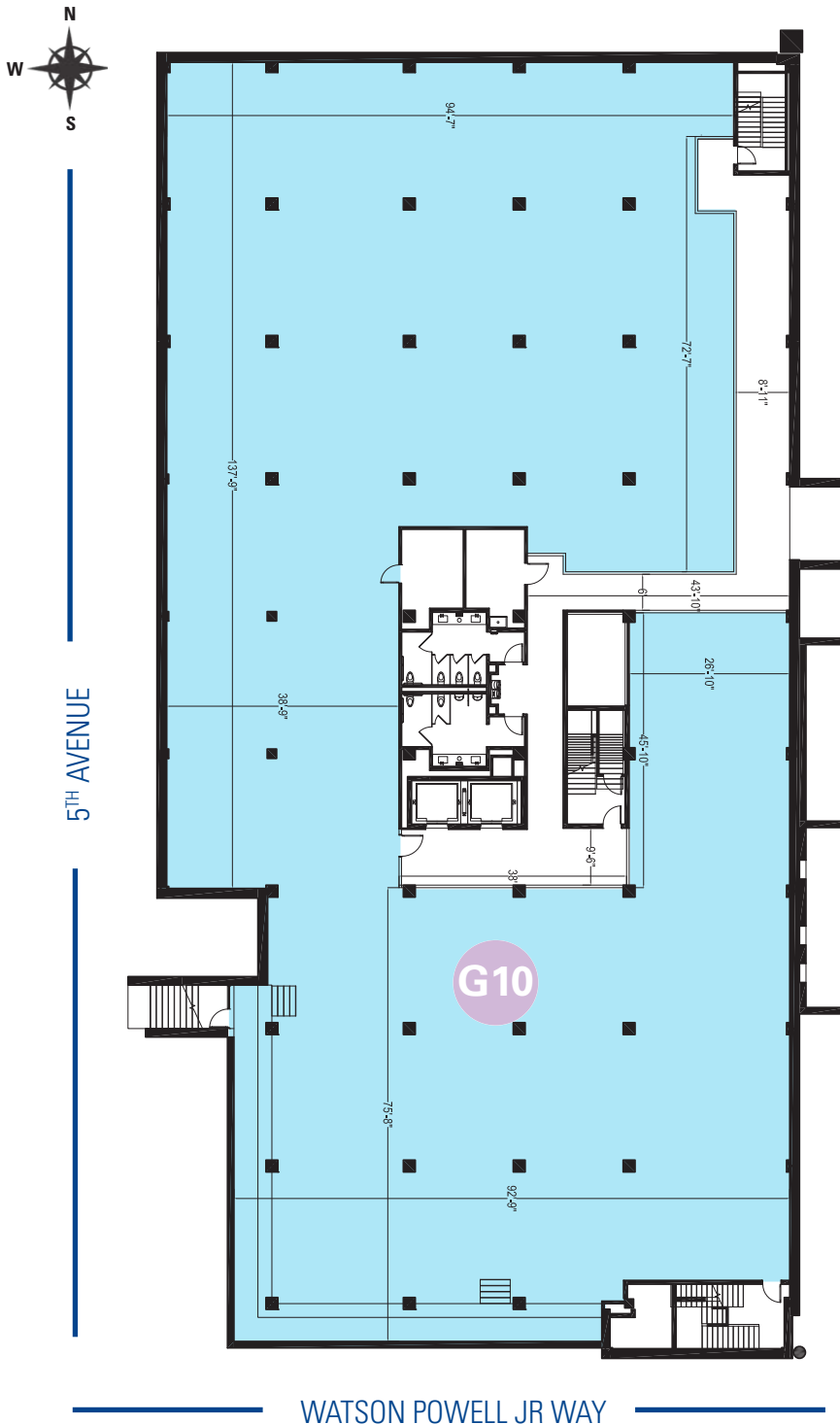
*Lobby Hospitality Desk*



*Garden Level*

# 611 5<sup>TH</sup> AVENUE AVAILABILITY

*Garden Level*



**PRIVATE STORAGE  
OPTIONS AVAILABLE**

**5,000 - 7,000 SF**

ideal for office users  
or apartment tenants!

## **POSSIBLE SOUTH END USES:**

- Golf Simulator
- Counseling Offices
- Pilates/Yoga
- Cycling
- Arcade
- Wine Tasting Room
- Wellness Spa
- Escape Room
- Interactive Experience

**OFFICE SPACE** 20,280 RSF ±

*Availability:* Immediately

*Commercial Lease Rate:* \$11.50 PSF NNN

*Private Storage Lease Rate:* \$3.00-\$5.00 PSF

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# DEMOGRAPHICS

## 611 5<sup>TH</sup> AVENUE

5 mile radius

### INCOME



\$55,722

Median Household Income



\$89,777

Median Net Worth



\$168,749

Median Home Value



\$46,262

Median Disposable Income

### EDUCATION



30%

Bachelor's/Grad/Prof Degree

### BUSINESS



8,730

Total Businesses



167,721

Total Employees

### KEY FACTS



214,006

Total Population



257,493

Total Daytime Population



36.2

Median Age



88,938

Households

### TRAFFIC



6,600

6th Ave



4,002

Watson Powell Jr Way

### EMPLOYMENT



4.4%

Unemployment Rate

**611 5<sup>TH</sup>  
AVENUE**

**1**

**2**

**3**

**4**

**5**

**6**

**AVAILABLE PARKING LOTS**



18th St

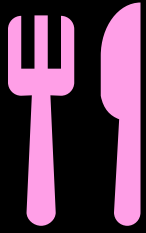
4th St

5th Av

Grand Ave



# *nearby* ATTRactions



491

Restaurants



67

Bars and  
Pubs



34

Coffee  
Shops



58

Grocers



75

C-Stores



146

Retail  
Shopping



44

Hotels



77

Attractions/  
Entertainment

## Average Annual Spend per Household on Eating Out



\$324

Breakfast



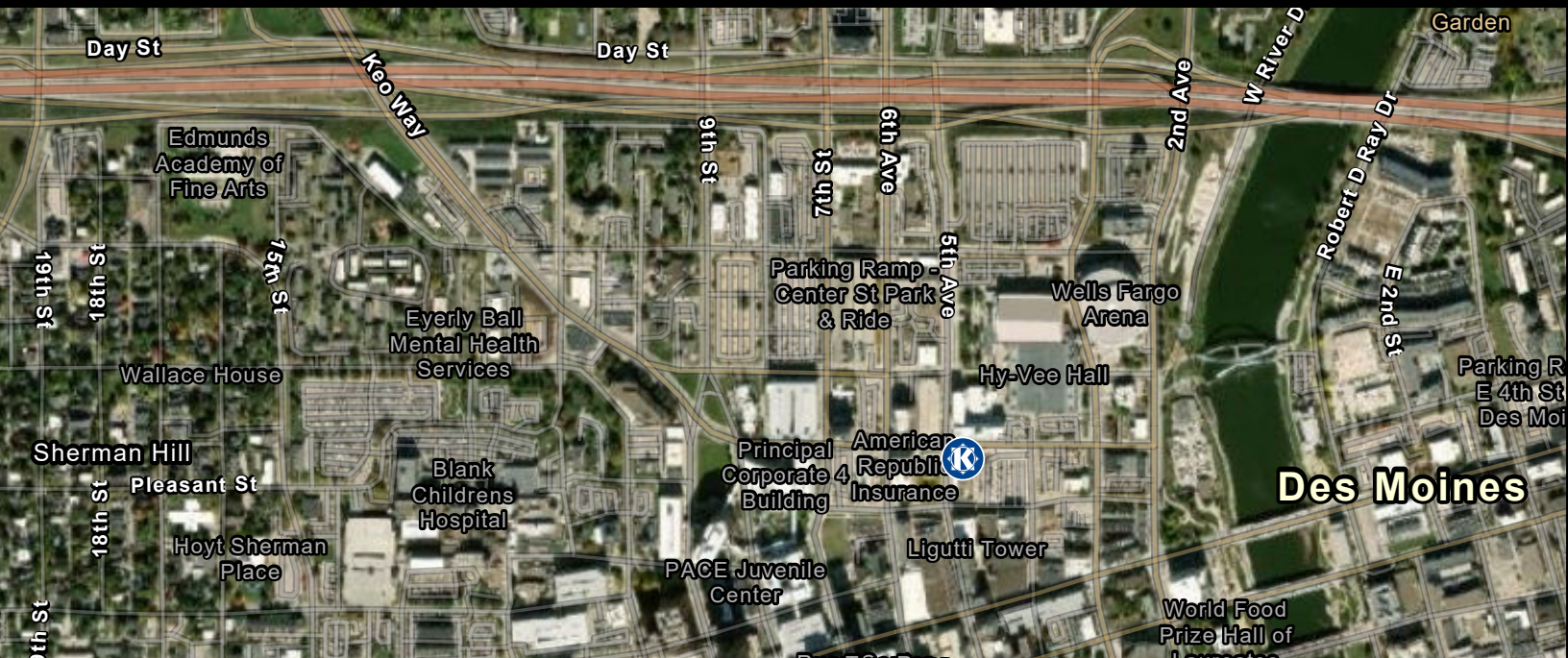
\$997

Lunch



\$1,507

Dinner



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