

LINC

210 SW 11th Street
Des Moines, IA
www.cbre.com/desmoines

Trendy, 1st Floor Retail or Office space available in a newly constructed, 5-story mixed use building. LINC is located prominently at the corner of SW 11th Street & ML King Parkway and is the gateway to Hubbell Realty Company's Gray's Station development, a modern urban neighborhood that is breaking the norm of living Downtown. Gray's Station combines the vibrancy of the City with the connectivity to the outdoors and will eventually be home to over 5,000 residents in for-sale ranch-style homes, condominiums, ROW townhomes, and apartments.

Available Space

- + Suite 6: 2,296 SF
 - 1st generation space
 - TI Allowance: \$25.00/SF (5 Year Term Minimum)
- + Suite 7: 2,243 SF
 - 2nd generation space
 - Outdoor patio
 - Grease interceptor connection
- + Suites can be combined for up to 4,539 SF

Lease Rate

- + \$18.00/SF NNN
- + OPEX: \$3.01/SF

Building Features

- + 14' Ceilings
- + Walking Trails, Bike Paths, and Bridge Connection to Gray's Lake
- + Co-tenants include Gray's Pub & Patio, Topsy Nails, F45 Fitness and Iowa Spine + Performance

Contact Us

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Licensed in the State of Iowa.

Grant Wright, CCIM

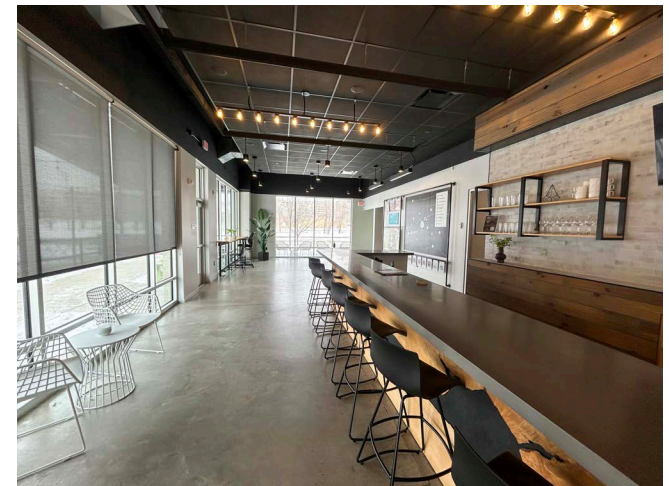
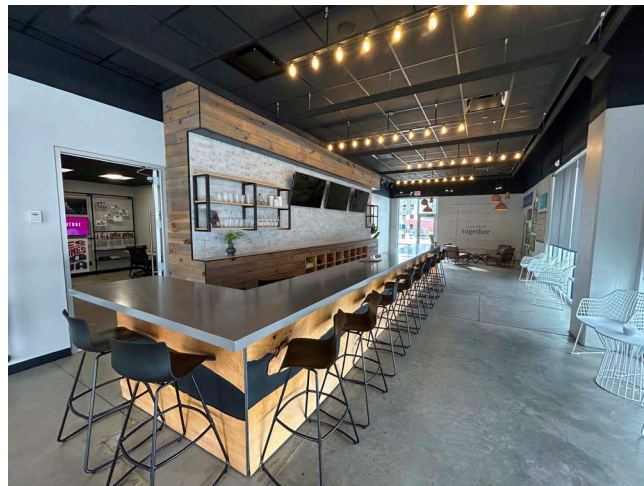
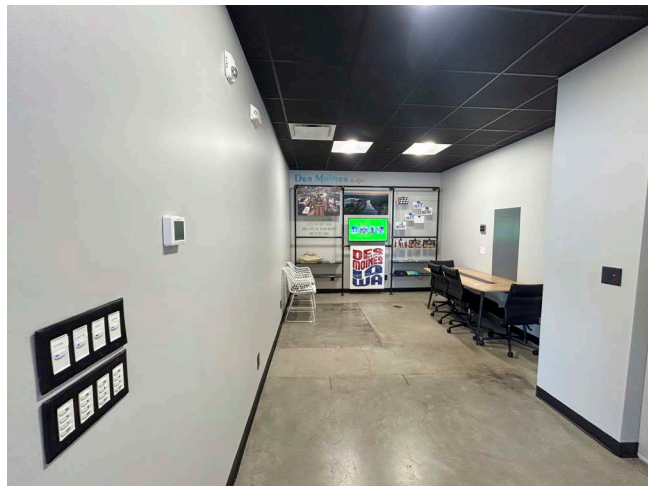
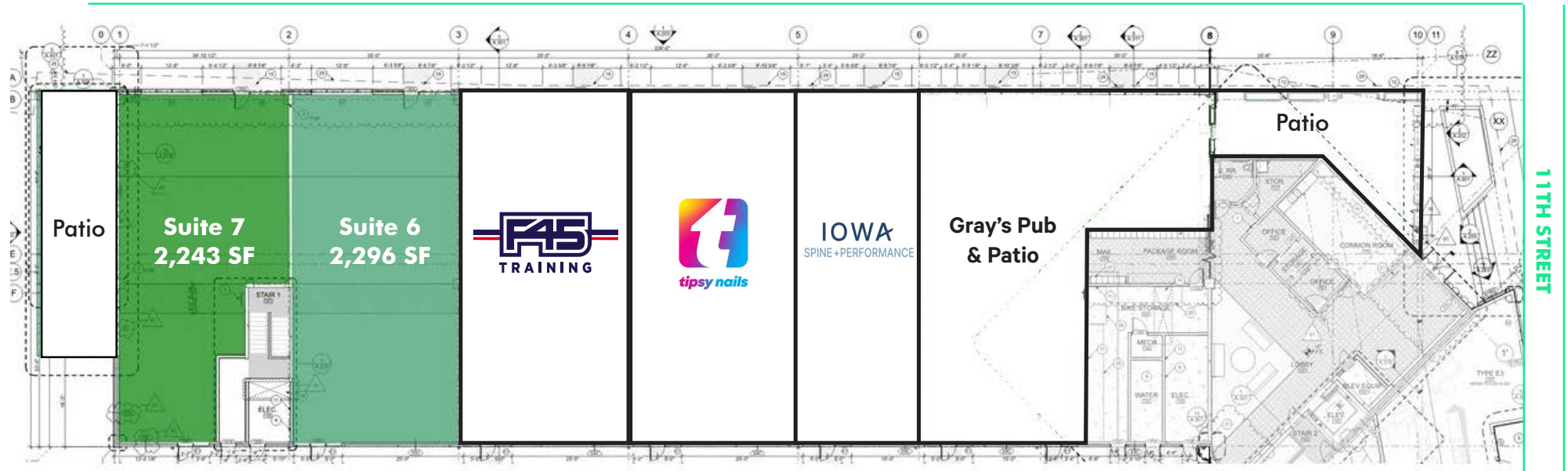
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Within walking distance to over 1,500 apartment units south of MLK Parkway



Floor Plan

MARTIN LUTHER KING PARKWAY JR.



Site Plan





South MLK Master Plan



Location



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