

FOR LEASE

3,888 SF | RETAIL/OFFICE



PARK AVENUE PLAZA

3218 SW 9th Street | Des Moines, IA 50315

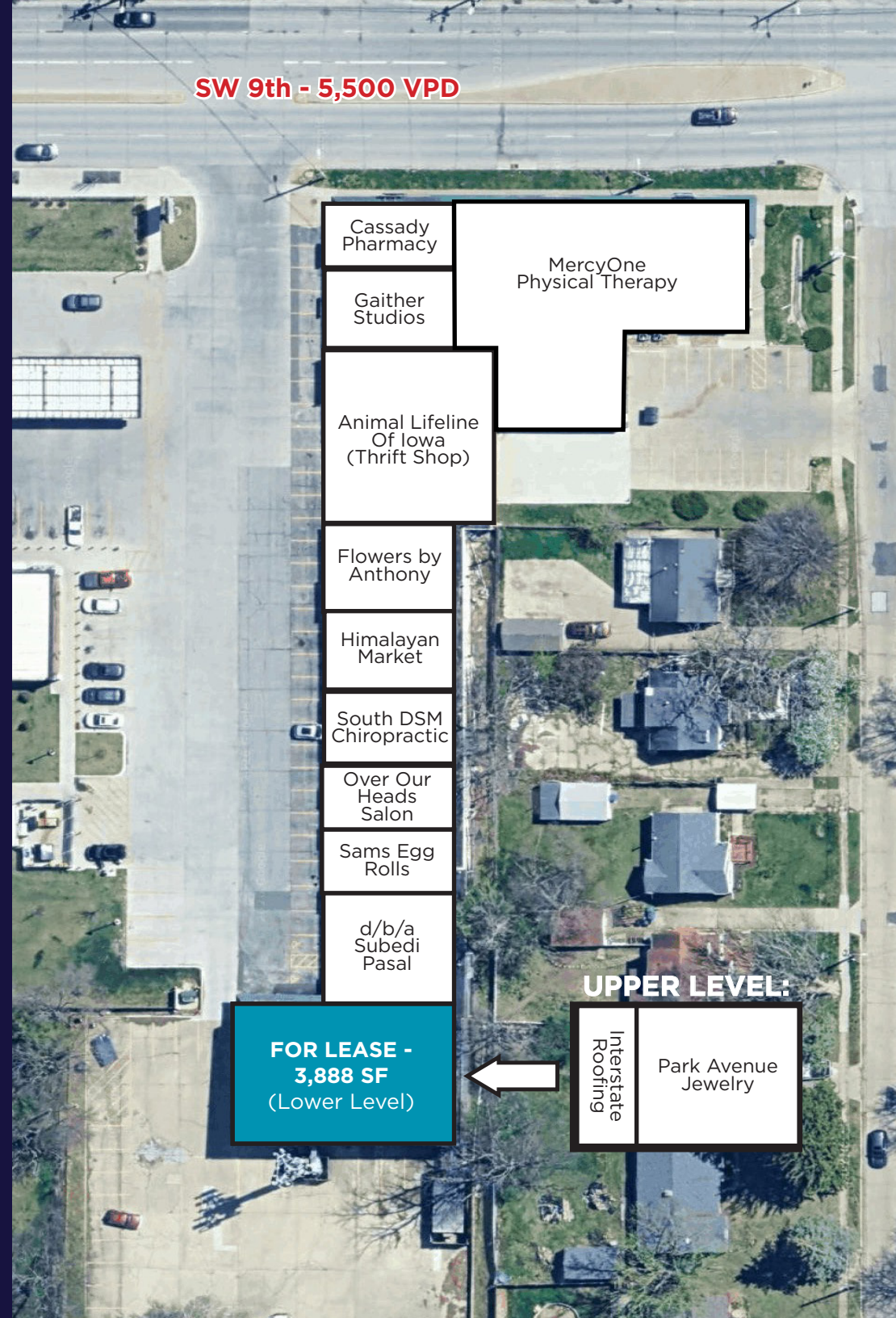
PROPERTY OVERVIEW

- Situated on the SW 9th Street corridor, one of the south side's highest-traffic commercial thoroughfares
- Part of Park Avenue Plaza, an established multi-tenant retail center with a proven track record of occupancy dating back to 1966
- Flexible mixed-use district zoning allows for a wide range of retail, service, restaurant, and office users without the need of rezoning
- Anchored by Mercy Clinic Physical Therapy and other active tenants including Sam's Egg Rolls, providing built-in foot traffic and customer draw

Lease Rate:	\$7.00 PSF NNN
Site Area (Acres)	1.62 AC
Total Building Size (SF)	27,638 SF
Zoning	MX-1 (Mixed Use District)
Year Built	1967
Floors	2

Available Suites

Suite	Available SF
Lower Level	3,888 SF



SW 9th - 5,500 VPD



**FOR LEASE -
3,888 SF
(Lower Level)**

UPPER LEVEL:
Interstate Roofing
Park Avenue Jewelry

Area Map





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