

[ 505 5th Avenue • Des Moines, Iowa ]



E | B

Insurance Exchange Building

# The Historic Insurance Exchange Building



Nestled in the heart of Des Moines' vibrant Central Business District, this prestigious office space combines the charm of yesteryear with modern amenities. This property offers tenants a unique blend of architectural character and contemporary functionality. Soaring ceilings, expansive windows, and original architectural details create an inspiring work environment, while state-of-the-art technology infrastructure ensures seamless operations for today's businesses. This rare opportunity allows companies to establish their presence in a landmark structure, surrounded by the energy and convenience of downtown Des Moines.



# Building Amenities

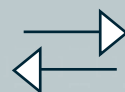
Exceptional flexibility allows for effortless customization to suit the unique objectives and requirements of any organization. The thoughtfully designed spaces, ranging from open-plan work areas to collaborative hubs, are optimized to enhance productivity and nurture a strong sense of community. This extraordinary office building provides an enchanting and motivational setting that sparks creativity and empowers businesses to flourish in a seamless blend of historical charm and modern functionality.



SHARED CONFERENCE ROOM 5TH FLOOR



CLOSE PROXIMITY TO THE RIVERFRONT YMCA



SKYWALK ACCESS



PROPERTY MANAGEMENT ON SITE



ONSITE PARKING GARAGE

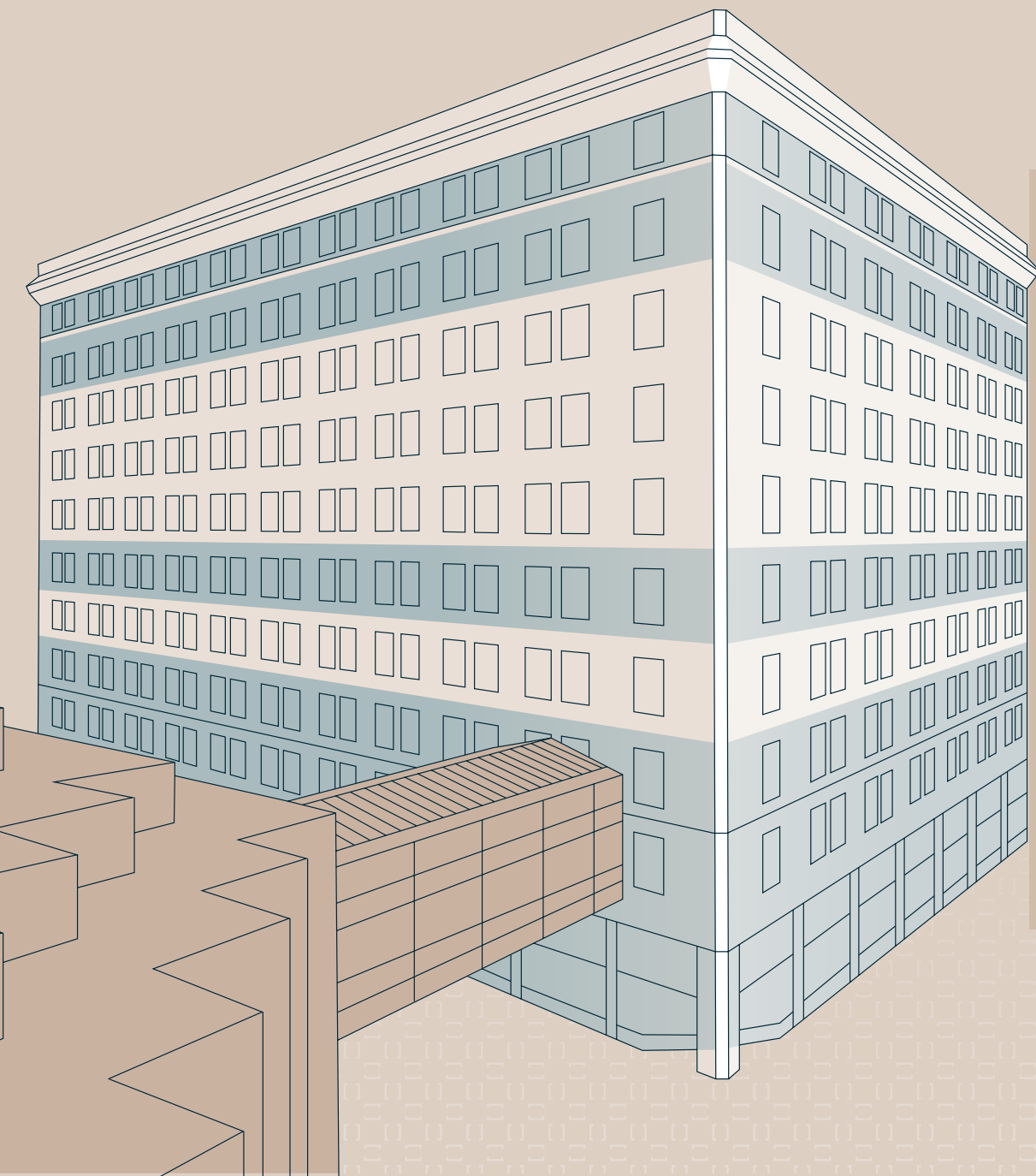


RENOVATED LOBBY

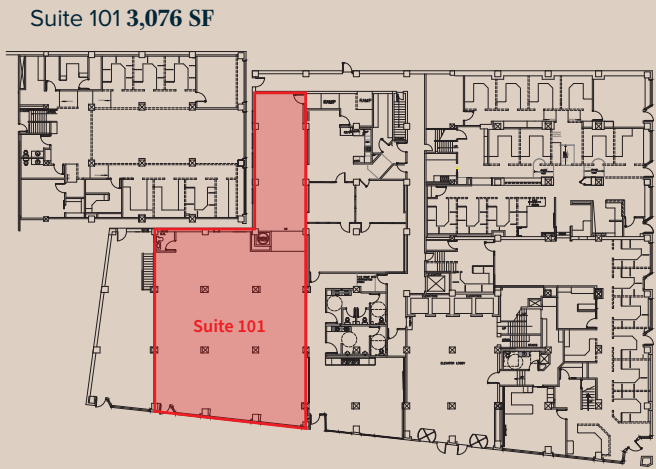


# Space Availability

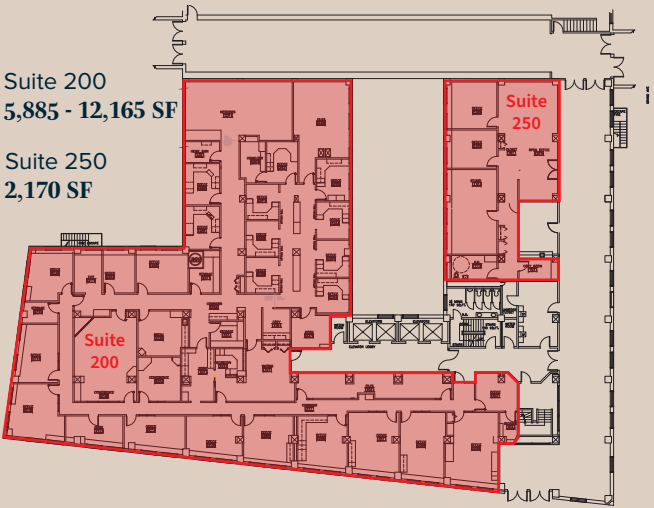
Find Your Next Business Address



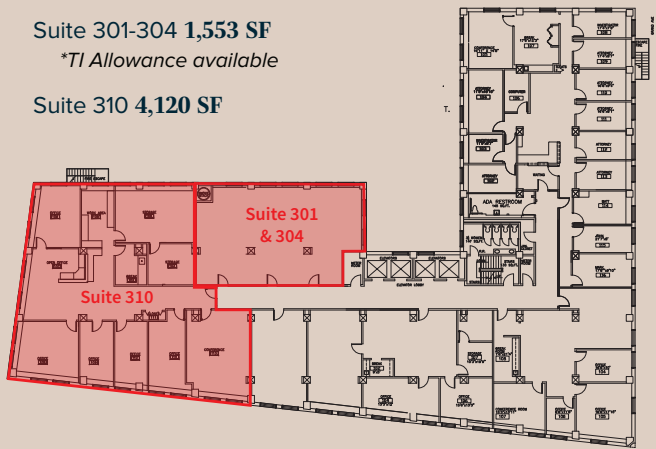
- [ Floor 10 ] 5,739 SF
- [ Floor 9 ] Up to 11,110 SF
- [ Floor 5 ] +/-2,140 SF
- [ Floor 3 ] Up to 5,673 SF
- [ Floor 2 ] Up to 14,335 SF
- [ Floor 1 ] 3,076 SF



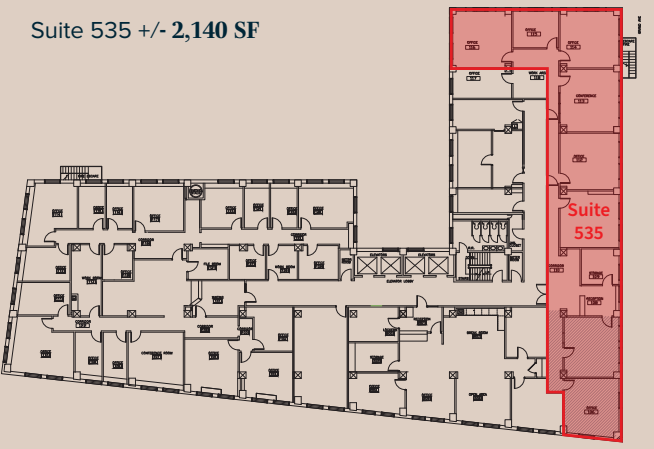
Floor 1



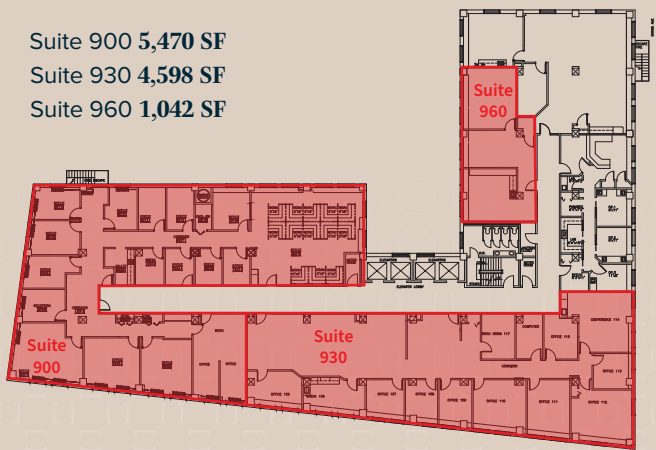
Floor 2



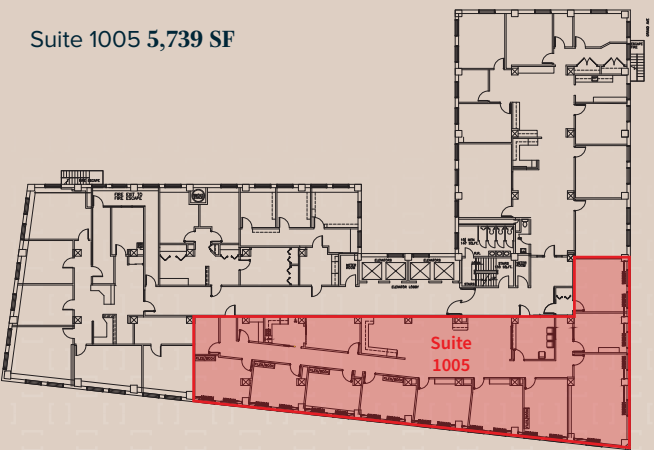
Floor 3



Floor 5



Floor 9



Floor 10



Principal  
Financial  
Group

Lumen

Ruan  
Center



Equitable  
Building

Hub  
Tower

Financial  
Center

EMC

Nationwide,  
American Equity,  
Mavericks

Americana

Ford &  
Garland

Wellmark

Marriott

Des Lux  
Hotel

901 Parking  
Garage

University of Iowa Tippie  
College of Business - DSM

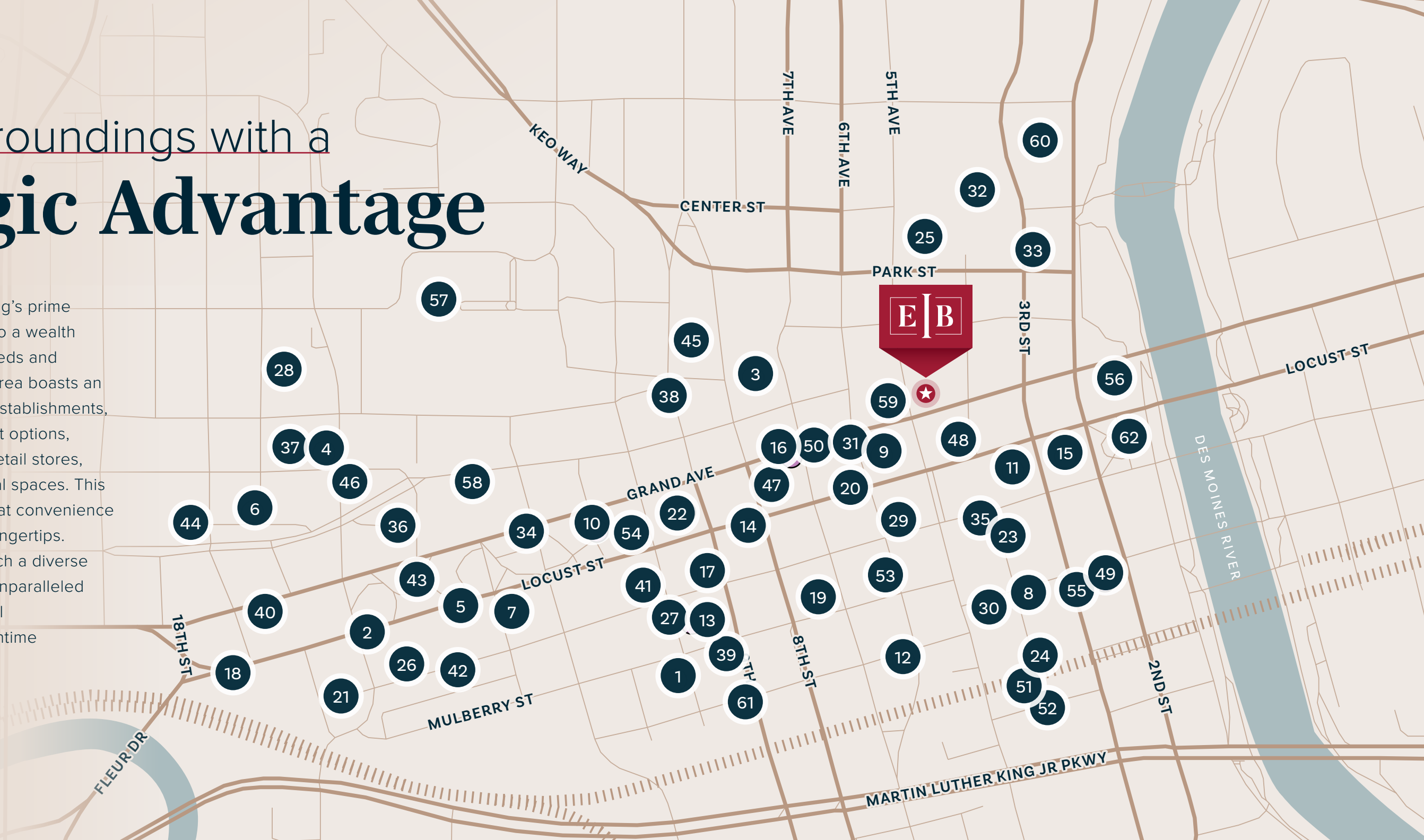
Central  
Library

The Power of Proximity:  
**Our Corporate  
Neighbors**



# Vibrant Surroundings with a Strategic Advantage

The Insurance Exchange building’s prime location provides easy access to a wealth of amenities that address all needs and preferences. The surrounding area boasts an impressive selection of dining establishments, coffee shops, and entertainment options, complemented by a variety of retail stores, fitness facilities, and recreational spaces. This strategic positioning ensures that convenience and leisure are always at your fingertips. The exceptional proximity to such a diverse range of amenities creates an unparalleled environment where professional pursuits, personal life, and downtime blend effortlessly.



- |                                           |                                                |                                                                         |                                              |                                              |                                                       |
|-------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------|----------------------------------------------|-------------------------------------------------------|
| 1. 10th Street Lofts                      | 12. DART Central Station                       | 22. FHLB                                                                | 32. Iowa Events Center                       | 43. Pappajohn Sculpture Park                 | 54. Temple for Performing Arts/Centro                 |
| 2. 14Forty                                | 13. Dentons Davis Brown/Akebono 515            | 23. Fong's Pizza/The Royal Mile/Insomnia Cookies/Pho Real Kitchen & Bar | 33. Jethro's BBQ All Stars                   | 44. Power Life Yoga Barre Fitness - Downtown | 55. The CC / Stuffed Olive                            |
| 3. 801 Chophouse/Basil's/Main Street Cafe | 14. Des Lux Hotel                              | 24. Hessen Haus                                                         | 34. John and Mary Pappajohn Education Center | 45. Principal Financial Group                | 56. U.S. Federal Courthouse                           |
| 4. A Dong Restaurant                      | 15. Des Moines Civic Center                    | 25. Hilton Des Moines Downtown                                          | 35. Kirkwood Lofts/Wasabi Tao                | 46. QuikTrip                                 | 57. UnityPoint Health - Iowa Methodist Medical Center |
| 5. Americana                              | 16. Des Moines Marriott Downtown               | 26. Horizon Line Coffee                                                 | 36. Krause Gateway Center                    | 47. R&T Lofts/Hello Marjorie                 | 58. Wellmark Blue Cross and Blue Shield               |
| 6. Big Grove Brewery & Taproom            | 17. Des Moines Public Schools                  | 27. Hotel Fort Des Moines                                               | 37. Lua Brewing                              | 48. Renaissance Des Moines Savery Hotel      | 59. Wellmark YMCA                                     |
| 7. Blu Thai Food and Sushi                | 18. Dot-Dash (formerly Meredith Corp.)         | 28. Hoyt Sherman Place                                                  | 38. Lumen                                    | 49. RoCA                                     | 60. Wells Fargo Arena                                 |
| 8. Blue Sushi Sake Grill                  | 19. EMC Insurance Companies Headquarters       | 29. Hub Tower                                                           | 39. Malo                                     | 50. Ruan Center                              | 61. West End Architectural Salvage                    |
| 9. Capital Square                         | 20. Equitable Building/Pot Belly Sandwich Shop | 30. Hy-Vee Grocery Store                                                | 40. Mid-American Energy                      | 51. Rumely Lofts                             | 62. World Food Prize Hall of Laureates                |
| 10. Central Library                       | 21. Exile Brewing Company                      | 31. Hyatt Place Des Moines/Downtown                                     | 41. Nationwide                               | 52. Science Center of Iowa                   |                                                       |
| 11. Cowles Commons                        |                                                |                                                                         | 42. Noce                                     | 53. Surety Hotel                             |                                                       |



## Insurance Exchange Building

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