

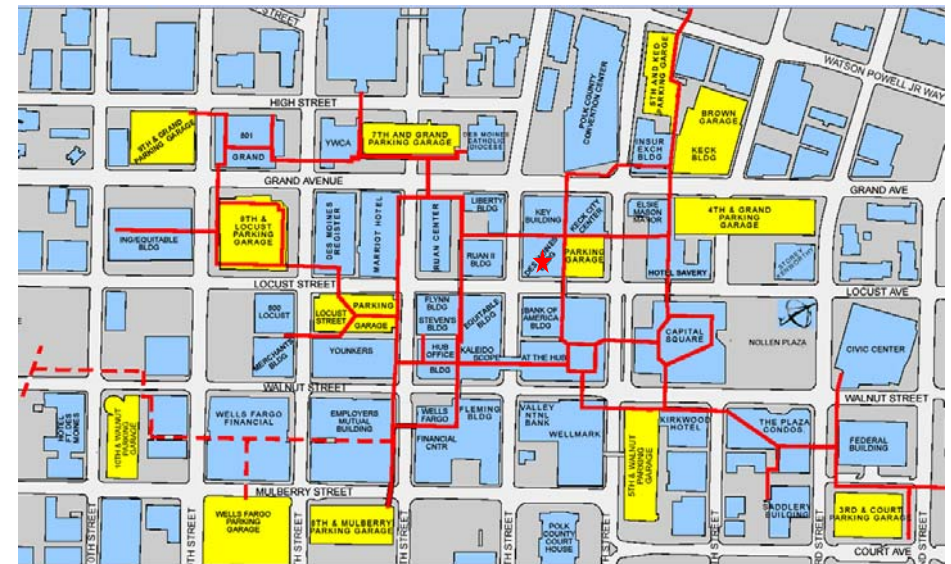


## DES MOINES BUILDING- OVERVIEW

The Des Moines Building is a well-known landmark building with an excellent location and prestigious address in the heart of the Des Moines Central Business District. The Des Moines Building, constructed in 1931, is a 14-story Art Deco-style building with a marble and masonry façade. It is connected to the extensive downtown skywalk system, which provides climate-controlled access from the property to most other offices, restaurants, hotels and parking garages in downtown Des Moines. Due to its excellent location and historic architecture, the Des Moines Building will remain a prestigious building in Des Moines for many years to come.

PROPERTY:	405 - 6 <sup>TH</sup> Avenue Des Moines, IA 50309
SIZE:	High Rise - 14 stories 132,418 square feet  Annex - 3 Stories 16,896 square feet
OCCUPANCY:	21.8%
TYPICAL FLOOR PLATE:	High Rise Floors 1-2 = 11,837 sf Floors 3-14 = 9,224 sf  Annex - 5,632 sf
ELEVATORS:	4 - Passenger Elevators 1 - Freight - Annex
SITE:	High Rise - 11,837 sf Annex - 5,909 sf

ZONING:	C-3 - Central Business District
YEAR BUILT:	High Rise -1931 Annex - 1950
PRICE:	\$1,600,000.00
REAL ESTATE TAXES:	\$71,774.00
ASSESSED VALUE:	\$1,542,500.00



Des Moines Skywalk System (City of Des Moines)