

HUB TOWER

699 Walnut Street, Des Moines, IA 50309



Property Information

- Class A signature office building
- Great CBD location on the skywalk
- 15,518 SF floor plates
- Lease Rate: \$17.00/SF FSG
- Executive parking available in the lower level
- General parking available within close proximity to building
- On site security
- Shared conference facility
- New roof
- New mechanical system
- Card access security
- Upgraded lobby and common areas

Floor	Available SF
18	3,854
14	15,518
15	6,008
13	10,796
6-10	77,590
2	Skywalk
1	Lobby

Kevin Crowley, SIOR 515-453-5429

Jason Lozano 515-453-5471

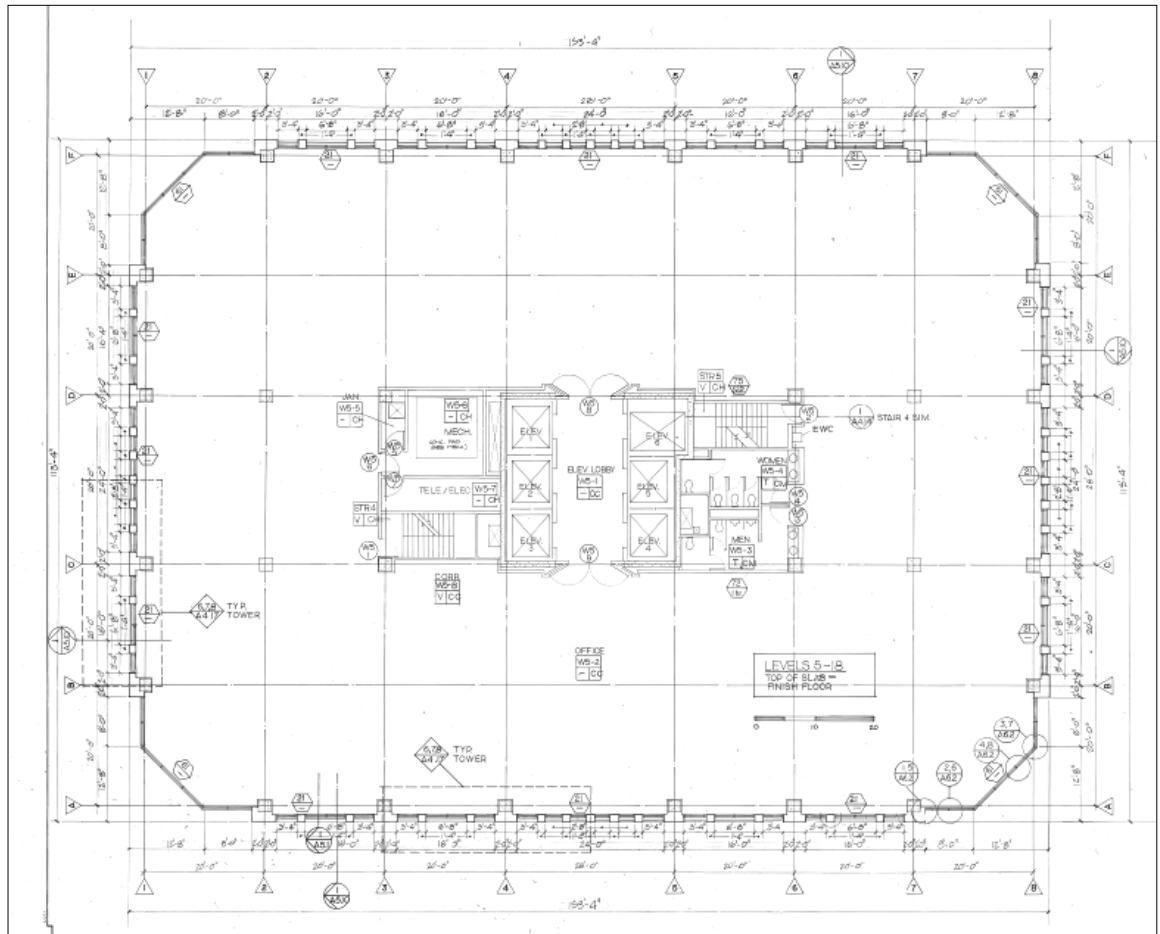
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FACT SHEET

MARKETED EXCLUSIVELY BY: JASON LOZANO & KEVIN CROWLEY

ADDRESS:	699 Walnut Street, Des Moines, Iowa 50309
YEAR BUILT:	1985
OWNER:	Employers Mutual Casualty Company
MANAGED BY:	EMC Insurance Companies
LOAD FACTOR:	1.18
BUILDING TYPE:	Twenty story high-rise office building with subterranean parking. The exterior envelope consists predominantly of red face brick with concrete masonry backup and aluminum and glass curtain wall.
LOCATION:	Northeast corner of 7 th and Walnut on approximately one-fourth city block in the heart of the Des Moines Central Business District.
Gross Rentable Area:	282,529 square feet
FLOOR PLATE:	Typical floor plate is 15,518 rentable square feet
CEILING HEIGHTS:	Approximately 8'-6" (Floor to deck height is 12'-2")
PARKING RATIOS:	1 per 4,000 RSF in the below-grade parking level (74 stalls). There are also 3 city owned parking ramps located within 3 blocks.
ELEVATORS:	Six high speed passenger elevators serve the parking level thru the 20 th floor.
RESTROOMS:	Each floor is equipped with a bank of men's and women's restrooms.
TYPICAL OFFICE:	2' x 2' acoustical ceiling (Armstrong tiles in standard grid. Carpet with 4" resilient base, steel stud and gypsum partitions, finished with paint, wall covering or fabric. Solid core 3' x 8' oak veneer doors, 2' x 4' parabolic fluorescent lighting, air diffusers are 2' square with 4-way blowing and thin slat venetian blinds at windows for sun control.
CLIMATE:	Electrical variable air volume heat boxes, a constant air movement system, heat the building. Cooling towers located on the roof provide chilled water for the air conditioning system.
FIRE SAFETY:	Sprinklered throughout with fire alarms and smoke detection equipment continually monitored. Building is equipped with an emergency generator to supply power for emergency services in case of power outages.
SECURITY:	Security staff on-site during business hours and 24 hour monitoring from remote site. All exterior doors are monitored with cameras and card access system.
CLEANING:	Janitorial service will be provided Monday through Friday.
ELECTRICAL:	The property is located on a "spot network" providing reliable and redundant electrical service.