



OFFICE SPACE FOR LEASE

1300 Walnut Street

DES MOINES, IOWA

CBRE



Historic office building on the cultural corridor of Walnut Street located in the Western Gateway of Des Moines.

The property is located within easy walking distance to numerous restaurants and attractions including The Walnut, Vibes Kitchen & Bar, Jimmy John's, Ritual Café, Blu Thai Food and Sushi, Horizon Line Coffee, Exile Brewing and the Pappajohn Sculpture Park.

Listing Details



Available Suites

- Suite 100 - 3,508 RSF (turnkey office space)
- Suite 102 - 2,893 RSF (former medical space)



Lease Rates

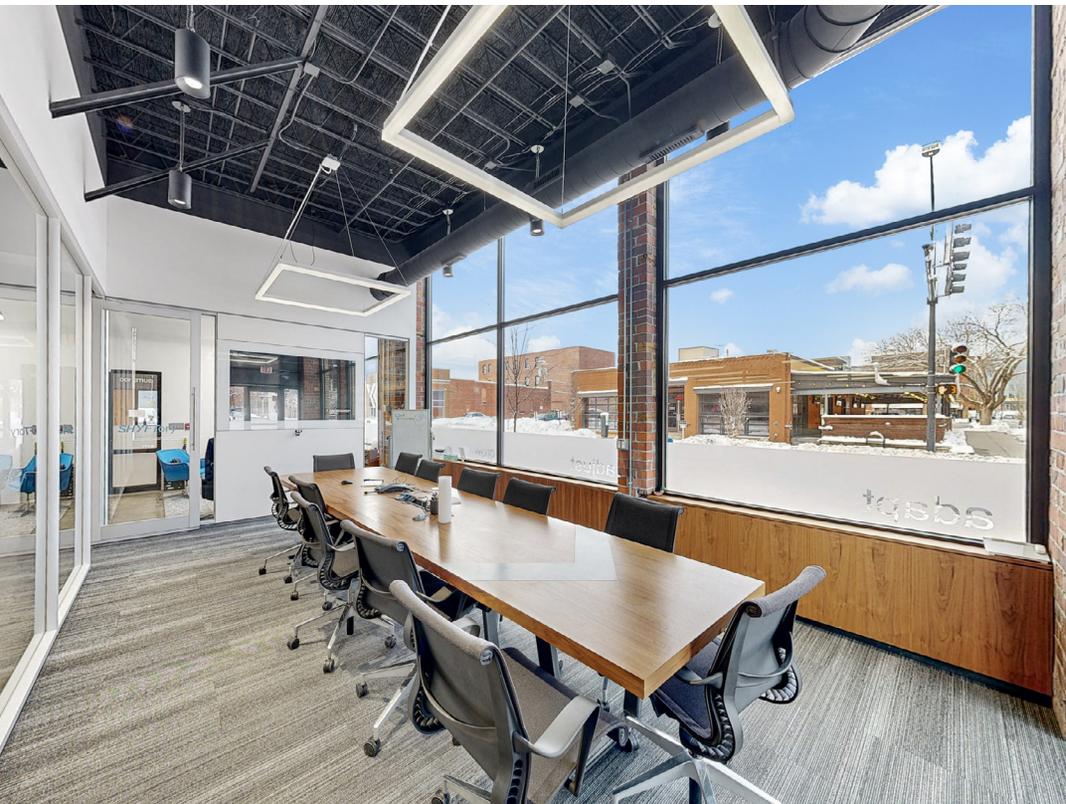
- Suite 100 - \$12.00 / SF NNN
- Suite 102 - \$12.00 / SF NNN
- Operating Expenses - \$13.18 / SF

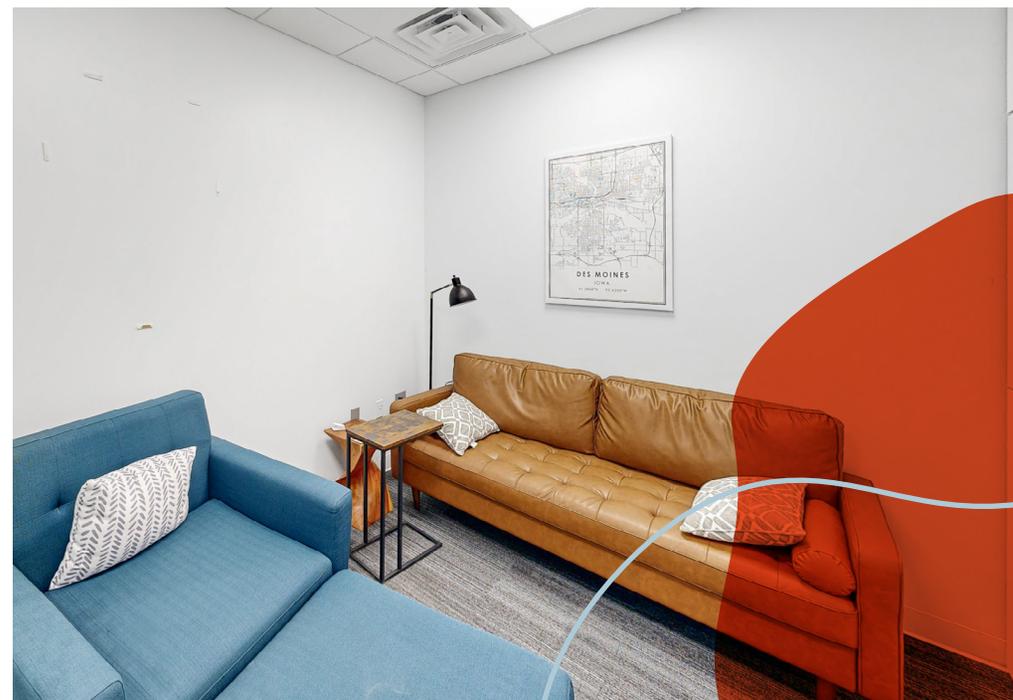
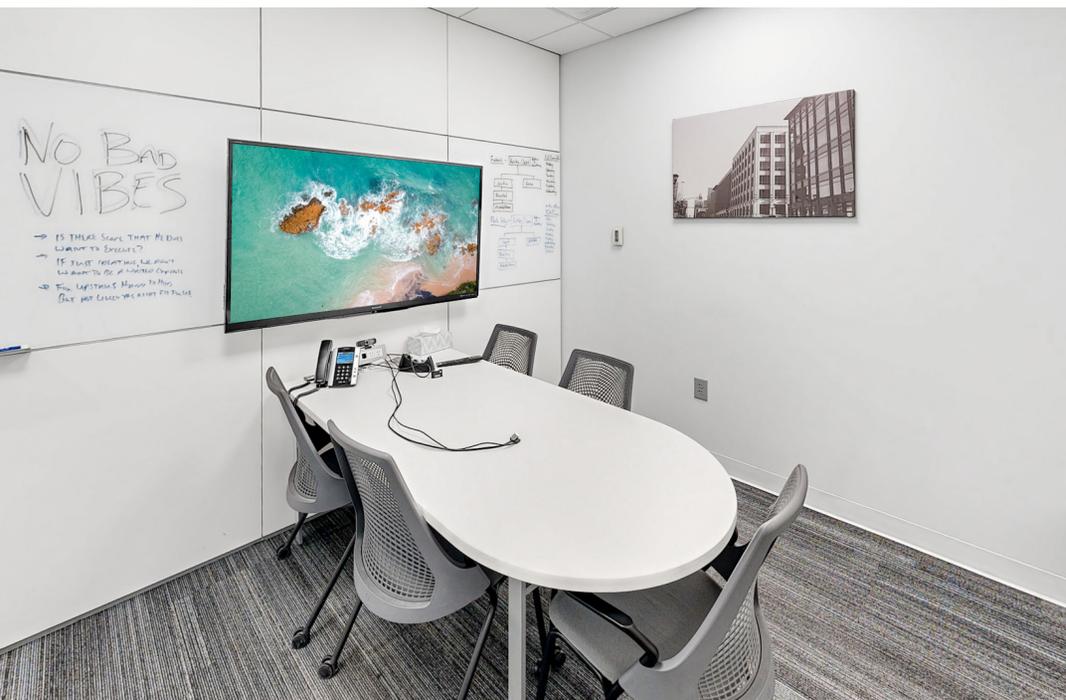
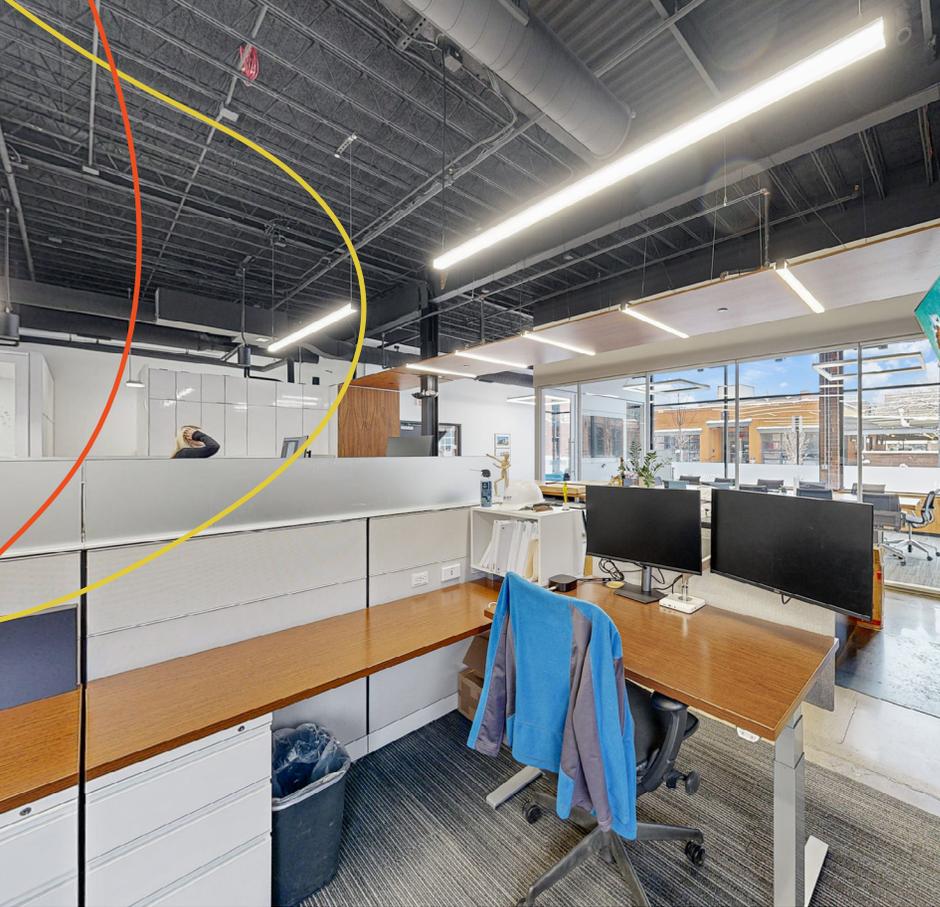


Space Description

- Open ceilings with exposed brick & large windows
- Nearby parking garage available for tenant parking needs
- Tenant improvements available



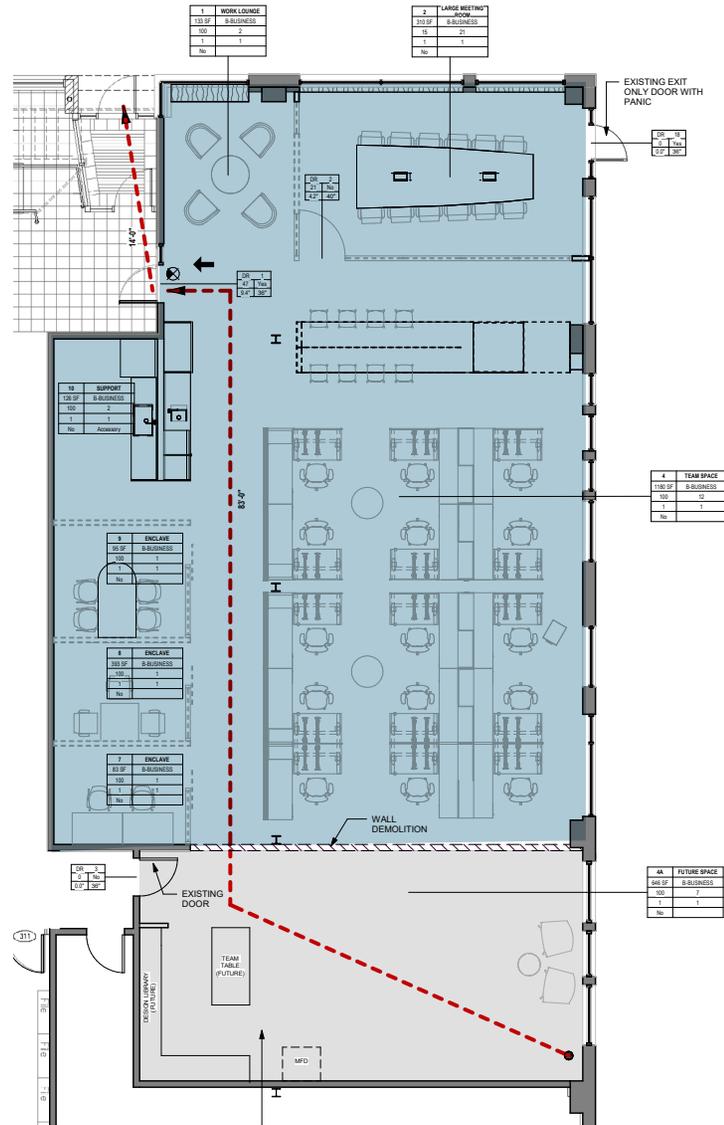




Floor Plans

Suite 100

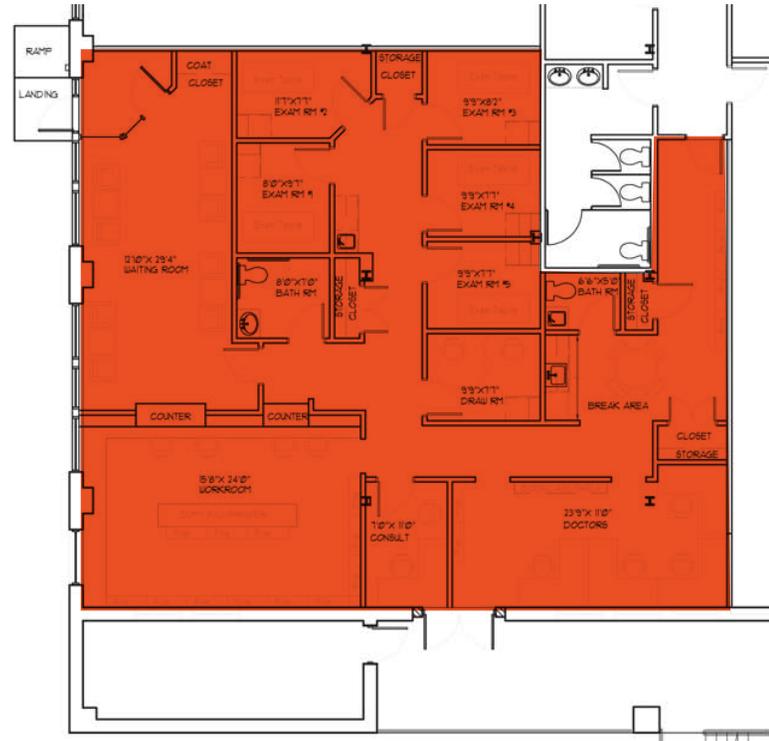
Office Space - 3,508 RSF



[Click Here for Suite 100 Virtual Tour](#)

Suite 102

Former Medical Space - 2,893 RSF

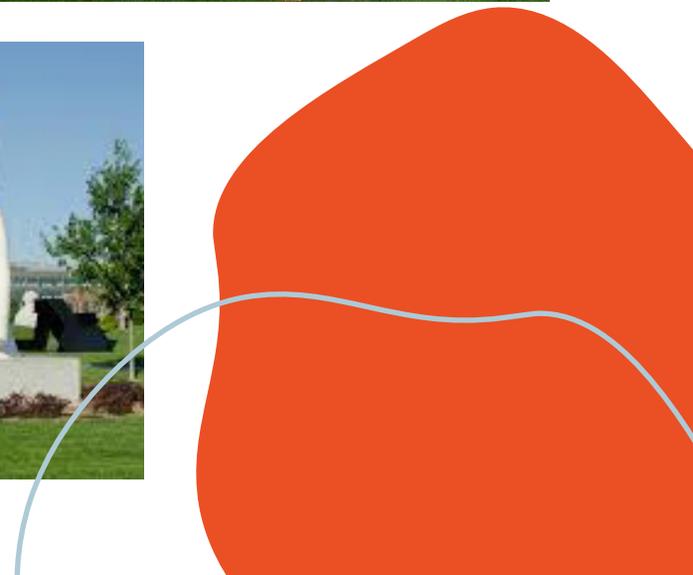


Plans are not to scale.

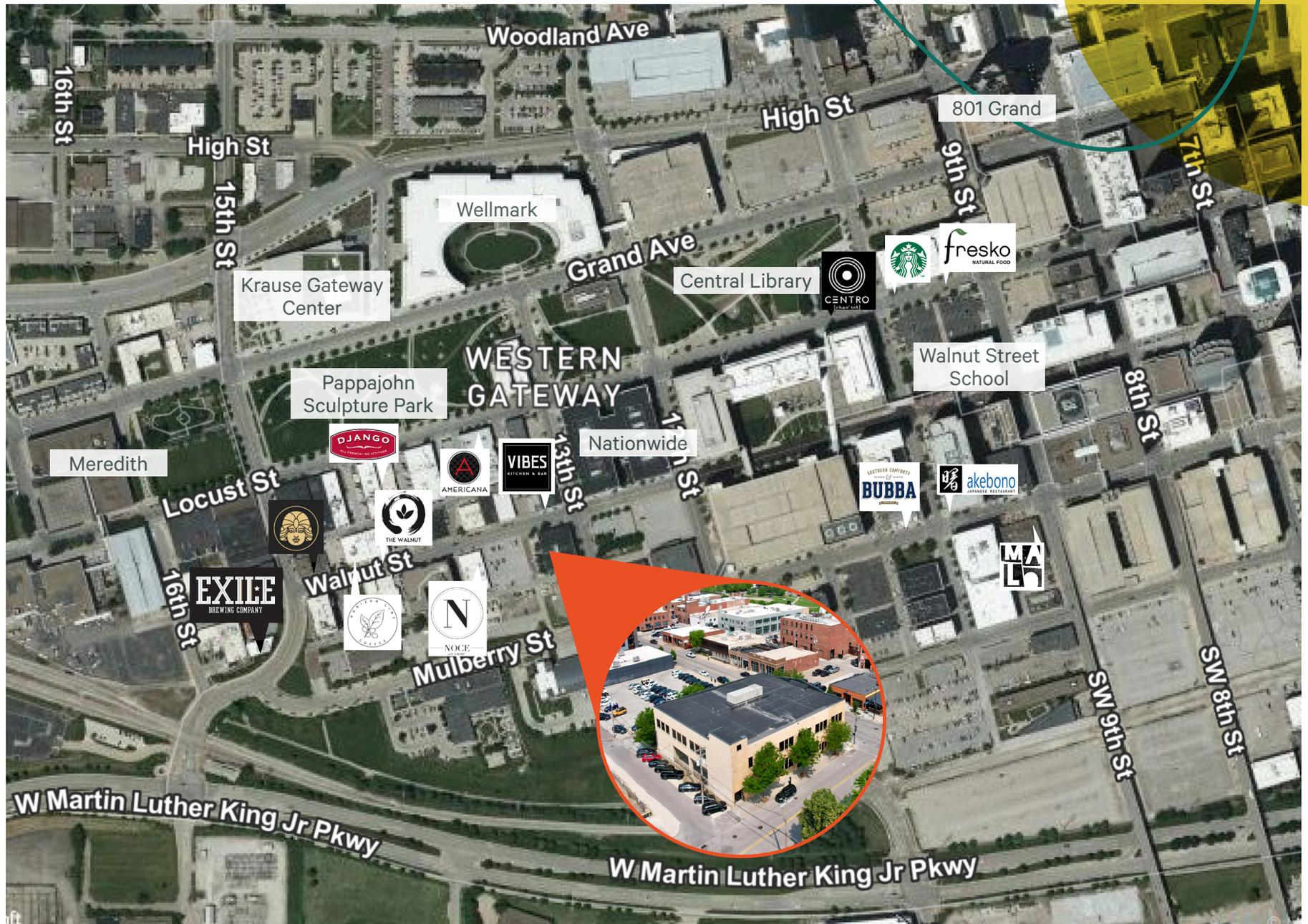
The Neighbors

Pappajohn Sculpture Park

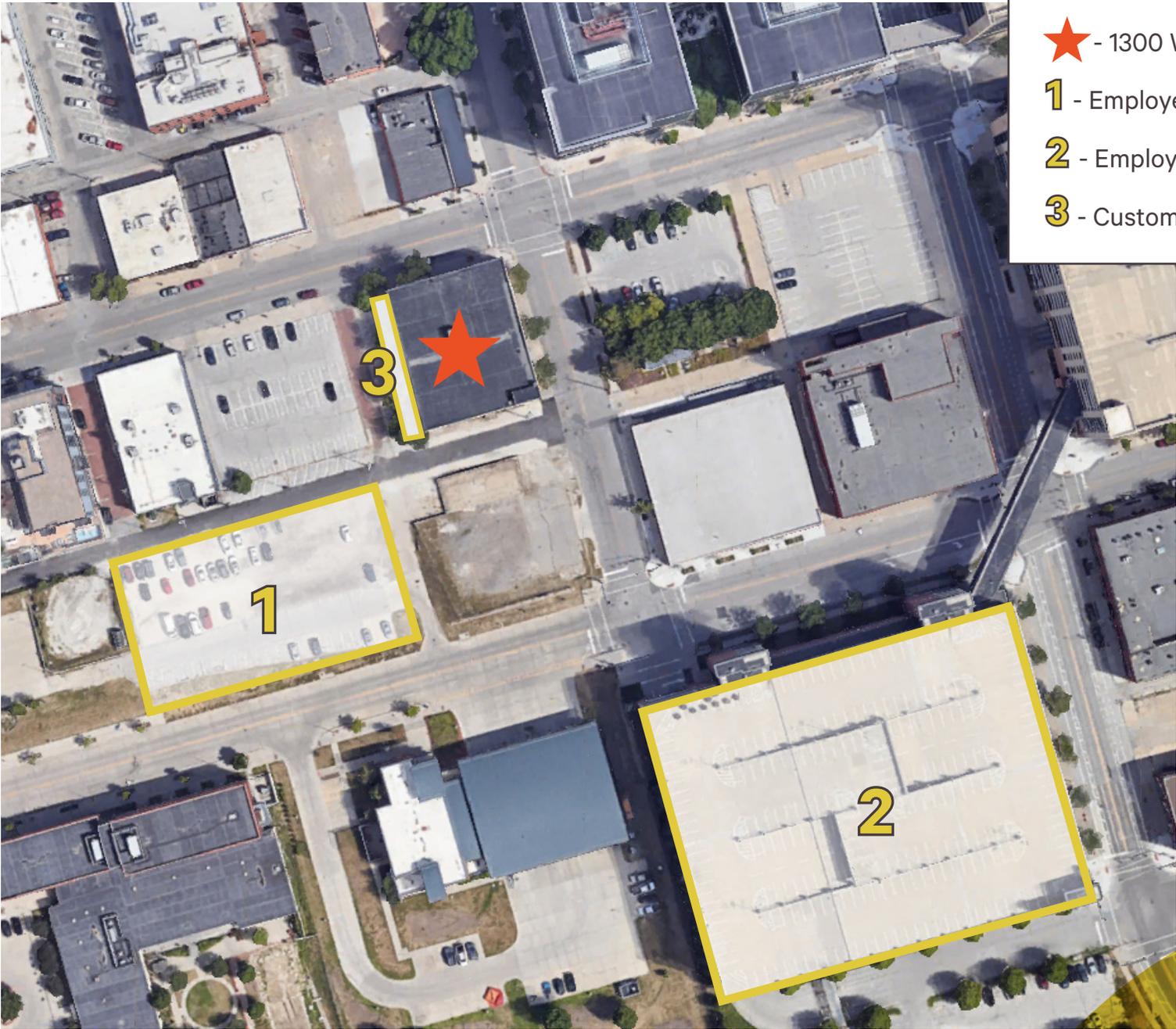
The John and Mary Pappajohn Sculpture Park features artwork by more than two dozen of the world's most celebrated artists. This accessible setting, coupled with the skilled landscape design and caliber of the art, makes it unlike any other sculpture park in the United States. The 4.4 acre park, located within a major crossroads of the urban grid, creates a pedestrian-friendly entryway to downtown Des Moines. The Pappajohns' contribution of more than 30 works for the park is the most significant donation of artwork ever made to the Des Moines Art Center.



Property Location



Parking Map



- ★ - 1300 WALNUT STREET
- 1 - Employee Parking Lot
- 2 - Employee Parking Ramp
- 3 - Customer Parking



Contact Us

RILEY HOGAN

Senior Vice President

+1 515 778 0739

riley.hogan@cbre.com

Licensed in the State of Iowa

BLAKE BOGENRIEF, CCIM

Senior Associate

+1 515 444 8067

blake.bogenrief@cbre.com

Licensed in the State of Iowa

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

