



11,627 SF of Retail or Office Space for Lease

405 SW 5th St
Des Moines, IA



Property Information

405 SW 5th Street anchors the MLK River Park development, which includes 24 acres between 3rd and 5th Street, south of MLK Parkway and extending west to 8th Street. MLK River Park contains 197,627 SF of office space, 49,000 SF of hip restaurants, event space and retail, 28,800 SF of flex space and over 1,250 parking spaces. This premiere development is the essence of urban chic, with single floor foot prints up to 83,583 SF with immediately adjacent parking for employee and customers cars. Tenant build out available to Class A standards or to the design needs of tenant. Immediately adjacent to Principal Park, home of the AAA Iowa Cubs, 300 MLK restaurant and retail complex, the Science Center of Iowa, Kiwanis Miracle League Field, bike paths, hiking trails, bus routes and 3 blocks to the main bus station.

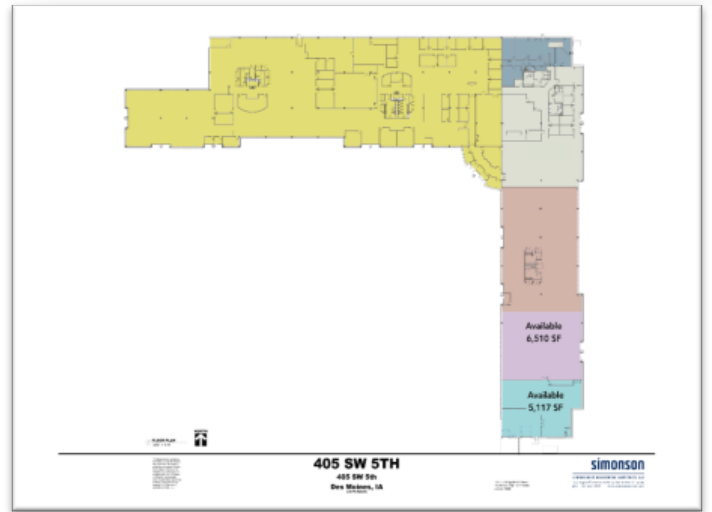
Demographics



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	1 Mile	3 Miles	5 Miles
<i>Population</i>	9,750	103,991	204,799
<i>Day Time</i>	73,252	179,948	268,193
<i>Day Work</i>	69,611	132,435	174,452



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Information listed is believed accurate, but is not guaranteed. Buyer/Lessee should independently investigate all factors to ensure satisfaction with property before completing an offer. Eychaner Properties will present any reasonable written offers to owner.