

# 1710 GUTHRIE AVE

## DES MOINES, IA | 50316

FOR LEASE OR SUBLEASE | 3,000 - 9,000 SF



## CONTACT

**MATT LUNDBERG, SIOR, CCIM**  
Senior Vice President  
+1 515 556 8088  
[mlundberg@iowaca.com](mailto:mlundberg@iowaca.com)

**ALEC WILCOX, CCIM**  
Vice President  
+1 515 210 9446  
[awilcox@iowaca.com](mailto:awilcox@iowaca.com)



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

3737 Woodland Avenue, Suite 100  
West Des Moines, IA 50266  
Main +1 515 309 4002  
[iowacommercialadvisors.com](http://iowacommercialadvisors.com)



## PROPERTY HIGHLIGHTS

**SITE: 4.77 AC**

**BUILDING: 77,270 SF**

**YEAR BUILT: 1980**

- Major capital improvements recently completed
- Close proximity to I-235 and I-80/35
- Excellent visibility on Guthrie Avenue and Dixon Street



## SPACE AVAILABLE

### SUITE AB

- \$6.00 PSF NNN
- 6,000 SF Available
- 1 8'x10' dock door
- 1 rear 8'x8' drive-in door
- Sublease available through 12/31/27
- Ample truck and trailer parking
- 800 SF of office space
- Fully air-conditioned

### SUITE C

- \$6.95 PSF NNN
- 3,000 SF Available
- 400 SF of office
- 1 Dock door (8'x10')
- 1 Drive-in door (12' x 12')



## CONTACT

**MATT LUNDBERG, SIOR, CCIM**  
Senior Vice President  
+1 515 556 8088  
mlundberg@iowaca.com

**ALEC WILCOX, CCIM**  
Vice President  
+1 515 210 9446  
awilcox@iowaca.com



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

3737 Woodland Avenue, Suite 100  
West Des Moines, IA 50266  
Main +1 515 309 4002  
[iowacommercialadvisors.com](http://iowacommercialadvisors.com)



AERIAL

## DEMOGRAPHICS



**445,446**

**Population**

Within 10 Mile Radius



**\$71,331**

**Median Household Income**

Within 10 Mile Radius

|                | 1 Mile   | 3 Mile   | 5 Mile   | 10 Mile  |
|----------------|----------|----------|----------|----------|
| Population     | 10,839   | 80,048   | 173,635  | 445,446  |
| AVG. HH Income | \$63,400 | \$61,806 | \$71,966 | \$87,047 |
| Households     | 3,857    | 31,518   | 70,565   | 179,601  |

## CONTACT

**MATT LUNDBERG, SIOR, CCIM**

Senior Vice President

+1 515 556 8088

mlundberg@iowaca.com

**ALEC WILCOX, CCIM**

Vice President

+1 515 210 9446

awilcox@iowaca.com



**CUSHMAN & WAKEFIELD**

Iowa Commercial Advisors

3737 Woodland Avenue, Suite 100

West Des Moines, IA 50266

Main +1 515 309 4002

[iowacommercialadvisors.com](http://iowacommercialadvisors.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.