



Atrium
at the Hub

FOR LEASE

Atrium at the Hub
655 Walnut Street
Des Moines, IA 50309

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

FOR LEASE

LEASE RATE: Negotiable

AVAILABILITY: Several suites available from 1,000 SF - 15,000 SF

PROPERTY HIGHLIGHTS

- Flexible floor plans
- Office and retail spaces available
- Tenant improvement allowance available
- Convenient access on skywalk and street levels
- Perfect for service industry due to numerous employers in the immediate vicinity
- Transit hub two blocks away

Year Built

1985

Renovated

2024

Number of Floors

2

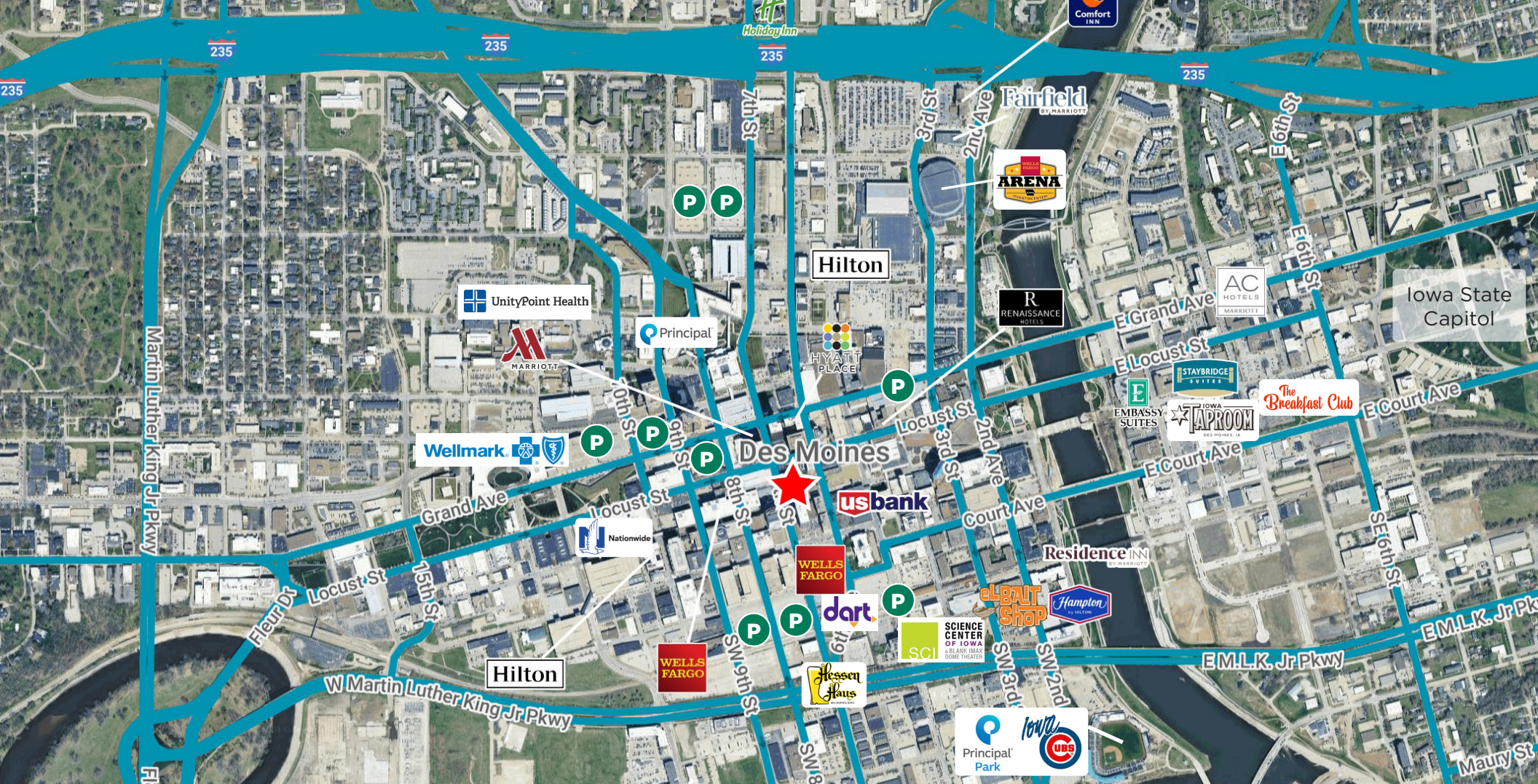
Building Size

68,351

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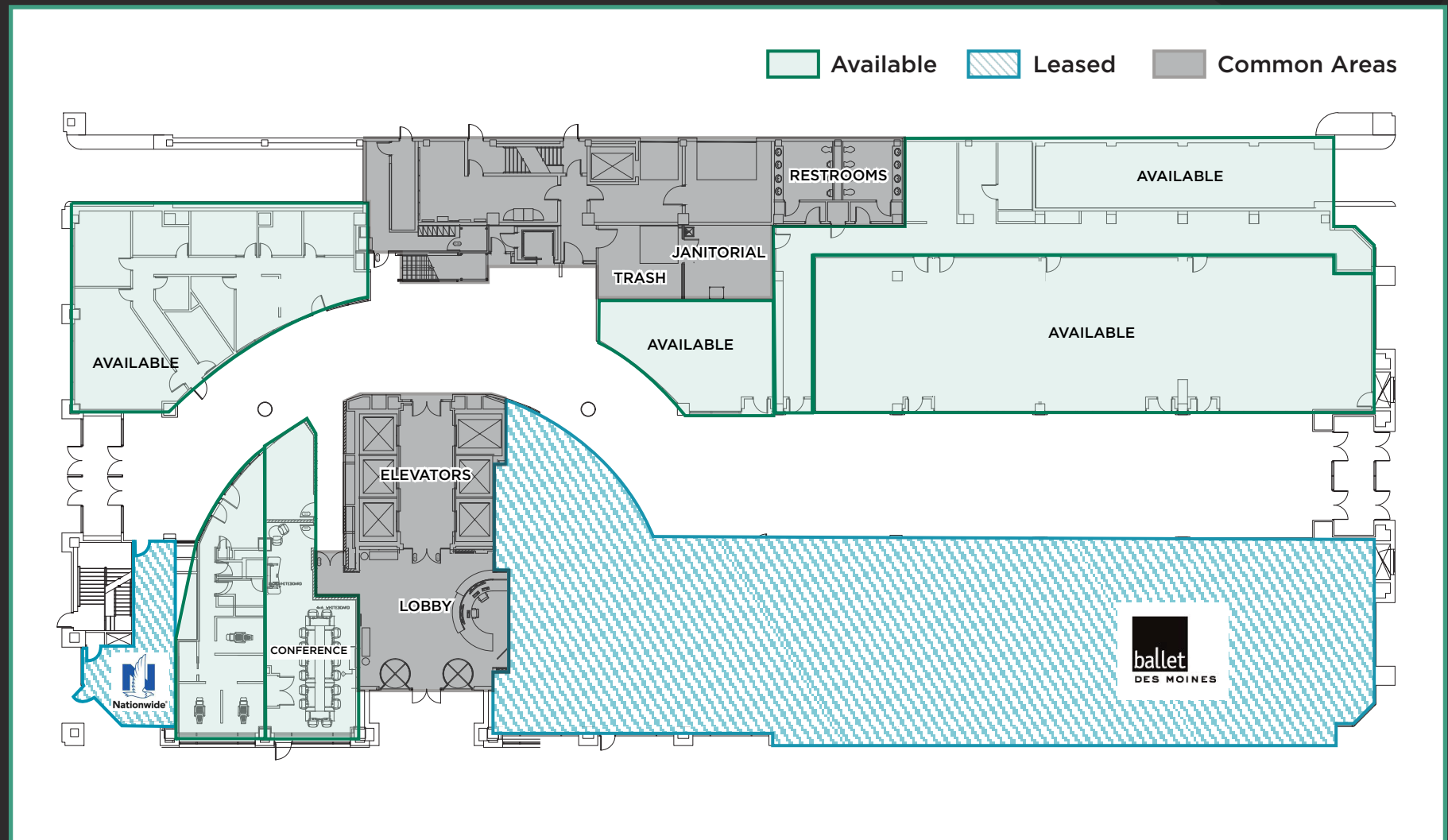
DES MOINES, CENTRAL BUSINESS DISTRICT

Des Moines is the capital and most populous city of Iowa, with a current population, of approximately 216,853 people. Des Moines is a major center of the US insurance industry and has a sizable financial services base. The trade area for the Des Moines Metropolitan area is approximately 950,000 people, which represents 33% of the state's population. Downtown Des Moines Residential population is approximately 9,307.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,078	97,126	207,793
AVG HOUSEHOLD INCOME	\$93,079	\$82,344	\$93,459
WORKFORCE	54,158	122,025	175,331

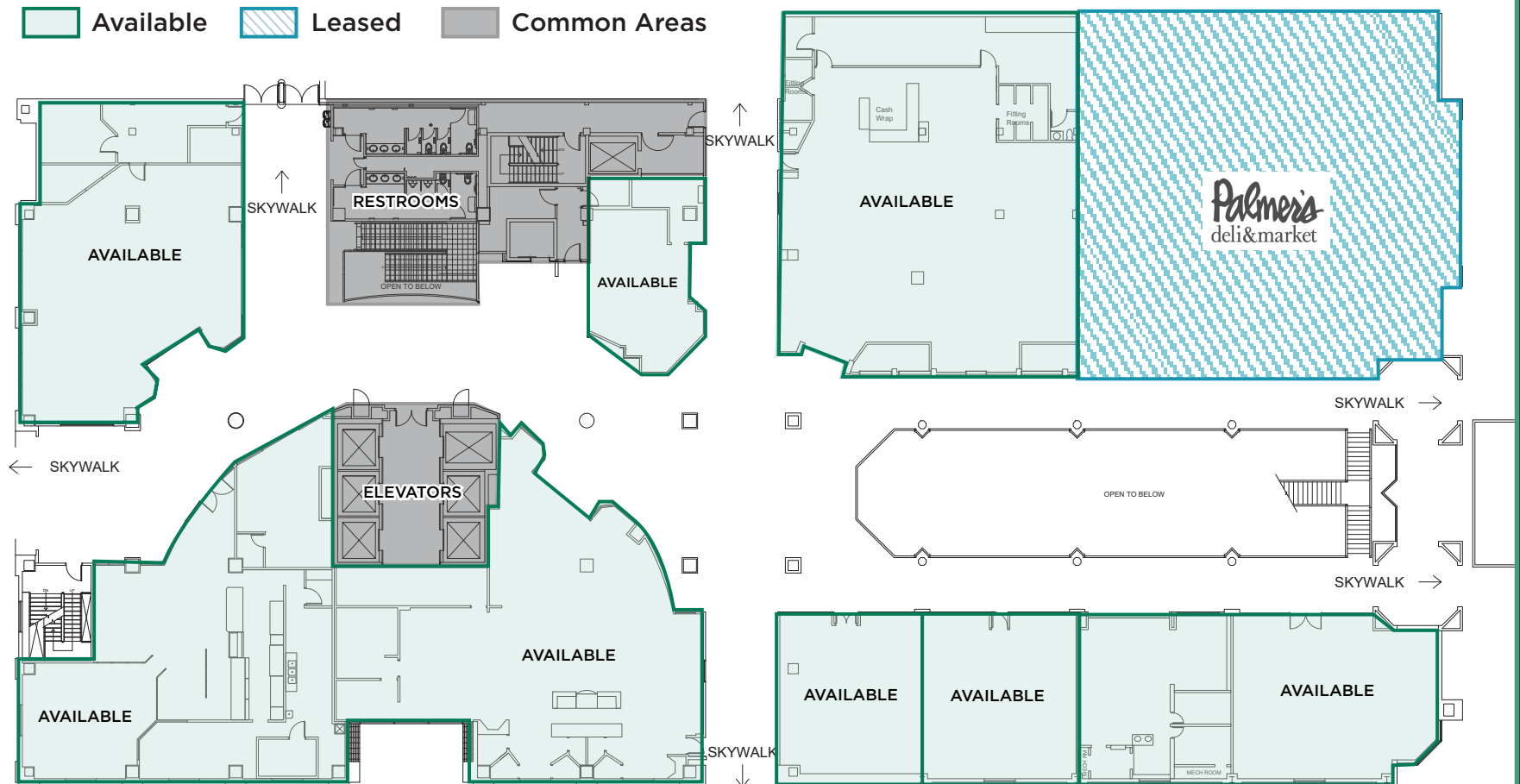
FLOOR PLAN - FIRST FLOOR



SPACE AVAILABLE: 567 - 7,930 RSF

LEASE RATE: NEGOTIABLE

FLOOR PLAN - SECOND FLOOR



SPACE AVAILABLE: 1,200 - 4,600 RSF

LEASE RATE: NEGOTIABLE



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