

HUB TOWER

FOR LEASE

Hub Tower

699 Walnut Street
Des Moines, IA 50309

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

PROPERTY HIGHLIGHTS

LEASE RATE: \$20.00 FSG

AVAILABILITY: 2,127 SF - 70,416 SF

- Class A Office Building
- Conveniently located on the Des Moines skywalk
- Staffed security on site
- Key card elevator access
- Access to underground or covered parking
- Several sized conference rooms suites available for use (at no cost) that can seat 20, 40 or 100 persons
- Access to EMC corporate campus, amenities including state of the art workout and shower facilities and the corporate cafeteria (for monthly fee).
- In-house design team to help determine your best fit for any of our office offerings.
- Competitive Tenant Improvement packages of Turn-key Solutions for seamless buildout.
- Corporate partners to get competitive pricing for all build-outs.

Year Built

1985

Number of Floors

20

Load Factor

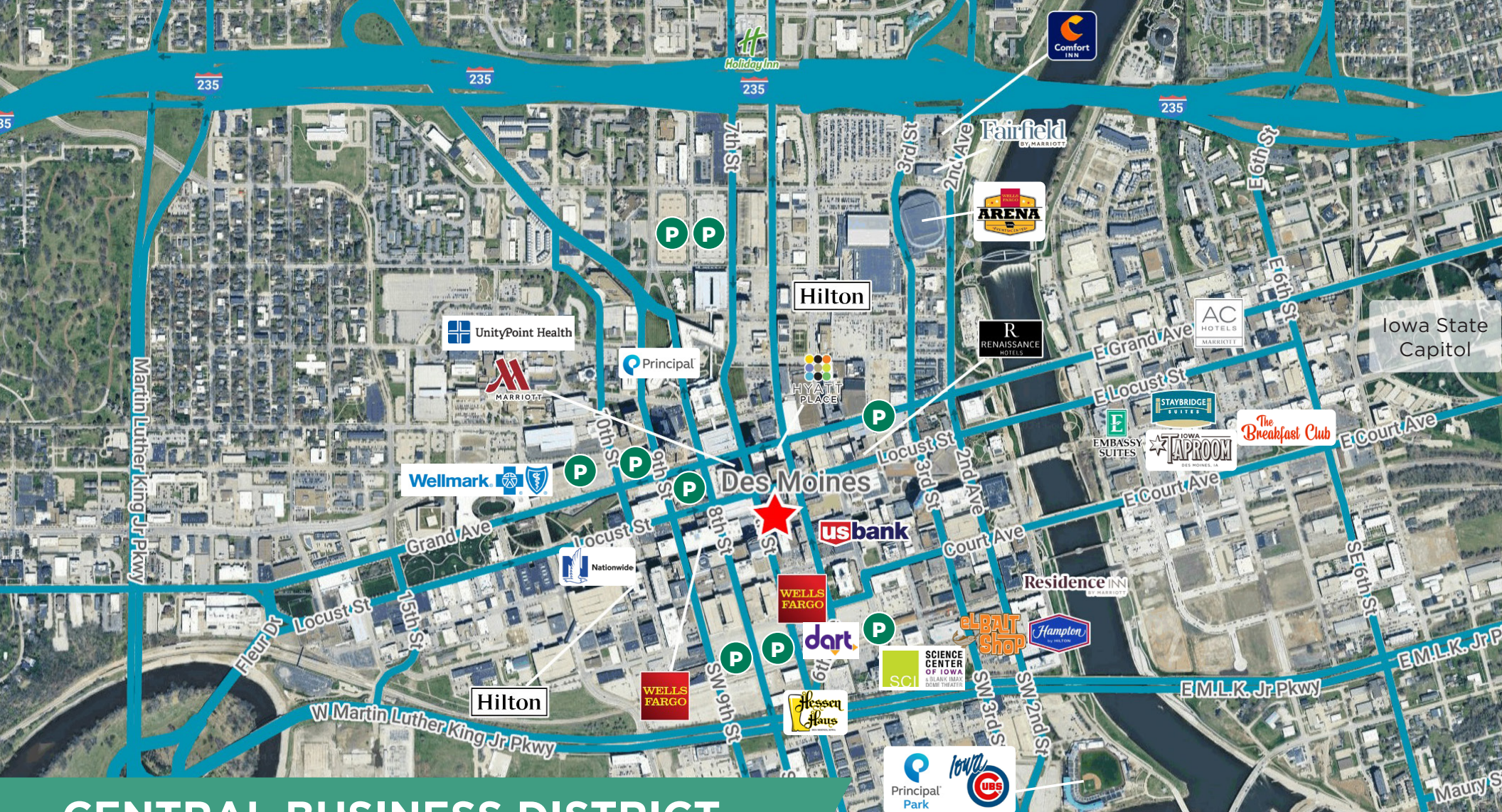
1.18

Building Size

314,214

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CENTRAL BUSINESS DISTRICT

Des Moines is the capital and most populous city in Iowa, with a current population, of approximately 210,381 (2023) 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



FRONT ENTRANCE

COMMON AREA



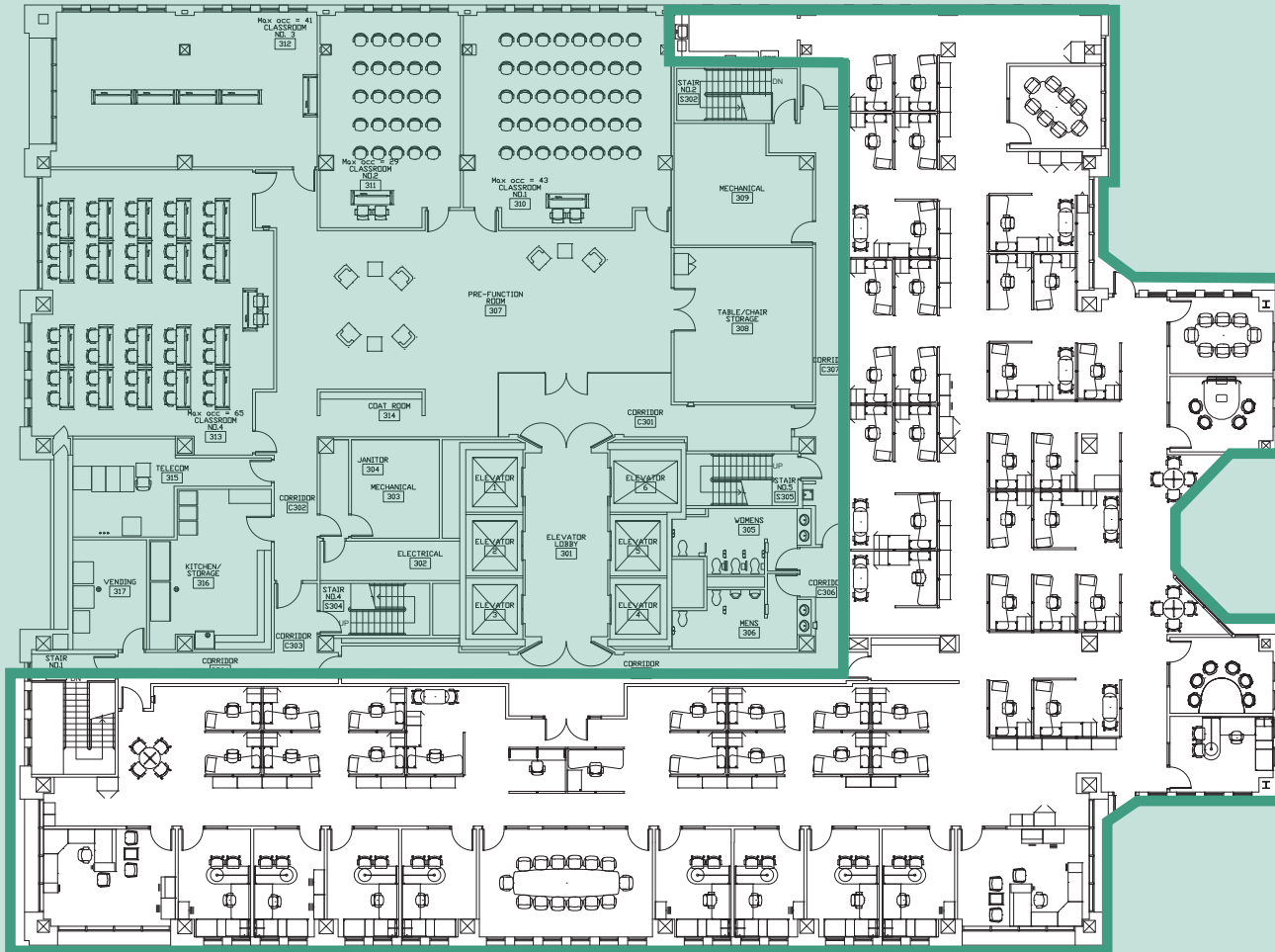


SUITE 350

SPACE AVAILABLE: 12,147 RSF
LEASE RATE: \$20.00 FSG

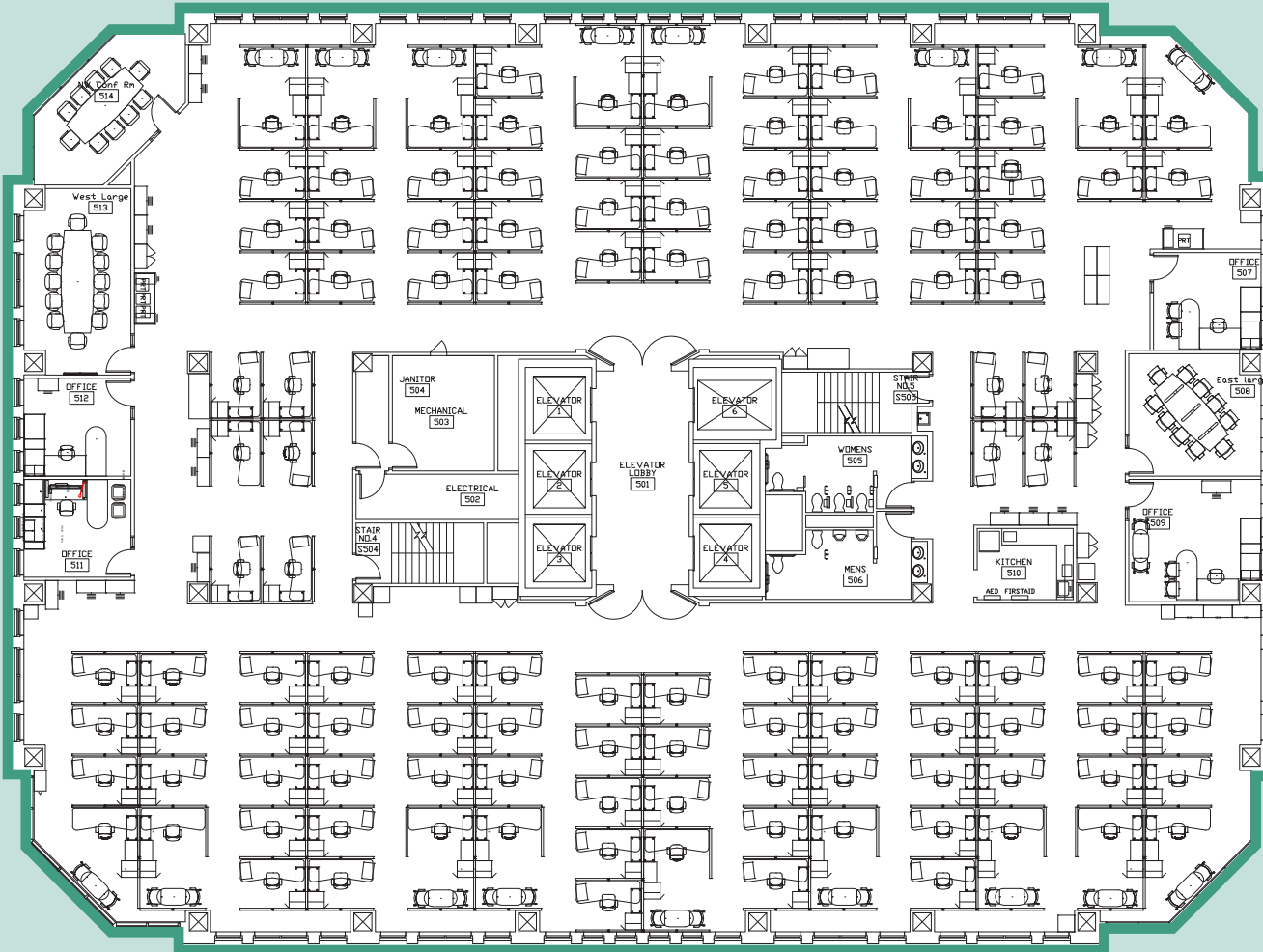
SUITE HIGHLIGHTS:

- Kitchenette
- 12 Executive perimeter offices
- 1 Large conference room
- 3 Breakout rooms or additional offices
- Approximately 46 workstations
- Tenant Improvement allowance negotiable



5TH FLOOR

SPACE AVAILABLE: 16,533 RSF
LEASE RATE: \$20.00 FSG

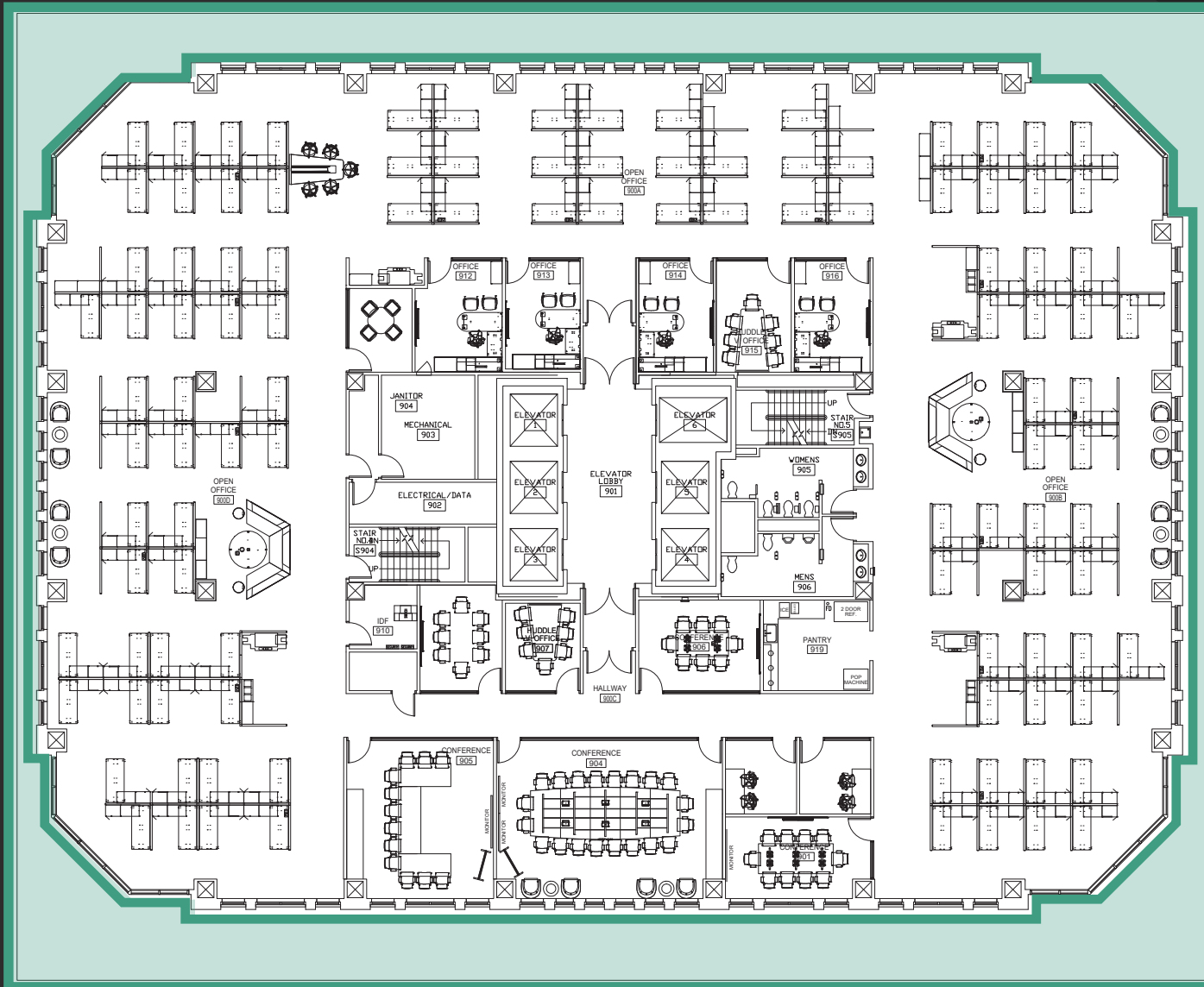


SUITE HIGHLIGHTS:

- Private his/hers restrooms
- 4 Executive offices
- 3 Large conference rooms
- Kitchenette
- 100+ Work station capacity
- Open floor layout
- Tenant Improvement allowance negotiable

SUITE 900

SPACE AVAILABLE: 16,533 RSF
LEASE RATE: \$20.00 FSG

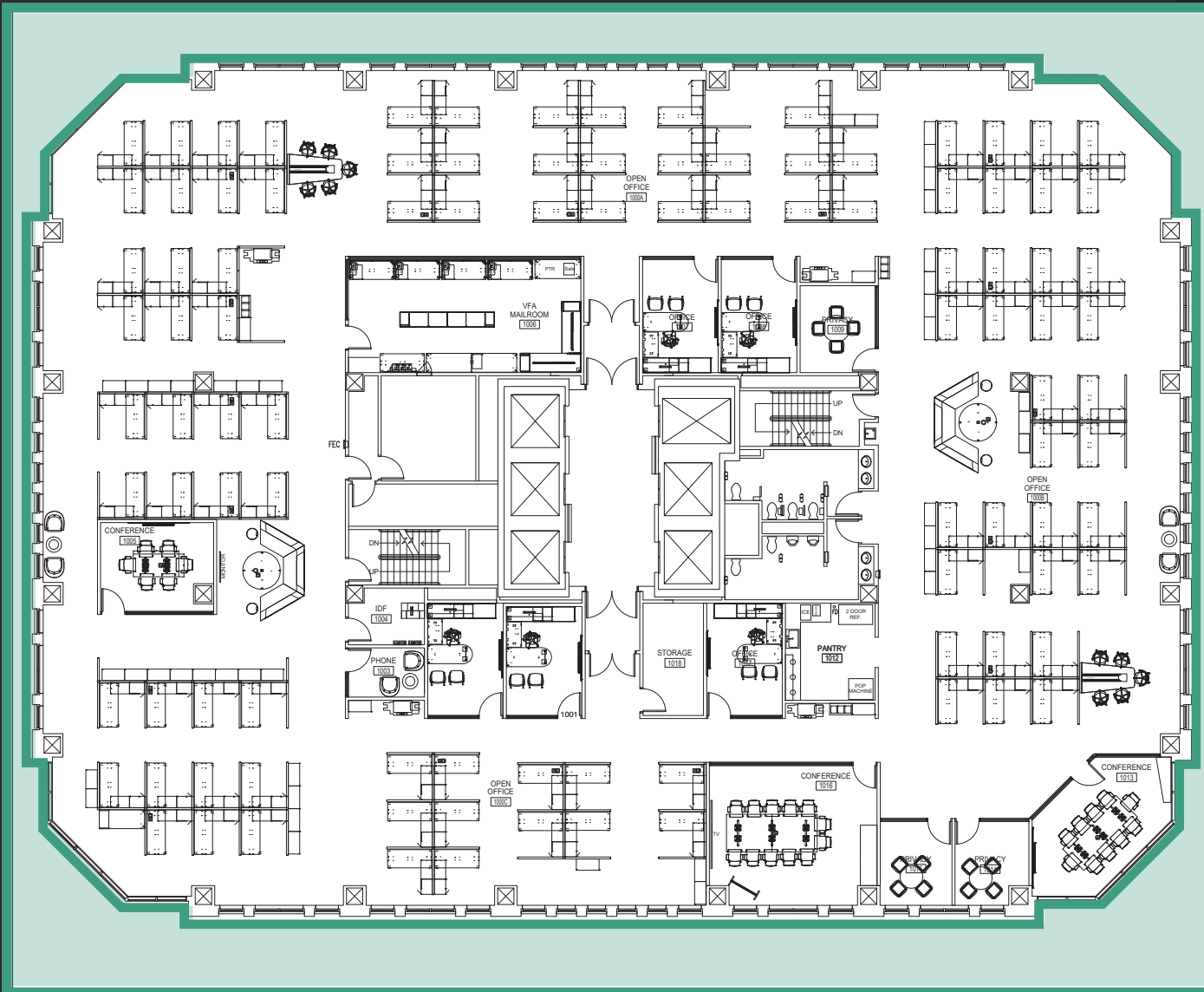


SUITE HIGHLIGHTS:

- Pantry/kitchenette
- 11 Interior offices or huddle rooms
- 4 Different sized conference rooms
- Open space available with abundant natural light
- Private his/hers restrooms
- Tenant Improvement allowance negotiable

SUITE 1000

SPACE AVAILABLE: 16,533 RSF
LEASE RATE: \$20.00 FSG

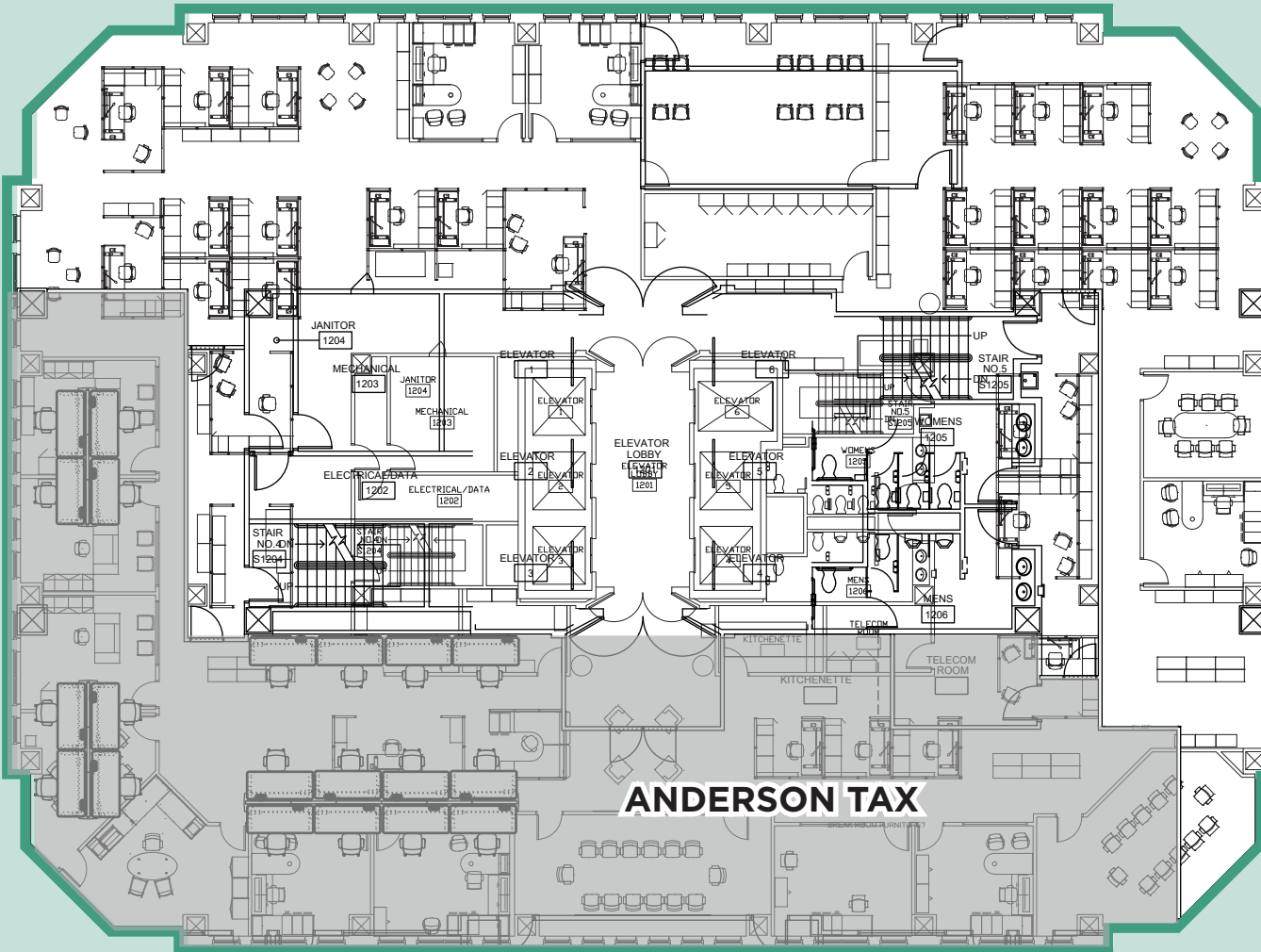


SUITE HIGHLIGHTS:

- Pantry/kitchenette
- 5 Interior offices
- 4 Privacy rooms/offices
- 3 Large conference rooms
- Mailroom
- Storage
- Data closet
- Open space available with abundant natural light
- Private his/hers restrooms
- Tenant Improvement allowance negotiable

SUITE 1200

SPACE AVAILABLE: 9,277 RSF
LEASE RATE: \$20.00 FSG



SUITE HIGHLIGHTS:

- 4 Perimeter offices
- 1 Large conference room
- Open space available with abundant natural light
- Tenant Improvement allowance negotiable

13TH FLOOR

SPACE AVAILABLE:

Suite 1320: Lease Pending

Suite 1350: 6,080 RSF

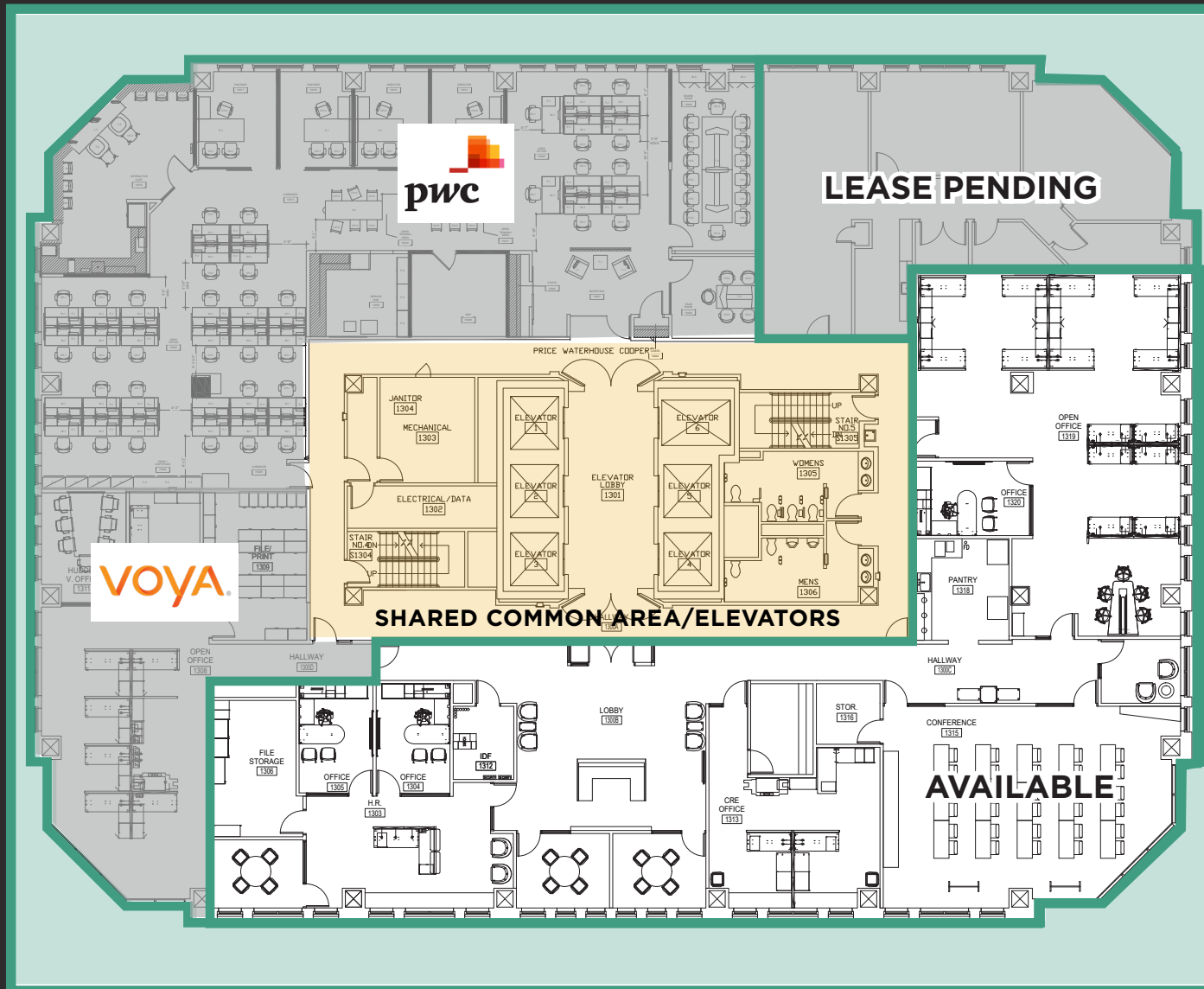
LEASE RATE: \$20.00 FSG

SUITE 1320 HIGHLIGHTS:

- 3 Private offices
- Data room
- Large storage closet
- Reception area
- Space available with abundant natural light
- Tenant Improvement allowance negotiable

SUITE 1350 HIGHLIGHTS:

- Large lobby area
- Data closet
- Pantry/kitchenette
- File storage/ storage room
- 4 Large offices
- Large conference room
- Open space available with abundant natural light
- Tenant Improvement allowance negotiable



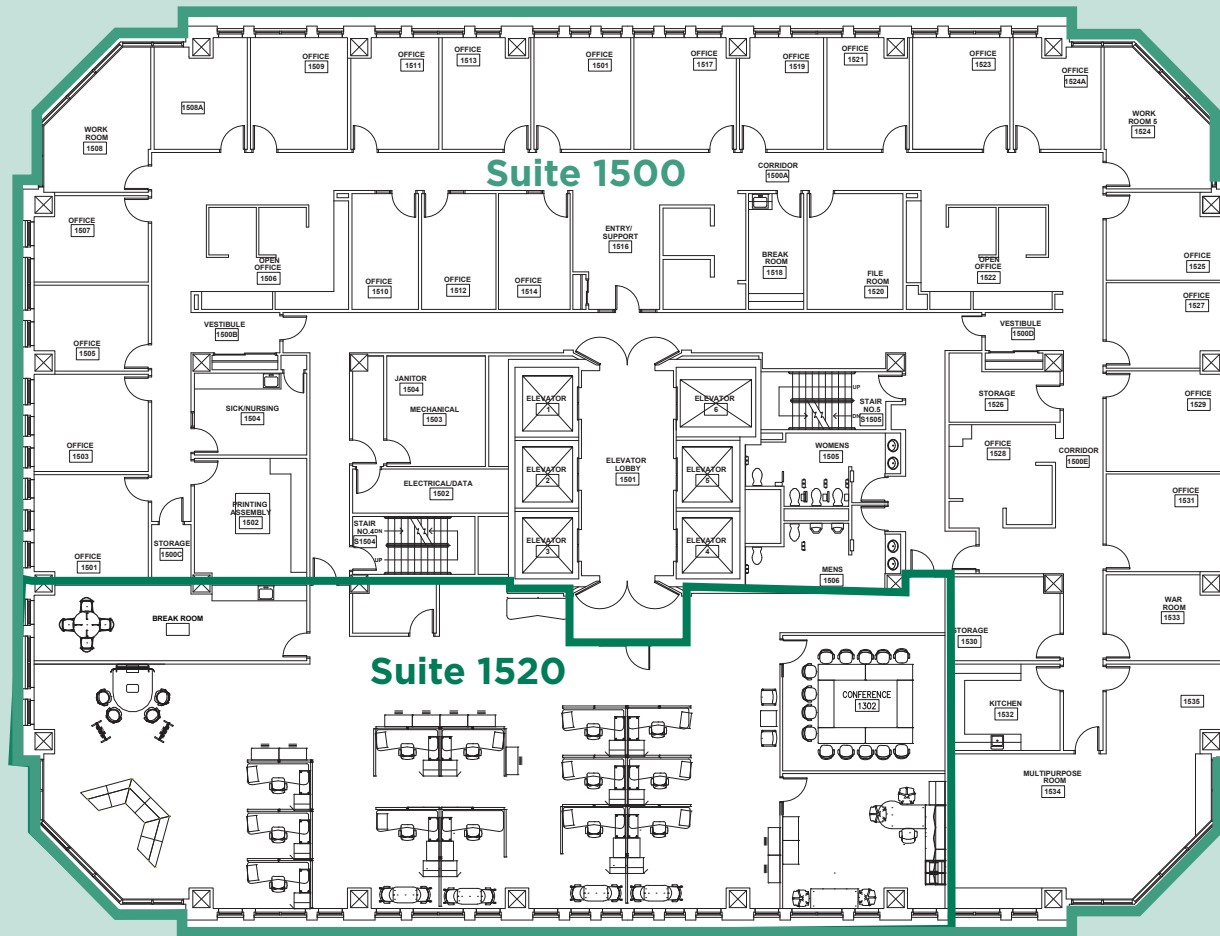
15TH FLOOR

SPACE AVAILABLE: Contiguous 116,533 RSF

Suite 1520: 5,580 RSF

Suite 1500: 10,812 RSF

LEASE RATE: \$20.00 FSG



SUITE 1500 HIGHLIGHTS:

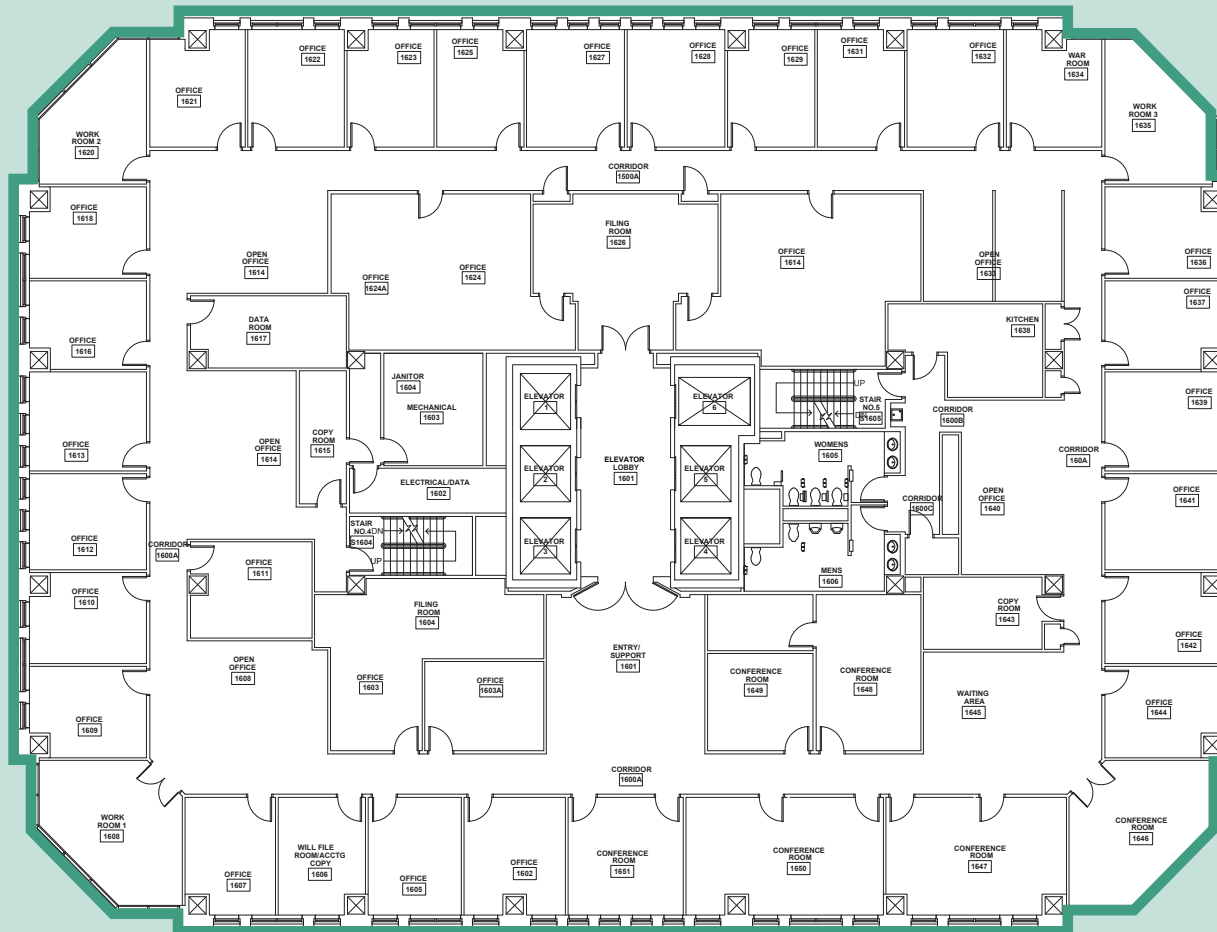
- Former law firm space
- 21 Executive perimeter offices
- 3 Interior offices
- Kitchenette
- Break room
- Nursing room
- Mail room
- Data room
- Tenant Improvement allowance negotiable

SUITE 1520 HIGHLIGHTS:

- 2 Executive offices
- Kitchenette/break room
- Open space available with abundant natural light
- Tenant Improvement allowance negotiable

16TH FLOOR

SPACE AVAILABLE: 16,533 RSF
LEASE RATE: \$20.00 FSG



SUITE HIGHLIGHTS:

- Lobby area
- 27 Perimeter offices
- 5 Large conference rooms
- Private his/hers restrooms
- Data room
- Kitchenette
- Several interior office layouts available
- Filing/mail room
- Tenant Improvement allowance negotiable

18TH FLOOR

SPACE AVAILABLE: Contiguous 12,357 RSF

Suite 1850: 4,722 RSF

Suite 1875: 7,635 RSF

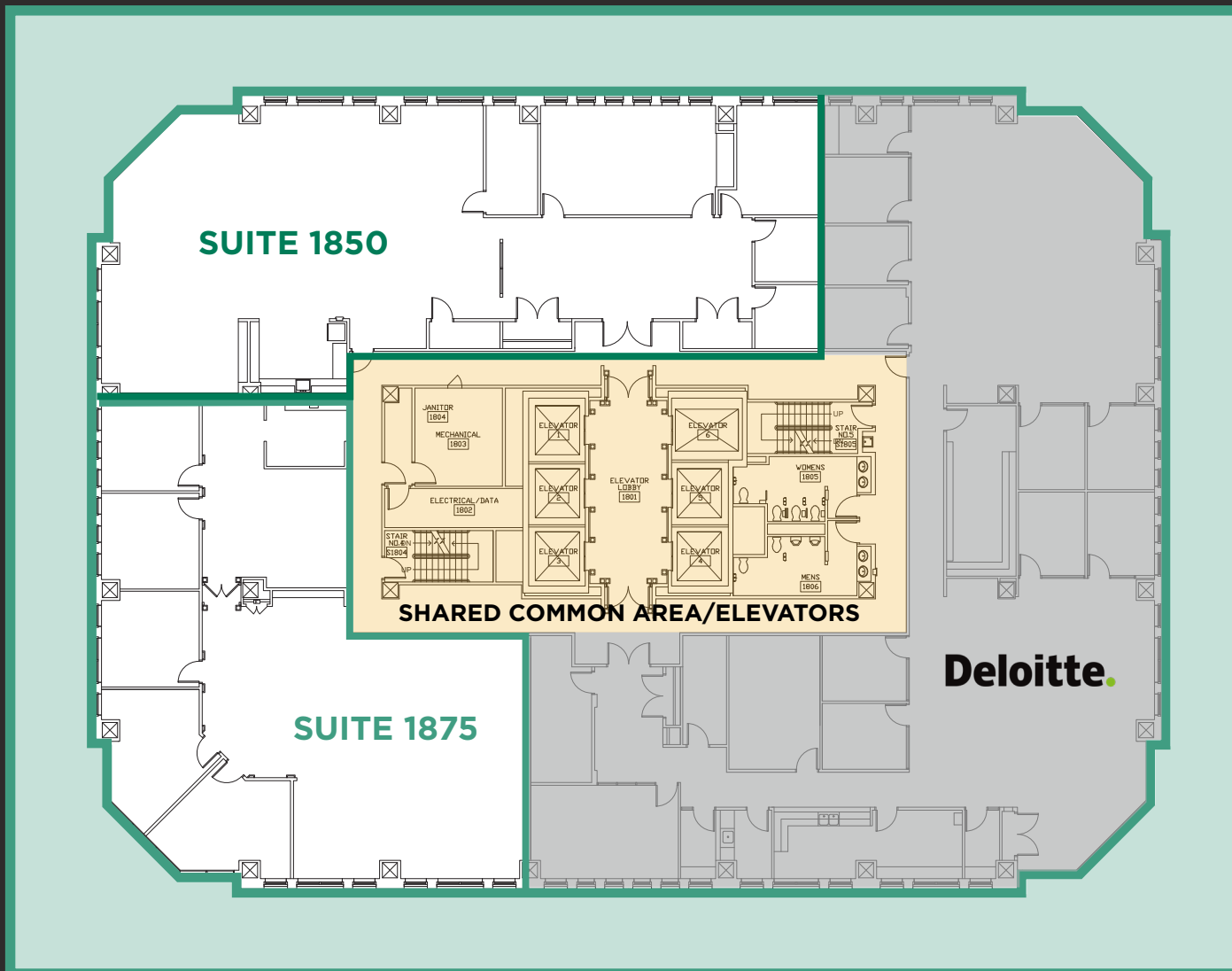
LEASE RATE: \$20.00 FSG

SUITE 1850 HIGHLIGHTS:

- Shared common restrooms
- Flexible buildout available
- Open space available with abundant natural light
- Tenant Improvement allowance negotiable

SUITE 1875 HIGHLIGHTS:

- Shared common restrooms
- 5 Executive offices
- Open space available with abundant natural light
- Tenant Improvement allowance negotiable



HUB TOWER

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