

1,263 sf SF Office/
Retail

FOR LEASE

The Randolph

202 4th St
Des Moines, Iowa 50309

Ben Kepple, Director of Commercial Leasing
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Jake Gundershaug, Commercial Associate
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PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



The Randolph

202 4th St
Des Moines, Iowa 50309

- 363 sf unit and 1,145 sf unit of 1st floor multi-family Office/Retail space available for lease on 4th St in Des Moines!
- Rent: \$15.00 annual/psf, Operating Expenses: \$5.29 annual/psf (CAM \$4.23 psf, Tax \$.75 psf, Insurance \$.31 psf)
- Co-tenant with The Draught House, Pho Real Kitchen, and Bliss Nails & Bar
- Fantastic potential exposure along 4th St in Des Moines!
- In the center of Des Moines CBD!
- Signage opportunities available
- First Floor Retail Unit available in Multi-Family complex
- Zoned DX2 (Downtown General)

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Demographics

| | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|--------------|---------------|----------------|----------------|
| Population | 12,262 | 107,406 | 223,414 |
| Households | 6,707 | 43,022 | 90,464 |
| Daytime Pop. | 71,795 | 171,683 | 268,830 |
| Avg. HH Inc. | \$63,561 | \$65,338 | \$71,935 |

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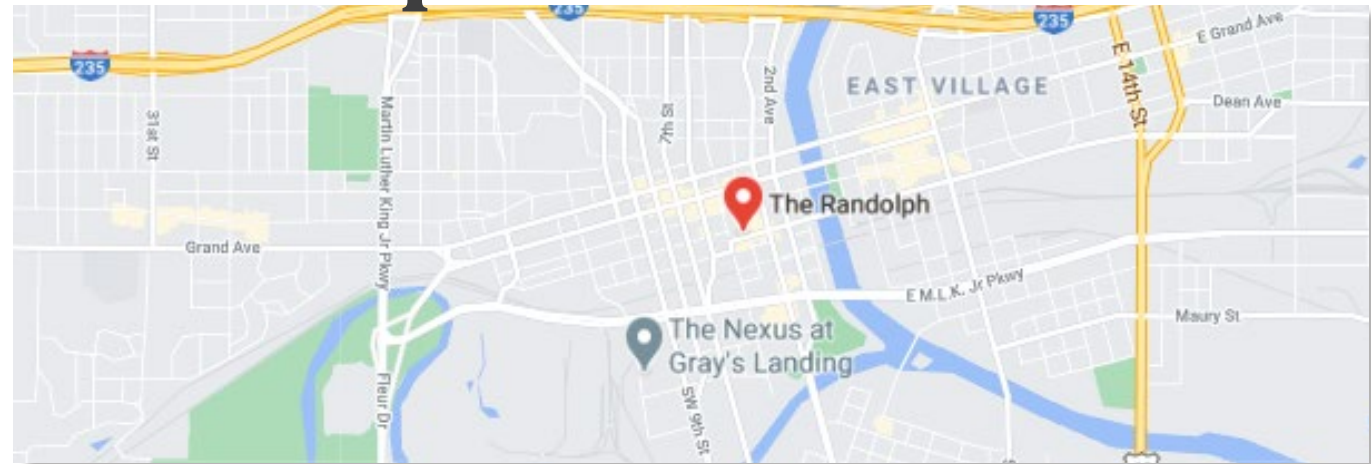
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Area Map



Trade Map



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About Des Moines

Des Moines is the capital and the most populous city in the U.S. state of Iowa. It is also the county seat of Polk County. A small part of the city extends into Warren County. It was incorporated on September 22, 1851, as Fort Des Moines, which was shortened to “Des Moines” in 1857. It is located on, and named after, the Des Moines River, which likely was adapted from the early French name, Rivière des Moines, meaning “River of the Monks”. The city’s population was 214,237 as of the 2019 population estimate. The six-county metropolitan area is ranked 83rd in terms of population in the United States with 699,292 residents according to the 2019 estimate by the United States Census Bureau, and is the largest metropolitan area fully located within the state. A portion of the larger Omaha, Nebraska, metropolitan area extends into three counties of southwest Iowa.

Des Moines is a major center of the US insurance industry and has a sizable financial services and publishing business base. The city was credited as the “number one spot for U.S. insurance companies” in a Business Wire article and named the third-largest “insurance capital” of the world. The city is the headquarters for the Principal Financial Group, the Meredith Corporation, Ruan Transportation, TMC Transportation, EMC Insurance Companies, and Wellmark Blue Cross Blue Shield. Other major corporations such as Wells Fargo, Voya Financial, Nationwide Mutual Insurance Company, ACE Limited, Marsh, Monsanto, and Corteva have large operations in or near the metropolitan area. In recent years, Microsoft, Hewlett-Packard, and Facebook have built data-processing and logistical facilities in the Des Moines area.

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Mobility Scores



93

Walker’s Paradise



62

Good Transit



73

Very Bikable

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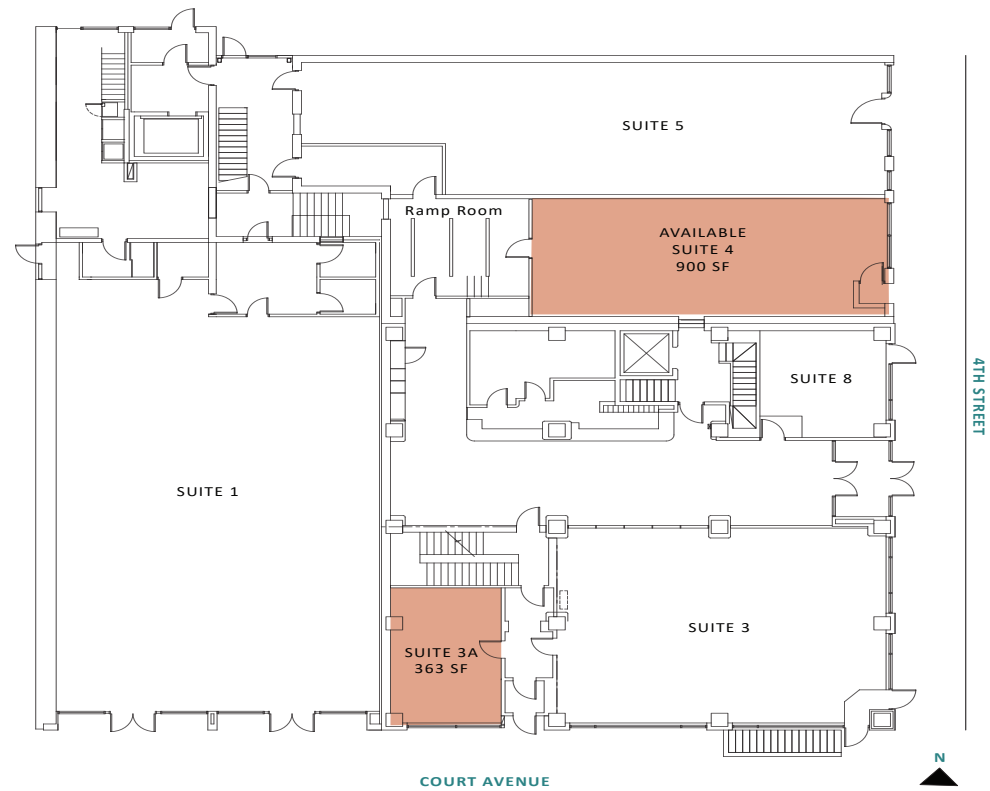
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Available Spaces



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