

CREATE 319

319 SW 5th Street | Des Moines, Iowa

Creativity in the Heart of Downtown Des Moines





Sample interior

TERMS

- Pricing: \$15.00 - \$20.00 modified gross
- Parking options available
- Heavy timber construction with high ceilings and ample window line
- Complimentary space planning by owner (a professional industrial designer)

THE BUILDING

Create 319 is the perfect blend of industrial grit and creative flair and delivers an opportunity to stake your claim in one of Des Moines' hottest up and coming neighborhoods. Open floor plans, flexible spaces and exposed heavy timber structures in a 1920s building with cutting edge updates.

Create 319 is located near the Stadium District and Krause Stadium, a 6,300-seat stadium that will be located at the intersection of MLK Jr Parkway and SW 14th Street. The Stadium District will include housing, restaurants, offices, and retail.

AVAILABILITY

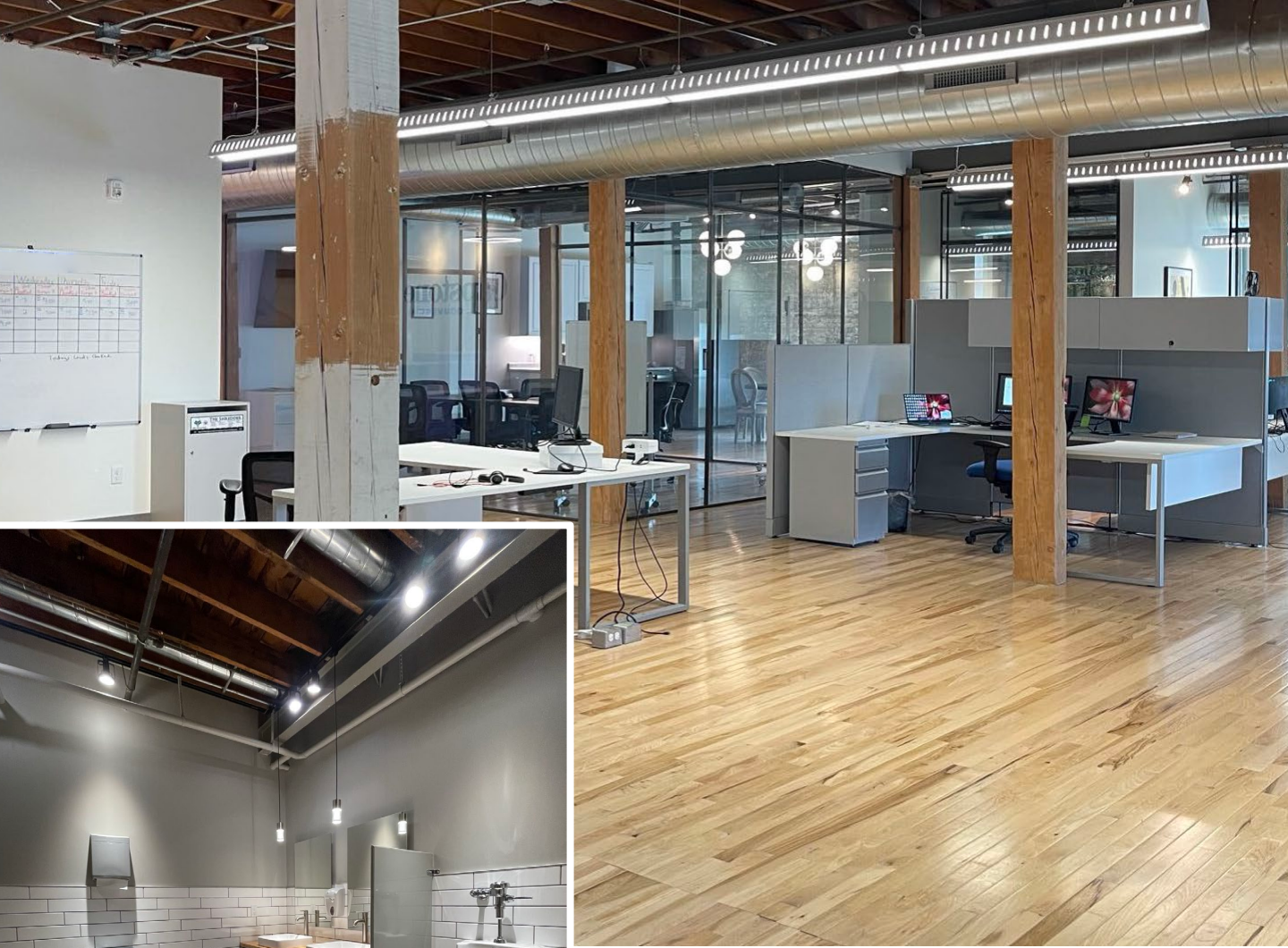
lower level

- 3,135 RSF
- Move-in ready suite
- Lease rate: \$15.00 MG

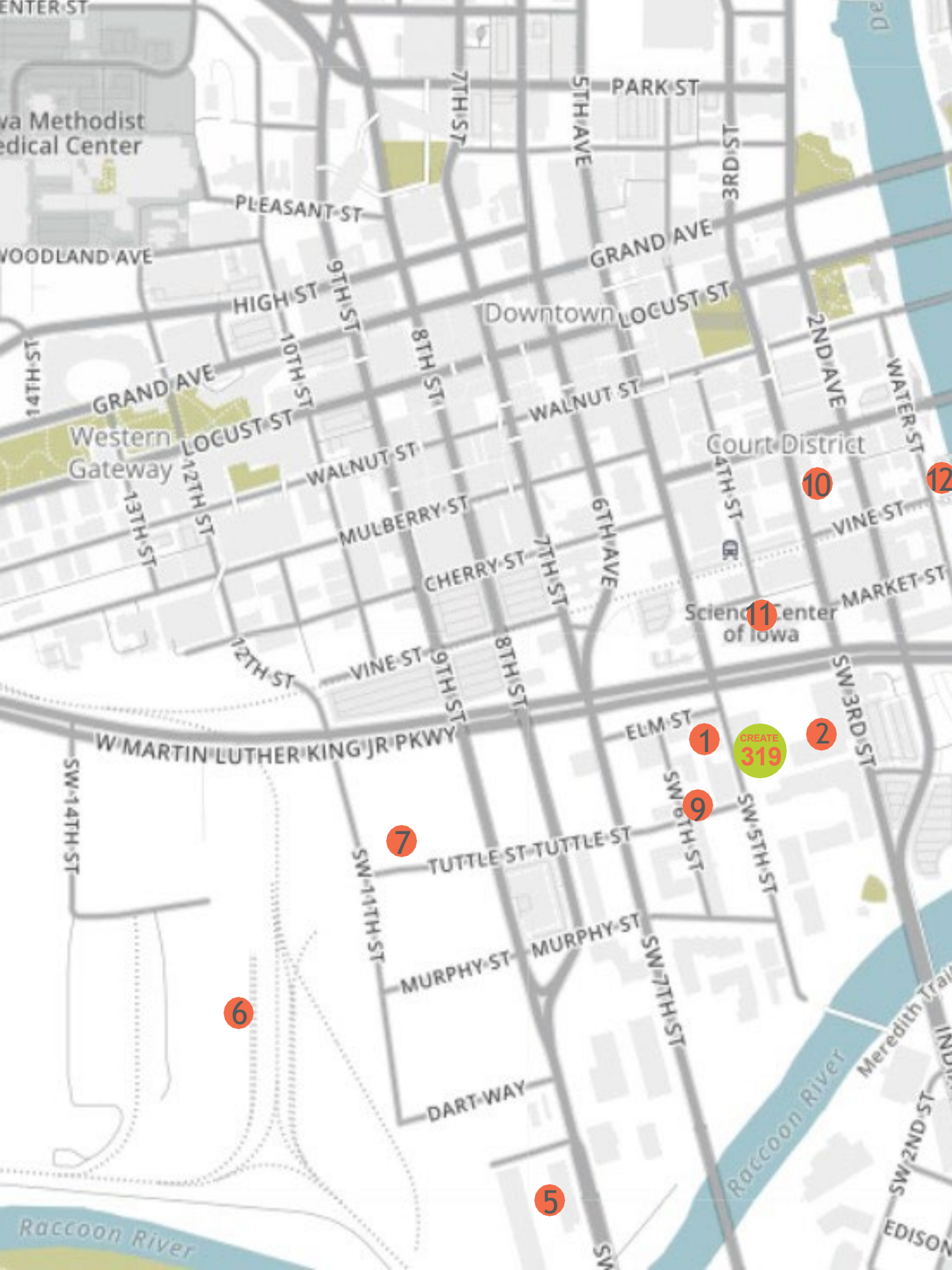


2nd level

- Suite 203: 840 RSF
- Move-in ready suite
- Lease rate: \$20.00 MG







wa Methodist
Medical Center

WOODLAND AVE

14TH ST

Western
Gateway

13TH ST

12TH ST

12TH ST

SW 14TH ST

W MARTIN LUTHER KING JR PKWY

6

Raccoon River

PLEASANT ST

HIGH ST

9TH ST

10TH ST

LOGUST ST

WALNUT ST

MULBERRY ST

CHERRY ST

VINE ST

8TH ST

TUTTLE ST-TUTTLE ST

MURPHY ST

DART WAY

5

7TH ST

5TH AVE

PARK ST

3RD ST

GRAND AVE

Downtown

LOCUST ST

WALNUT ST

6TH AVE

7TH ST

8TH ST

ELM ST

SW 6TH ST

SW 7TH ST

1

9

CREATE
319

2

Science Center
of Iowa

10

12

VINE ST

MARKET ST

SW 3RD ST

Raccoon River

Meredith Trail

SW 2ND ST

EDISON

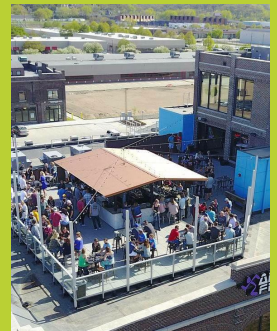


THE NEIGHBORHOOD

Des Moines' warehouse district is alive with bright- minded people, popular restaurants, coffee bars and late night gathering spots. The area is easy to get to, whether you're traveling by bike, car, or on foot. Alive with entrepreneurial spirit, the surrounding neighborhood provides the ideal backdrop for companies looking for creative inspiration and innovative influences.

Nearby amenities include:

- | | |
|----------------------|---------------------------|
| 1. St. Kilda | 6. Gray's Landing |
| 2. 300 MLK Rooftop | 7. Holiday Inn Express |
| 2. Fuzzy's Taco Shop | 8. Mullets |
| 2. DSM Brew | 9. Escape Room |
| 2. Jimmy John's | 10. Court Avenue District |
| 2. Blaze Pizza | 11. Science Center |
| 2. Anytime Fitness | 12. Hampton Inn |
| 3. Principal Park | 13. Residence Inn |
| 4. High Life Lounge | 14. Iowa Tap Room |
| 5. El Bait Shoppe | 15. Graziano Brothers |
| 6. Cityville | |



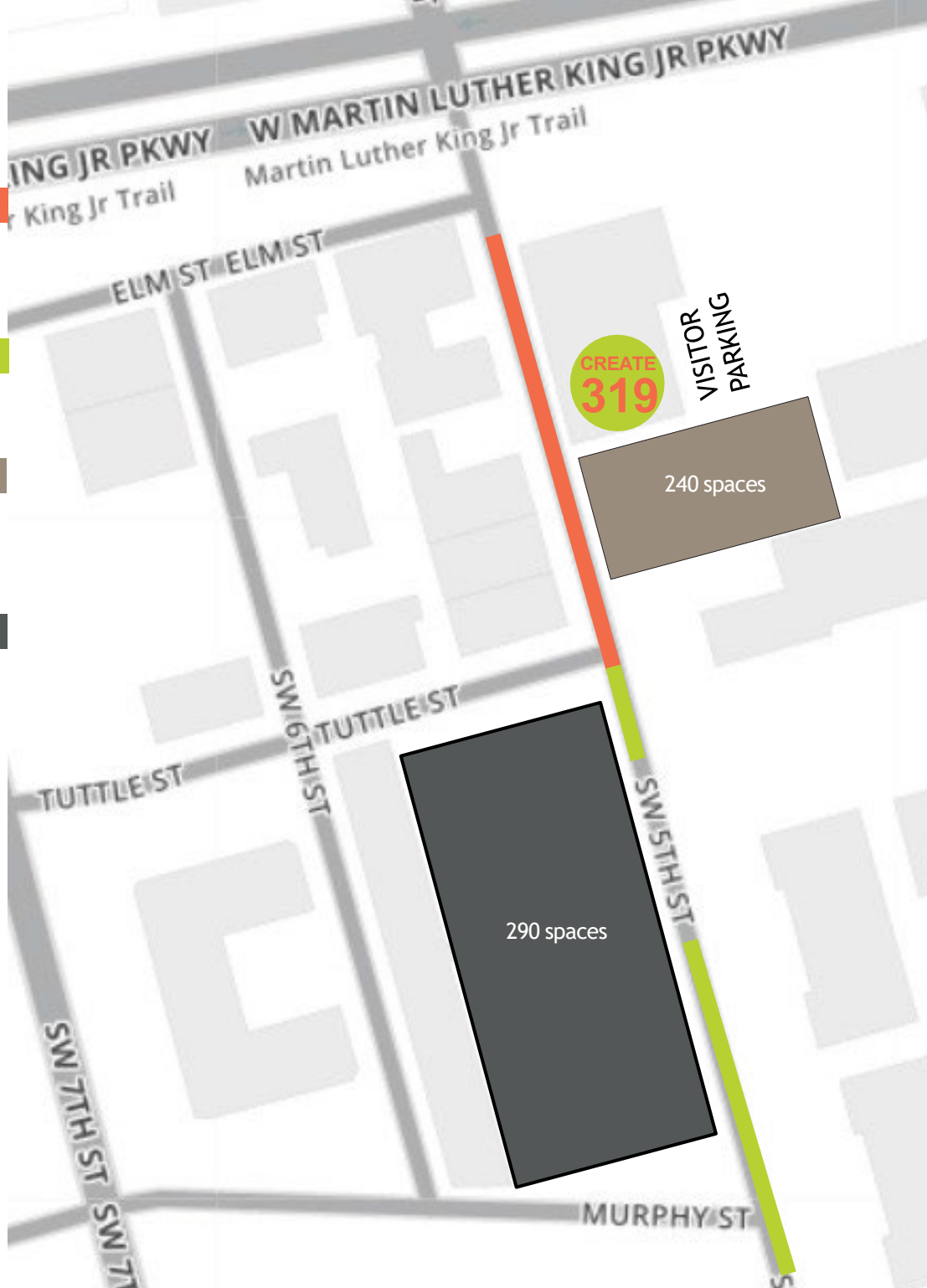
PARKING

Free - 2-hour limit
(City of DSM - Street
Parking)

Free - All day (City of
DSM - Street Parking)

\$5/Hour, \$120/month
(MLK River Park - Gated
Lot B)

\$2/Hour, \$80/month,
(MLK River Park - Gated
Lot C)



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