

FOR SALE | LEASE

# 2670 FLEUR DRIVE

OFFICE BUILDING

DES MOINES, IOWA



## OFFICE PROPERTY

### + Available Space

- 9,408 SF two-story building

### + Lease Rates

- \$6.50/SF NNN

### + Sale Price

- \$400,000

### + Property Features

- Last remaining available building of 6 building complex at Fleur & Bell Avenues
- Controlled access at front and rear entrance
- Two stairwells
- Ample parking field in front of building
- Located minutes to CBD and DSM International Airport
- Ideal for single or multi-tenant use

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OFFICE  
DES MOINES, IOWA



### PROPERTY LOCATION



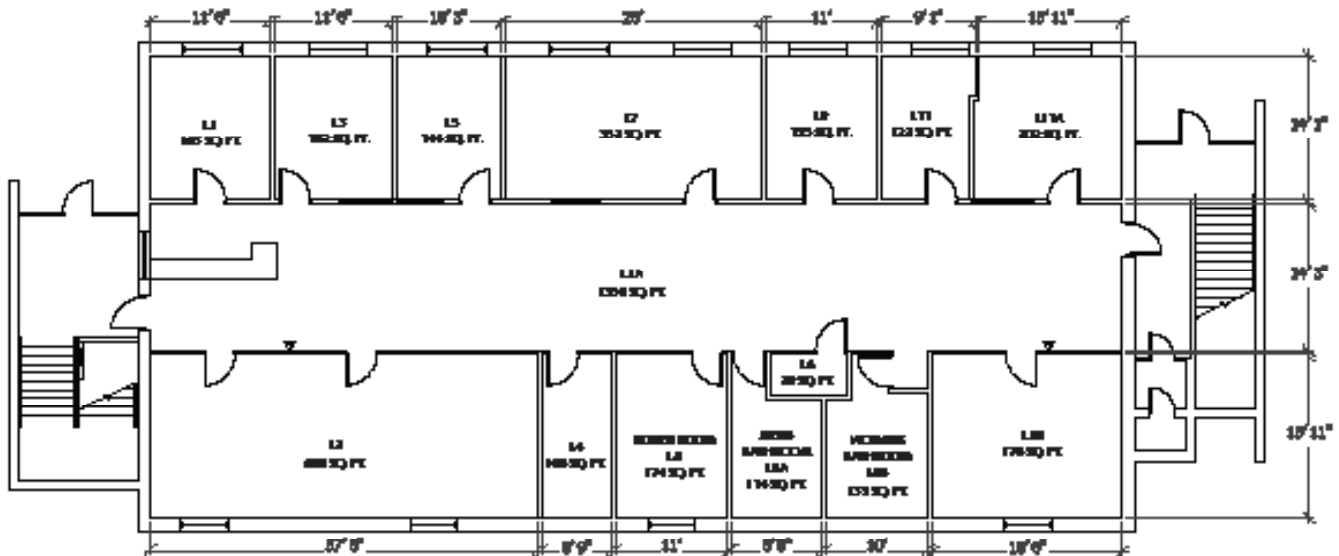
- 1 - Swift Properties Corporate Office
- 2 - Village at Gray's Lake Apartments
- 3 - Gymnasium/Sports Center
- 4 - Private Office Building
- 5 - Multi-tenant Office Building
- 6 - Luxury Residential Condominiums

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**2670 FLEUR DRIVE**

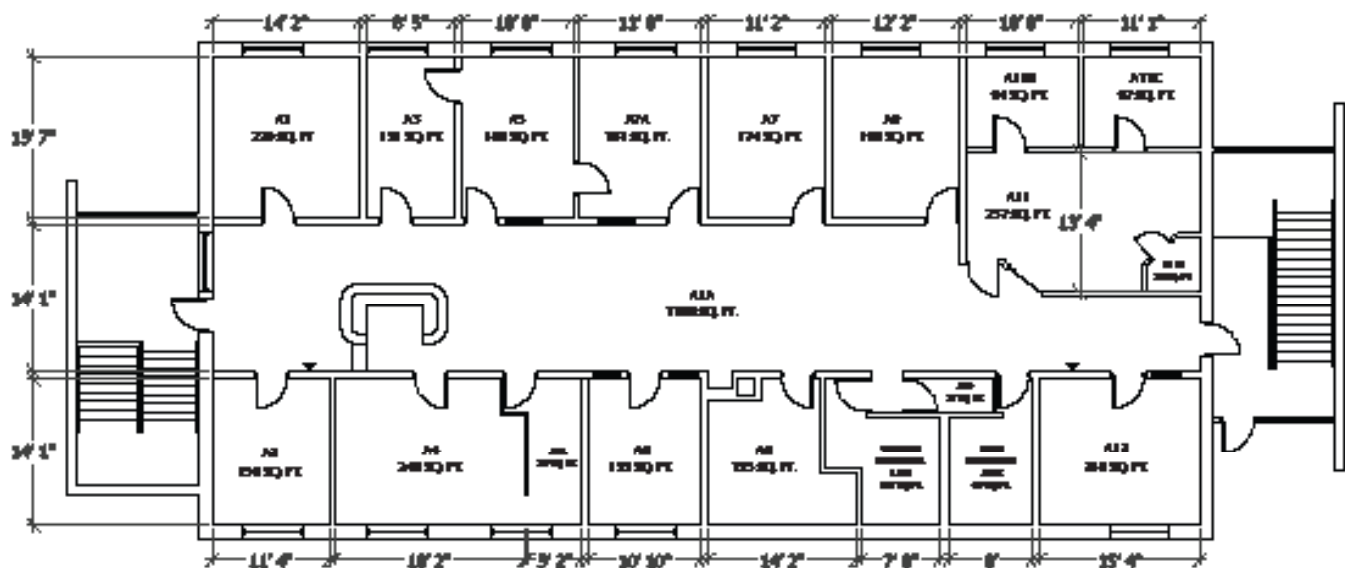
OFFICE  
DES MOINES, IOWA



**BUILDING FLOOR PLANS**



The University of Iowa - Iowa Center for Higher Education  
**ACADEMIC CENTER AND LIBRARY**  
FIRST FLOOR  
UNIVERSITY OF IOWA  
FILE: 0720001



The University of Iowa - Iowa Center for Higher Education  
**ACADEMIC CENTER AND LIBRARY**  
SECOND FLOOR  
UNIVERSITY OF IOWA  
FILE: 0720002

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## PROPERTY PHOTOS





## AREA AMENITIES

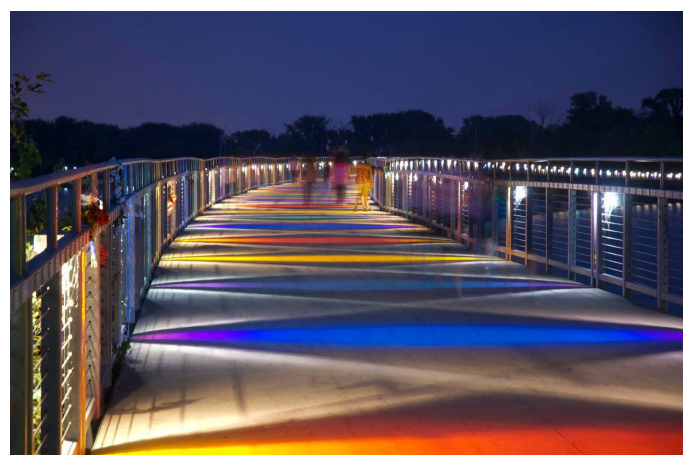
- Water Works Park at over 1,500 acres is one of the largest urban parks in the country, about twice the size of New York City's Central Park.
- The Water Works Park Foundation is working to develop a two-way amphitheater, the great lawn, a celebration lawn, natural play areas, and a series of pathways that lead to different experiences in and around the existing Arie den Boer Arboretum.
- Connectivity is key with the enhancements. An underground passageway will go in under Fleur Drive to connect Water Works Park to Gray's Lake.
- Gray's Lake has many amenities as well, including a 1.9 mile trail that encircles the lake equipped with lighting and emergency phones, providing a beautiful and safe outdoor experience.



**WATER WORKS PARK**



**GRAY'S LAKE**

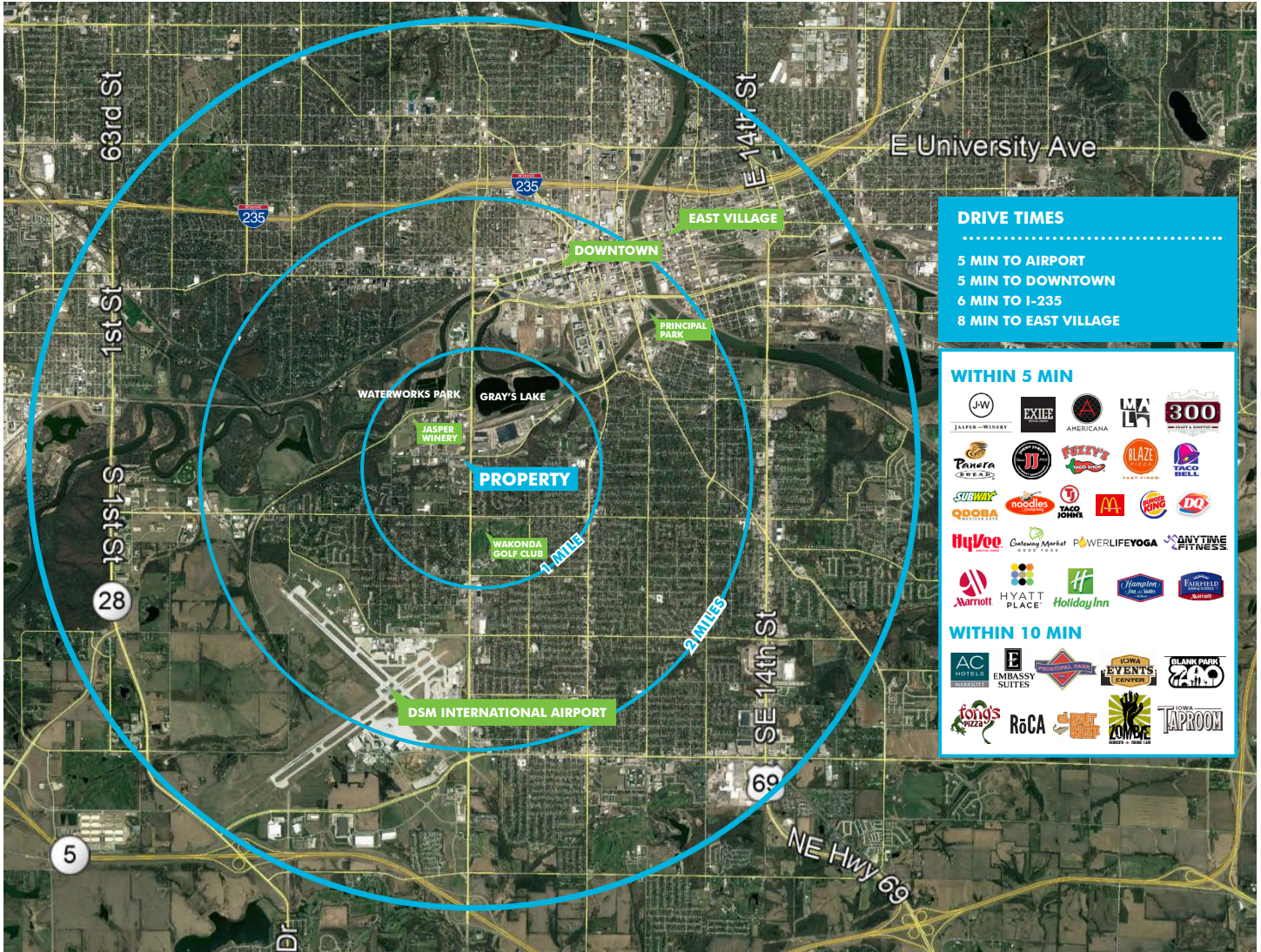


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## PROPERTY LOCATION



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