

THE DAVIDSON

EST. BUILDING 1901



108 3RD STREET, DES MOINES, IA

STANBROUGH
REALTY



RESTORING HISTORY, MAINTAINING LEGACY

Built in 1900, The Davidson Building has stood for 126 years in Des Moines' Court Avenue Wholesale District. Owner Jeff Stanbrough, with Hildreth Construction and Simonson and Associates Architects, is restoring the 43,499-square-foot landmark. The project preserves the building's heavy timber beams and brick facades while incorporating modern systems for contemporary use.

This restoration maintains one of the district's few remaining historic structures while demonstrating that heritage buildings can serve modern functions. The project protects irreplaceable 19th-century craftsmanship and contributes authentic character to the urban environment that new construction cannot replicate.



SPACES THAT INSPIRE

Available: 2,500 - 31,833 SF | Lease rate: \$16.50 NNN | Est. OpEx: Available upon request
Tenant improvement allowance available on long-term deals



Corporate Neighbors

Steps from Polk County Courthouse, Wellmark, EMC Insurance, US Bank, and Principal



Energy Efficient

High-performance windows, LED lighting, and smart building controls



Modern Systems

All-new electrical, plumbing, and HVAC for peak performance and efficiency



Heavy Traffic

High-visibility location off 3rd and Court with heavy daytime traffic



Historic Character

On the National Register of Historic Places, preserving its railroad warehouse legacy



Signage opportunity

Building branding and Marquee signage opportunity available



Dining & Entertainment

Surrounded by dining, offices, entertainment, hotels, and urban amenities



Flexible Space

Three floors of flexible, move-in-ready space available



Mass Timber & Brick

14' ceilings exposing original mass timber beams and historic brick throughout



Natural Lighting

Abundant natural lighting throughout with arched windows and open floorplans



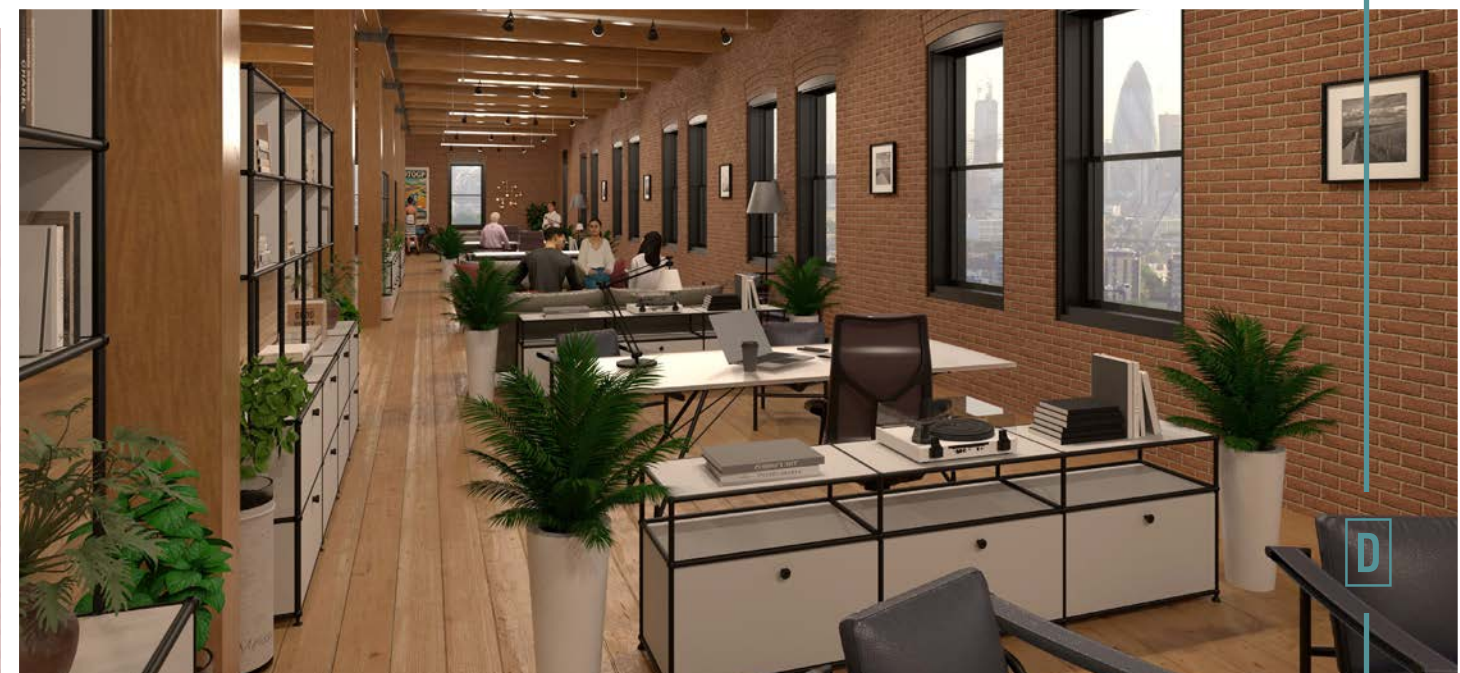
Tech-Ready

Fiber optic infrastructure with redundant connectivity throughout



Public Transit

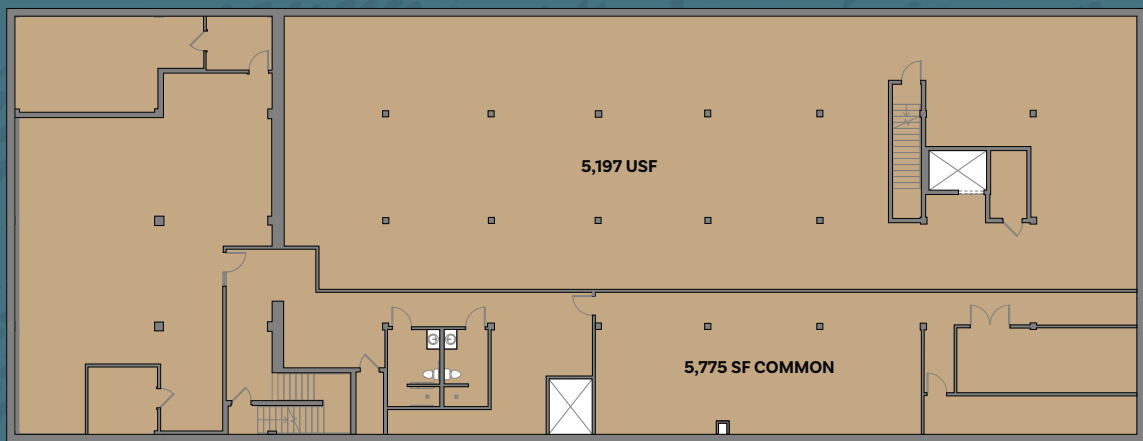
Convenient bus access in the heart of downtown Des Moines



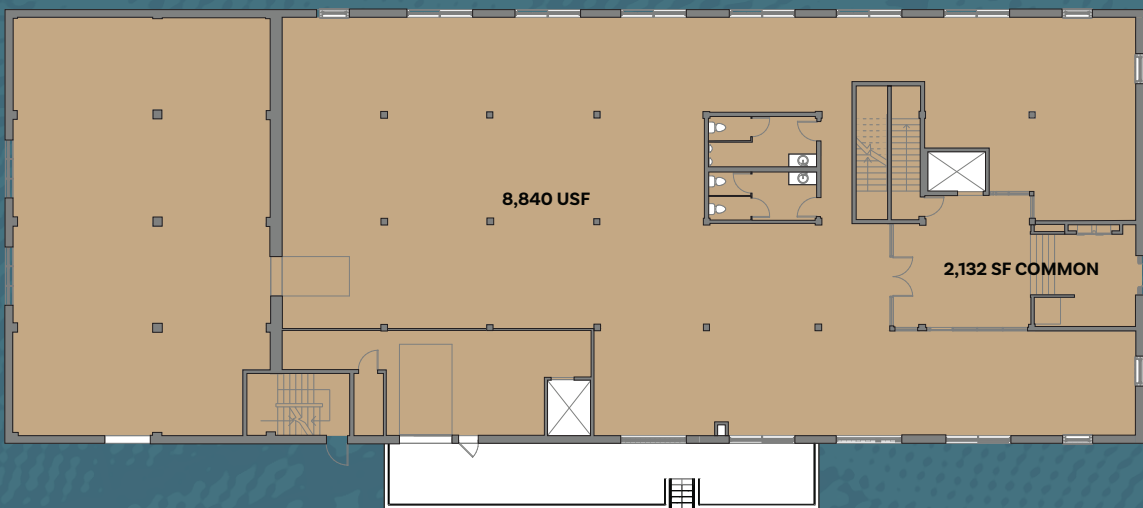
DESIGN YOUR IDEAL SPACE

Discover floor plans that combine functional efficiency with design flexibility, allowing you to create a workspace that reflects your company’s vision.

Shell completion date: Sept 1st, 2026



Basement



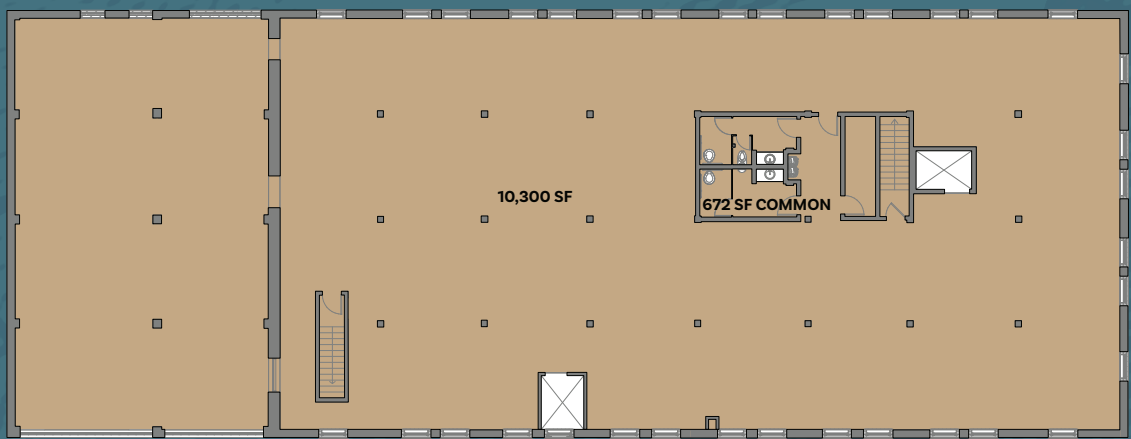
1st Floor

- ~10,000 SF
- Available upon completion
- Street-level access
- 14’ ceilings
- Retail/Office flex
- Branding/Signage opportunity



2nd Floor

- 3,150 SF
- Available upon completion
- Open floor plan
- 14’ ceilings
- Exposed mass timber and brick
- Natural lighting throughout



3rd Floor

- ~10,000 SF
- Available upon completion
- Open floor plan
- 14’ ceilings
- Exposed mass timber and brick
- Natural lighting throughout

WORKPLACE DESIGNED FOR LIFE

The Davidson Building offers an exceptional range of amenities designed to enhance both work and lifestyle. Occupants enjoy access to gourmet dining, trendy cafes, vibrant entertainment venues catering to diverse occasions, and nearby retail shops that eliminate the need for off-campus errands. A premium fitness center with state-of-the-art equipment support health and wellness goals, while thoughtfully designed outdoor spaces provide tranquil areas to recharge and connect with nature.

Whether hosting team-building events, conducting client meetings over lunch, or taking a well-deserved break, The Davidson Building provides the infrastructure to support every aspect of professional life. This comprehensive approach to workplace amenities promotes productivity, well-being, and work-life balance for all occupants.

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DISCOVER THE NEIGHBORHOOD

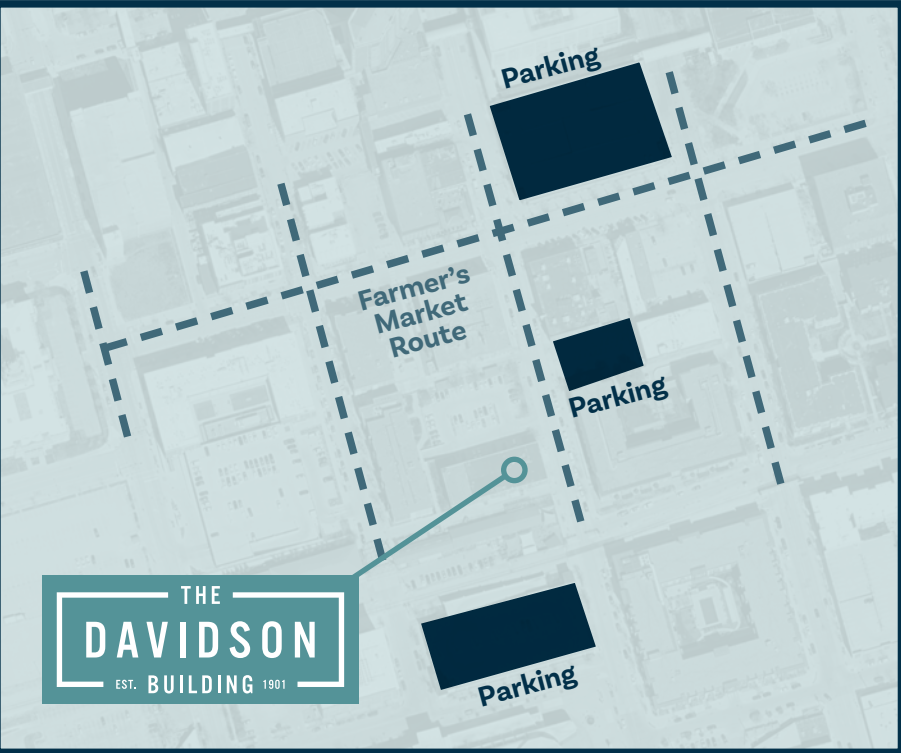
Casey's



LUMEN



SCIENCE
CENTER
OF IOWA



Davidson Bros. Co Manufacturing
Confectioners, Des Moines, Iowa.

DAVIDSON BROS.CO. DAVIDSON'S CHOCOLATE

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