

# Capital Square

400 Locust Street  
Des Moines, Iowa

## Office | Retail Space

Capital Square is an eight-story Class A office and retail building in the heart of downtown Des Moines. It's beautiful open atrium design provides an abundance of natural light, versatile and substantial floor plates, and fantastic downtown views. The building offers multiple access points to the Des Moines Skywalk System and community amenities, and there are street and skywalk level retail opportunities off Walnut and Locust Streets. Adjacently located to and part of Cowles Commons, the building has grade level access to the beautiful newly renovated plaza and all it's community events. Capital Square's professional Class A image offers a unique opportunity to a variety of office and retail users in the downtown market.

### Highlights

- + Opportunities for office space from 1,000 up to 80,000 RSF +/-
- + Immediate possession
- + Open atrium design provides significant natural light throughout the building
- + Versatile office / retail space for variety of users and sizes
- + Five night janitorial services
- + Multiple fiber optic service providers to building
- + Tenant controlled HVAC
- + Full service building conference center available to tenants and visitors
- + US Postal Service on site
- + Ricochet Game Lounge now open on the first floor



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400 Locust Street | Des Moines, Iowa

# For Lease



BEAUTIFUL  
WINDOW LINE AND  
DOWNTOWN VIEWS



UNDERGROUND  
RESERVED PARKING  
1/4,000 RSF LEASED



8 STORY CLASS  
A BUILDING IN  
THE HEART OF  
DOWNTOWN DES  
MOINES



MULTIPLE SKYWALK  
ACCESS POINTS



24 HOUR SECURITY  
ON-SITE



# Capital Square

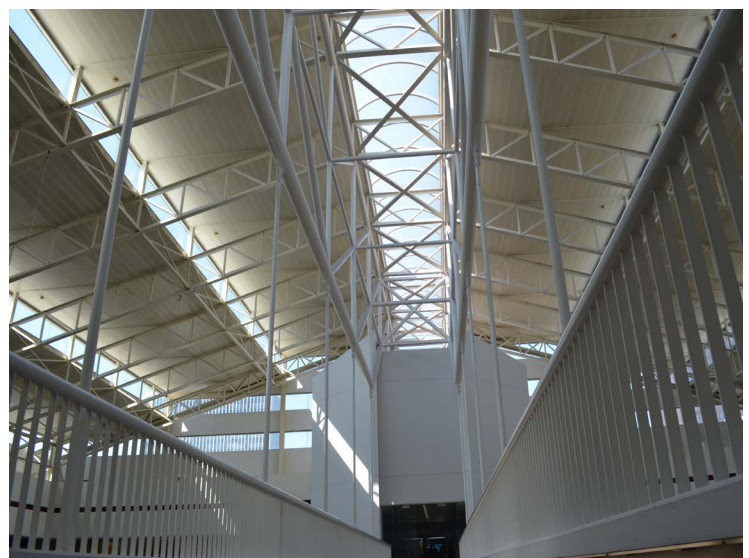
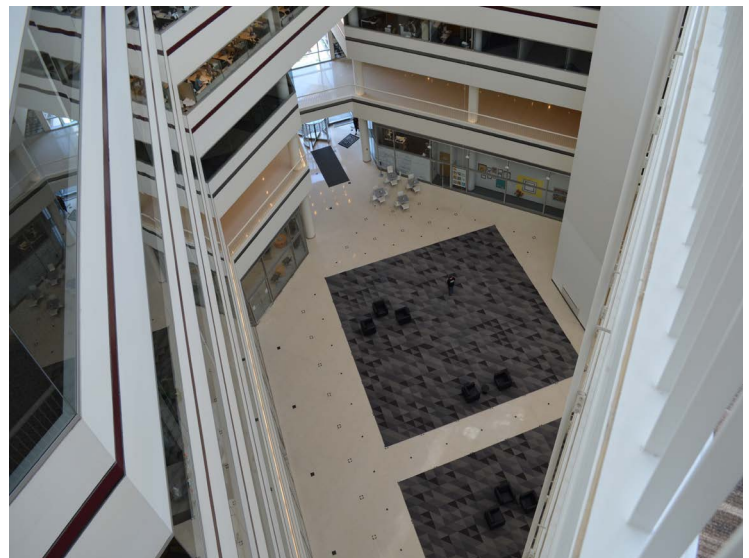
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# For Lease

Suite	+/- RSF	Net Lease Rate RSF/Year
130	2,198	\$12.00
*145	4,684	\$12.00
*150	6,390	\$12.00
195	4,749	\$12.00
<b>145/150</b>	<b>11,074 +/-</b>	<b>\$12.00</b>
210	6,952 +/-	\$9.75
*230	2,521	\$9.75
<b>210/230</b>	<b>9,973 +/-</b>	<b>\$9.75</b>
238	2,130	\$9.75
245	3,183	\$9.75
300	25,213	\$9.75
335	3,509	\$9.75
*358	1,478	\$9.75
*360	1,814	\$9.75
<b>355/358/360</b>	<b>4,782 +/-</b>	<b>\$9.75</b>
*420	3,489	\$9.75
*430	4,879	\$9.75
*440	11,329	\$10.75
*480	32,778	\$10.75
<b>420/430/440/480</b>	<b>55,185 +/-</b>	<b>\$10.75</b>
*520	22,607	\$10.75
*530	16,355	\$10.75
<b>520/530</b>	<b>38,962 +/-</b>	<b>\$10.75</b>
<b>Spaces have potential to be demised down smaller than listed RSF</b>		
*600	8,550	\$10.75
*620	2,974	\$10.75
<b>600/620</b>	<b>11,524 +/-</b>	<b>\$10.75</b>

\*Contiguous suites

Operating expenses include 5 night janitorial service.  
Tenants responsible for separately metered lighting and wall socket electric.



# Property Location



## Contact Us

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