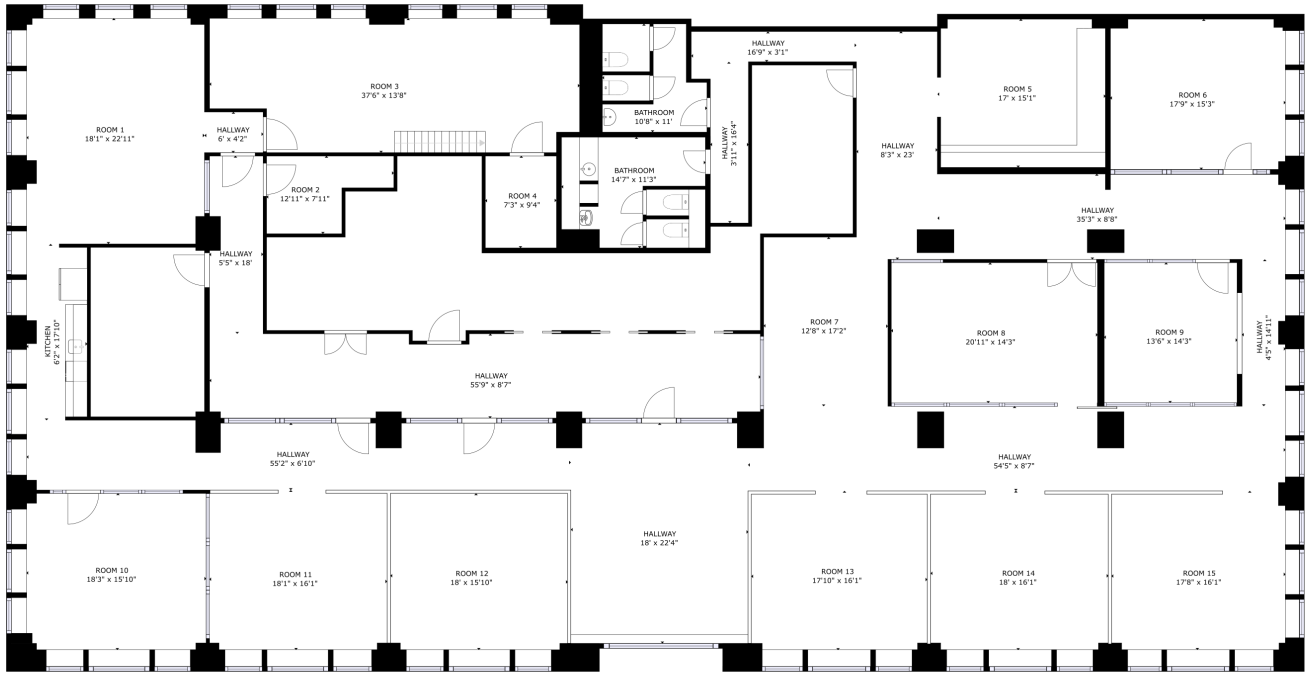




218 6th AVENUE, SUITE 200 | DES MOINES, IA 50309

**FLEMING BUILDING
FOR LEASE: \$13.00 PSF MODIFIED GROSS**

The information furnished herein is from sources believed reliable, but is not guaranteed by BARON, P.C., or its agents, and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



LEASE SUMMARY

Rent and the separately metered electricity services are paid by Tenant. Gas, water/sewer, and trash services are paid by Landlord. All real estate taxes, building insurance, and common area maintenance costs are paid by Landlord.

LEASE TERMS

- Rental Rate:** \$13.00 PSF
- Rent Escalations:** 3% Annually
- Operating Type:** Modified Gross
- Lease Term:** 3+ Years
- Tenant Improvement Allowance:** Negotiable

LEASE AVAILABILITY

Suite	SF	Availability	Rent \$ PSF	Total Monthly \$
200	8,300	Available	\$13.00	\$8,991.66



PROPERTY HIGHLIGHTS

This remarkable building at 218 6th Avenue is not just a piece of Des Moines’ history; it’s a testament to early 20th-century architectural innovation. Designed by Daniel Burnham, a titan of American architecture, the Fleming Building stands as a monument to his visionary approach. Burnham, renowned for his role in shaping the 1893 World’s Columbian Exposition in Chicago and designing iconic structures like the Flatiron Building in NYC and Union Stations in several major cities, brought his unique blend of Neoclassical and Chicago School architectural styles to life in the Fleming Building.

Completed in 1909, the Fleming Building was one of the first in Iowa to employ a steel structural system, symbolizing the dawn of the ‘skyscraper era’. Its design late in Burnham’s career showcases his matured vision, combining both aesthetic appeal and functional design. The building’s inclusion on the National Register of Historic Places in 2002 underlines its significance in the architectural landscape of the United States.

- **Unique opportunity in Downtown Des Moines**
- **Convenient location on the corner of 6th Avenue and Walnut Street**
- **Affluent, dynamic demographic**
- **Significant area development**
- **Building accessible from Skywalk**
- **Historic charm with modern touch**
- **Secured fob access**



SITE DETAILS

Site Area: 8,796 SF / 0.2 Acres

Site Dimensions: 66' x 133'

Zoning District: DX1 Downtown District

Zoning Sub-District:

Special Zoning:

Walking Score: Walker's Paradise (92)

Transit Score: Good Transit (62)

Bike Score: Bikeable (63)

Traffic Count: 9,661 EADT (2022)

Parcel Number: 020/01157-000-000

Legal Description: E1/2 LOTS 7 & 8 BLK 11 FORT DES MOINES

IMPROVEMENT DETAILS

Year Built/Renovated: 1909/2013

Building Area: 93,654 SF

Number of Floors: 11 + basement

Original Use: Mixed-use Retail/Office

Foundation: Concrete

Construction: Reinforced concrete

Exterior: Brick on masonry

Roof: Flat rubber membrane

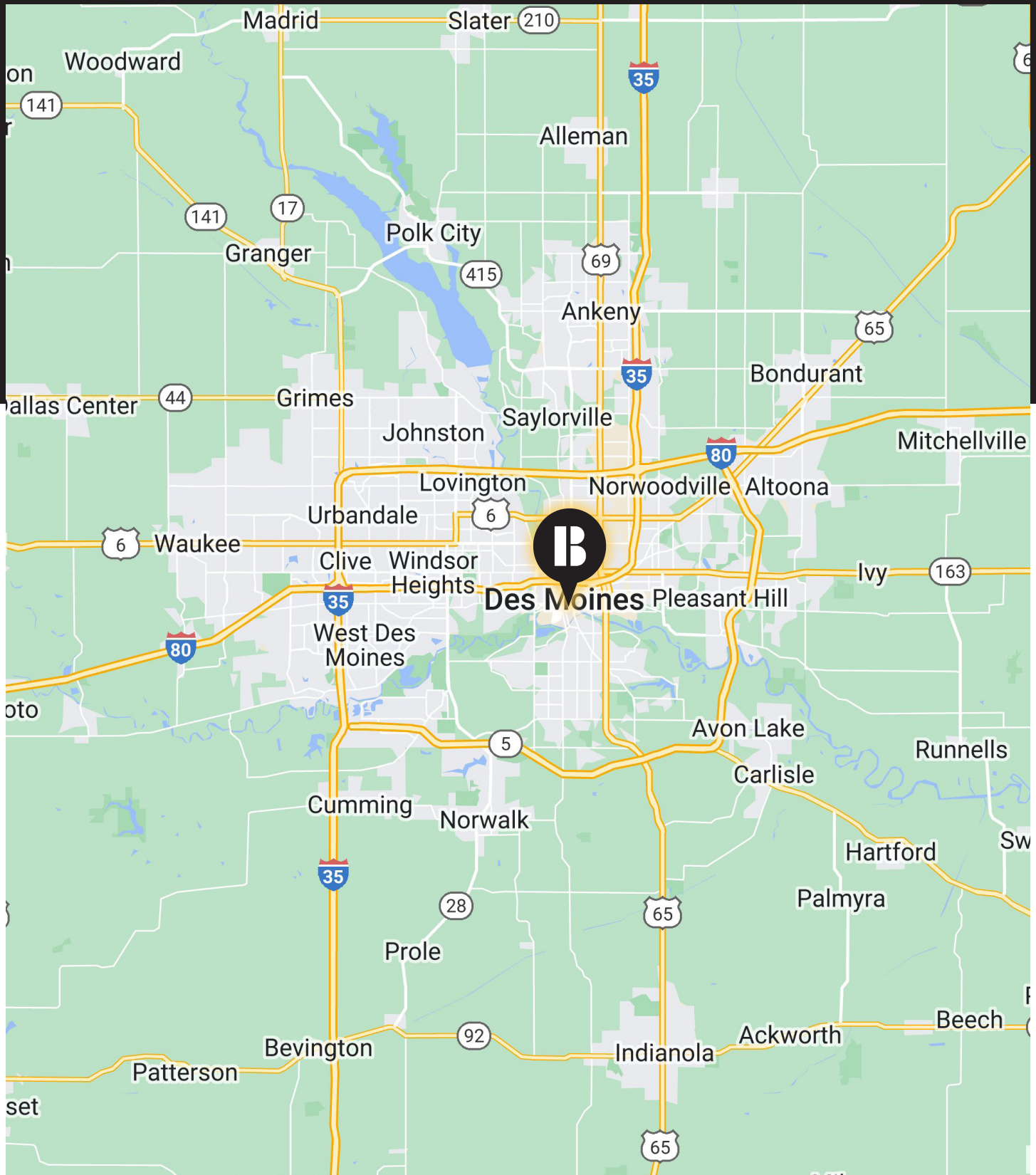
Utility Metering: Individual electric meters

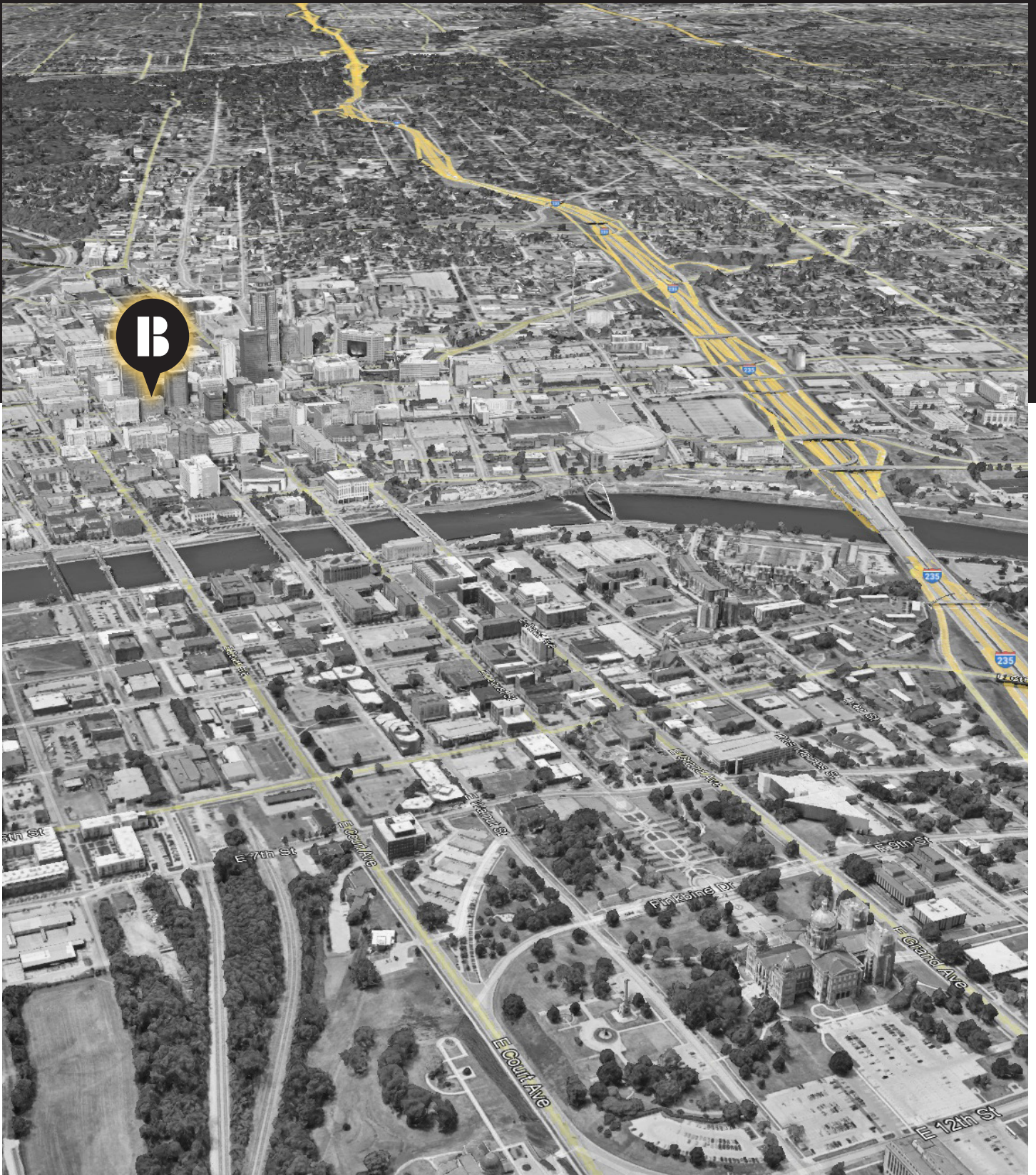
HVAC: Engineered system (boiler/chiller)

Parking: 15 secured stalls in a Skywalk connected parking garage accompany Suite 200







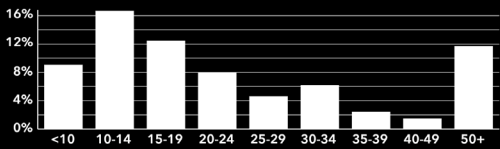


COMMUNITY SUMMARY

218 6th Ave, Des Moines, Iowa, 50309
Drive time of 5 minutes

20,779	0.94%	1.80	71.6	\$33.9	\$51,436	\$187,380	\$14,283	19.2%	67.9%	12.9%			
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+	17.1% Services	17.1% Blue Collar	65.8% White Collar

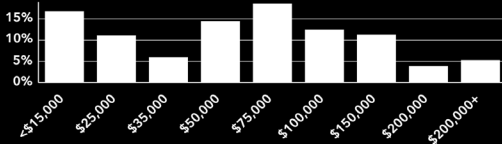
Mortgage as Percent of Salary



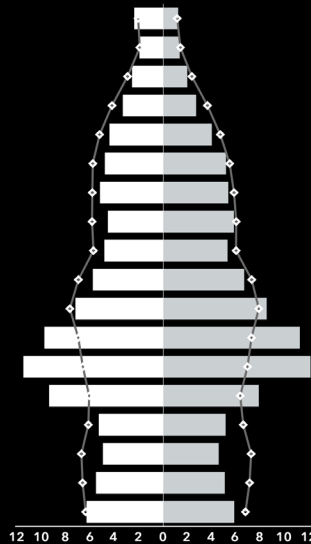
Home Value



Household Income

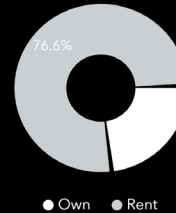


Age Profile: 5 Year Increments

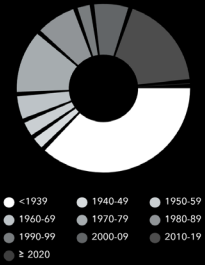


Dots show comparison to 19153 (Polk County)

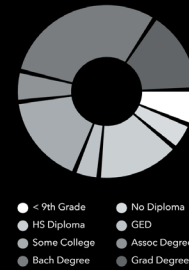
Home Ownership



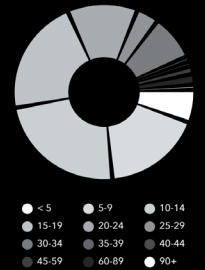
Housing: Year Built



Educational Attainment



Commute Time: Minutes



esri Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

© 2023 Esri

POPULATION TRENDS AND KEY INDICATORS

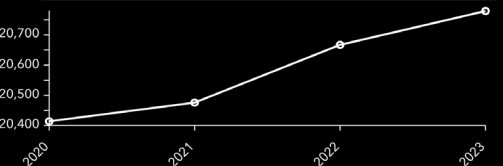
218 6th Ave, Des Moines, Iowa, 50309
Drive time of 5 minutes

20,779	11,177	1.80	33.9	\$51,436	\$187,380	42	104	72
Population	Households	Avg Size	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

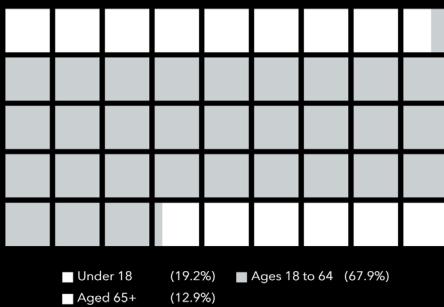
MORTGAGE INDICATORS



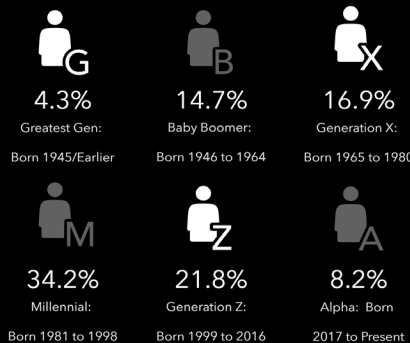
Historical Trends: Population



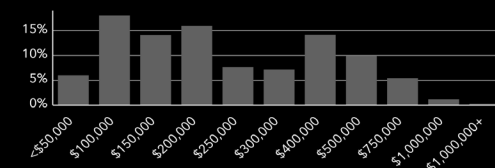
POPULATION BY AGE



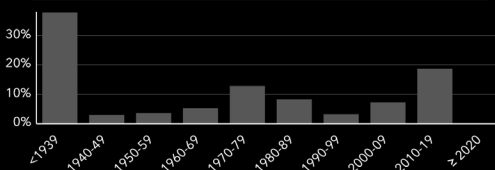
POPULATION BY GENERATION



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2023 Esri

DAVID J. CARRIG

BROKER - NE 20190573 & IA B70191000

dcarrig@baroncre.com
+1 (402) 218-5888

BARON - COMMERCIAL REAL ESTATE
501 S. 16th Street
Omaha, NE 68102



JOHN D. CARRIG

SALESPERSON - NE 20210798

jcarrig@baroncre.com
+1 (714) 884-9503

BARON - COMMERCIAL REAL ESTATE
501 S. 16th Street
Omaha, NE 68102

DISCLAIMER AND CONFIDENTIALITY AGREEMENT

This document and the information contained herein regarding the commercial real estate property (hereafter referred to as "the Property") is provided by BARON, P.C., and its affiliates (collectively, "the Broker"). This document serves as both a disclaimer and a confidentiality agreement intended for the recipient (hereafter referred to as "the Recipient").

- 1. Nature of Information:** The information provided in this document is intended solely for evaluating the potential acquisition of the Property. It is confidential and should not be disclosed to any third party without the express written consent of BARON, P.C. The Recipient agrees to keep the information strictly confidential and to use it only for the purpose as stated above.
- 2. No Representation or Warranty:** While every effort has been made to ensure the accuracy and completeness of the information, BARON, P.C., David Carrig, John Carrig, and any other affiliated broker or salesperson make no warranty or representation, express or implied, regarding the accuracy, completeness, or reliability of the information. The Recipient acknowledges that they must perform their own due diligence, verifying all information and conducting an independent investigation into the financial, legal, and physical aspects of the Property.
- 3. No Liability:** BARON, P.C., its agents, and affiliates, including David Carrig and John Carrig, shall not be liable for any errors, omissions, or inaccuracies in the information provided, nor for any decisions made or actions taken in reliance on such information by the Recipient. The Recipient agrees to hold harmless BARON, P.C., its agents, and affiliates from any claims or damages resulting from the use of this document or the information contained herein.
- 4. Offer and Acceptance:** Submission of an offer by a prospective buyer does not obligate the Owners to accept such offer. The Owners reserve the right, at their sole discretion, to accept or reject any offer based on various factors including but not limited to price, terms, purchaser's experience, financial health, and track record.
- 5. No Commission or Finder's Fee:** No commission or finder's fee related to the sale of the Property shall be payable to any party unless otherwise agreed to in writing by the Owners. Any compensation due to a buyer's broker shall be borne by the purchaser.
- 6. Legal and Tax Advice:** The Recipient is advised to seek independent legal, tax, and financial advice. This document and the information contained herein should not be considered a substitute for professional advice regarding the potential acquisition, ownership, and consequences thereof.
- 7. Intellectual Property Rights:** All trademarks, service marks, logos, and photographs contained in this document are the property of their respective owners. Unauthorized use of these materials without express written consent is prohibited.
- 8. Acknowledgement:** By receiving and reviewing this document, the Recipient acknowledges and agrees to the terms outlined in this Disclaimer and Confidentiality Agreement.