



# 801 GRAND

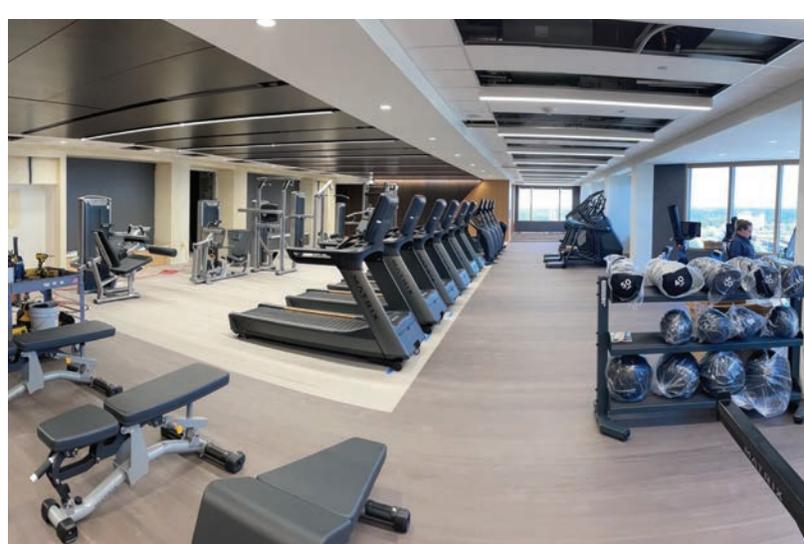
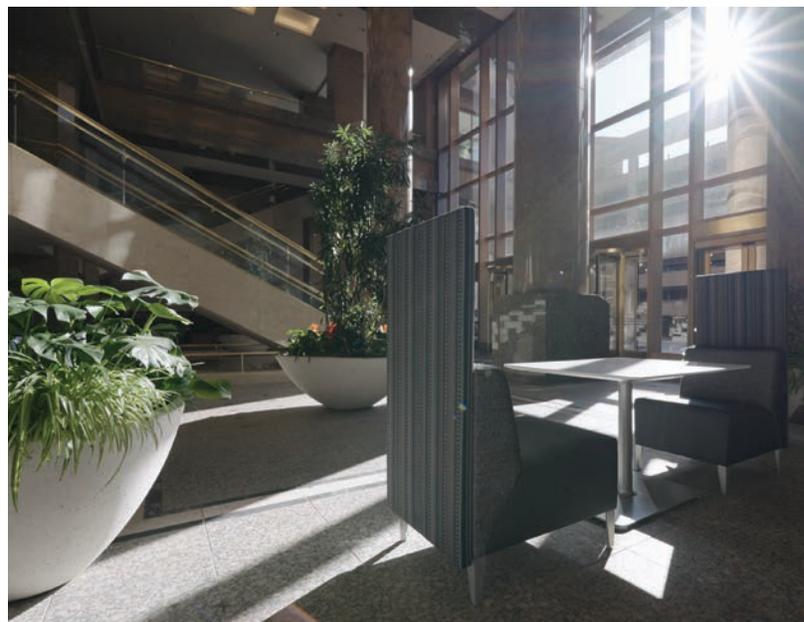
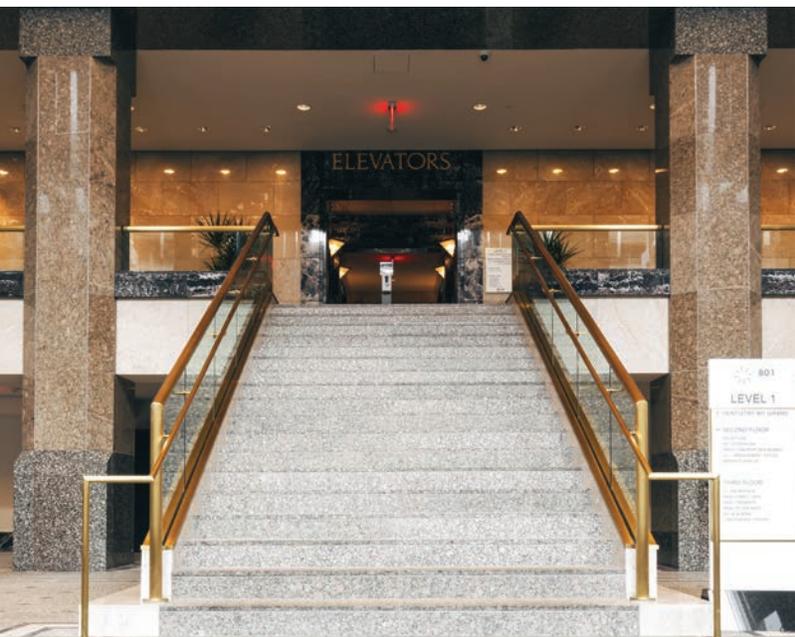
801 Grand Ave, Des Moines, IA 50309

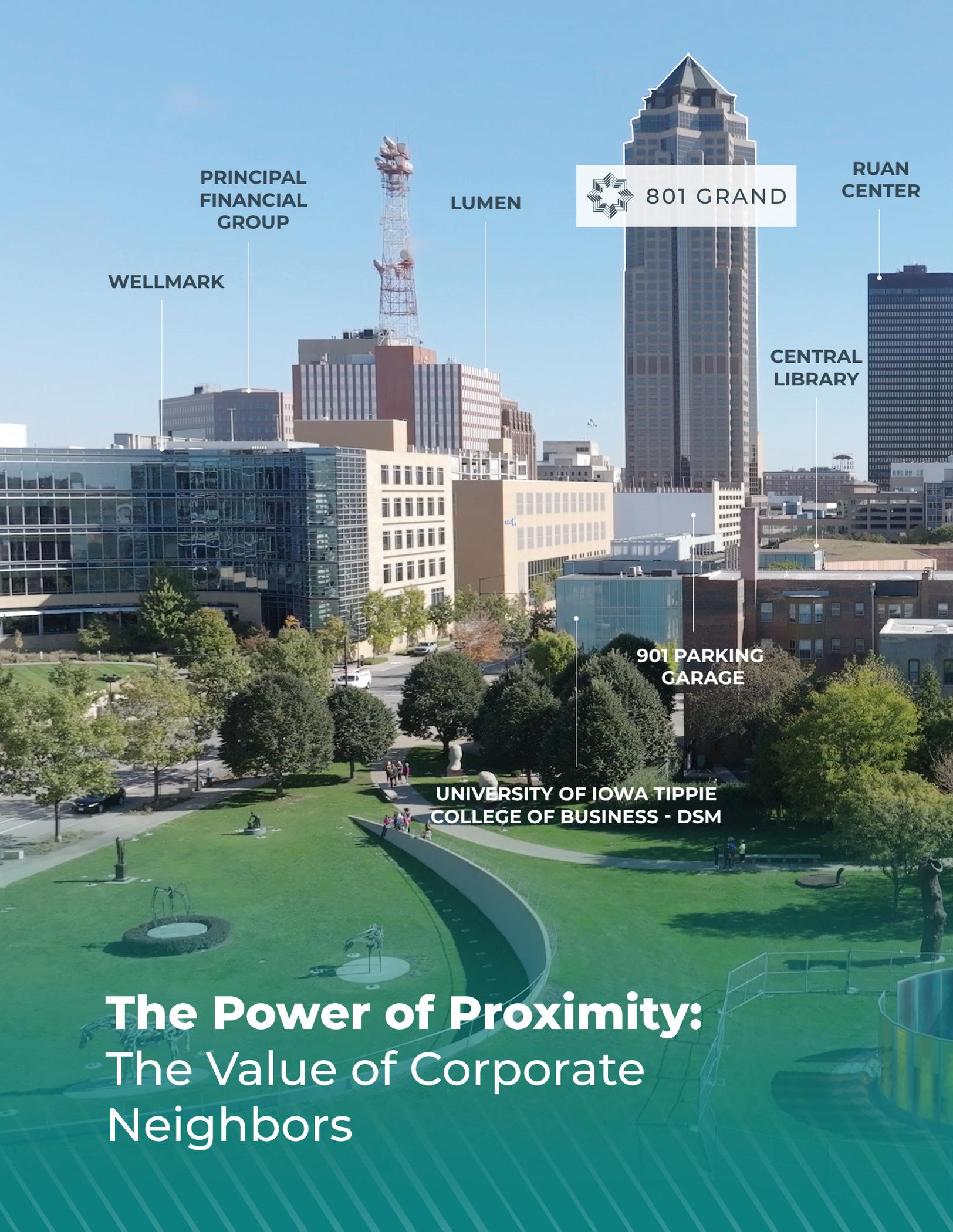


*Over \$20M in capital  
improvements*

## **A Perfect Fusion of Traditional Charm & Modern Convenience**

In the heart of Des Moines, with its timeless design and elegant detailing, this building pays homage to the rich heritage of its surroundings. The exterior facade showcases intricate craftsmanship, while the interior spaces seamlessly blend historic accents with contemporary elements. Within its walls, state-of-the-art amenities and innovative technologies elevate the experience of today's professionals.





**PRINCIPAL  
FINANCIAL  
GROUP**

**LUMEN**

 **801 GRAND**

**RUAN  
CENTER**

**WELLMARK**

**CENTRAL  
LIBRARY**

**901 PARKING  
GARAGE**

**UNIVERSITY OF IOWA TIPPIE  
COLLEGE OF BUSINESS - DSM**

# **The Power of Proximity: The Value of Corporate Neighbors**



**FINANCIAL  
CENTER**

**NATIONWIDE,  
AMERICAN EQUITY,  
MAVERICKS**

**EQUITABLE  
BUILDING**

**HUB  
TOWER**

**EMC**

**AMERICANA**

**FORD &  
GARLAND**

**MARRIOTT**

**DES LUX  
HOTEL**

# Tailored for Success

This building possesses remarkable adaptability, enabling it to be easily customized to align with the distinct goals and priorities of any organization.

From open-concept workspaces to collaborative lounges, every area is thoughtfully designed to optimize productivity and foster a sense of community. This truly unique office building offers a captivating and inspiring environment that captures the imagination and invites businesses to thrive in a perfect synergy of past and present.



**1989-1991 / 2018**

YEAR BUILT / REMODEL



**41-Story, Class A**

BUILDING TYPE



**±3,671 - ±23,145 RSF**

UP TO 115,725 RSF (CONTIGUOUS)

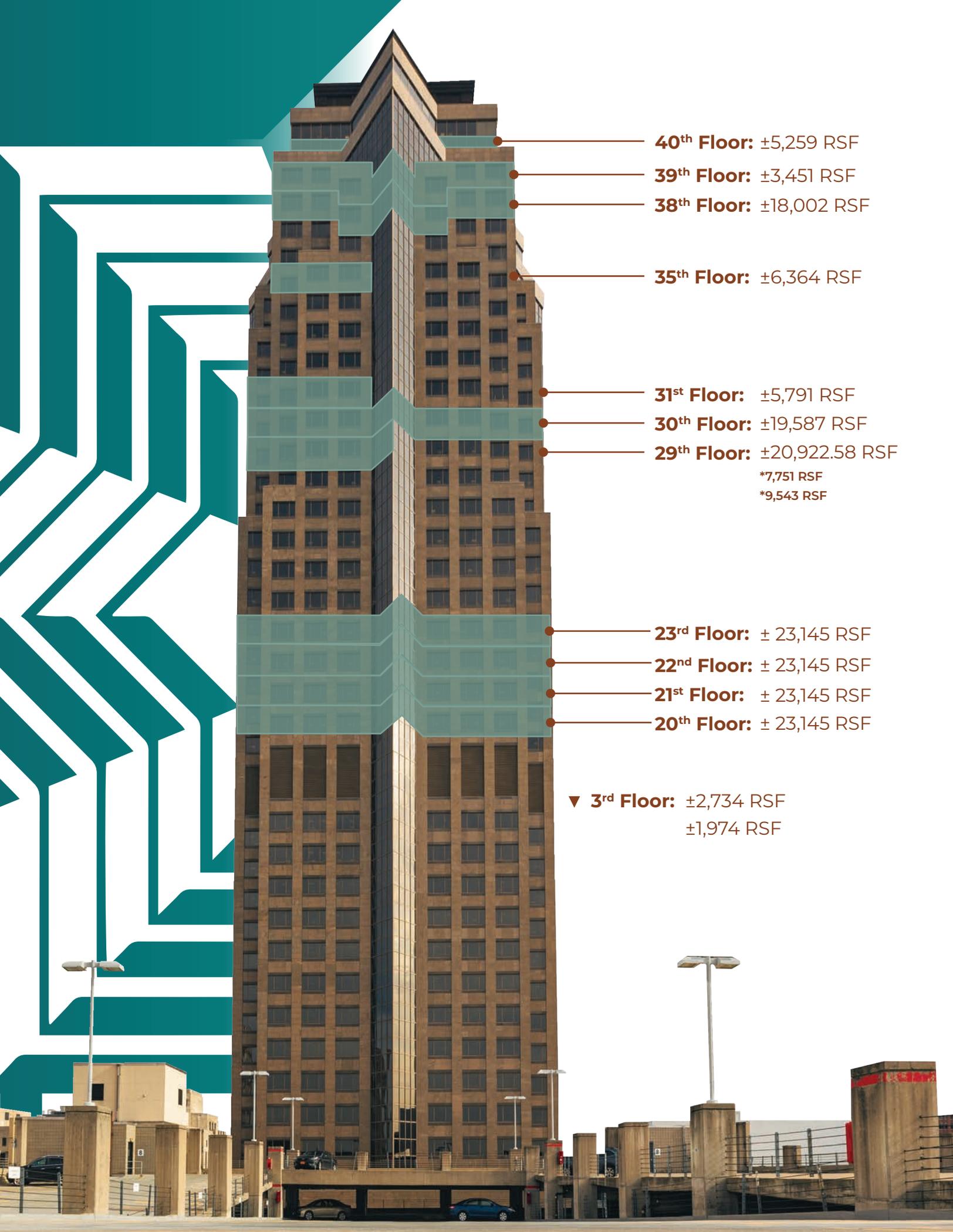


**2017**

LEED CERTIFIED

## BUILDING AMENITIES

- Spacious 52-seat conference center and 12 seat conference room.
- Pre-function hospitality room including catering kitchen to welcome guests prior to your event.
- Outdoor patio for social gatherings.
- Luxurious lounge area, offering a sophisticated retreat for relaxation and socializing.
- Four miles of skywalk access puts all of downtown's amenities steps away.
- **NEW** Recently completed fitness center (2024).
- Private and city owned parking garages and flat lots nearby, offering tenants an economical options for parking.
- 24-hr staffed building security. Key card access to floors 4-41. Guests must check-in with security to access tenant spaces.
- On-site and full-time JLL dedicated property management team.
- On-site restaurants: **801 Chophouse, Basil Properi, Main Street Cafe, Fresh Fit Meals.**



**40<sup>th</sup> Floor:** ±5,259 RSF

**39<sup>th</sup> Floor:** ±3,451 RSF

**38<sup>th</sup> Floor:** ±18,002 RSF

**35<sup>th</sup> Floor:** ±6,364 RSF

**31<sup>st</sup> Floor:** ±5,791 RSF

**30<sup>th</sup> Floor:** ±19,587 RSF

**29<sup>th</sup> Floor:** ±20,922.58 RSF

\*7,751 RSF

\*9,543 RSF

**23<sup>rd</sup> Floor:** ± 23,145 RSF

**22<sup>nd</sup> Floor:** ± 23,145 RSF

**21<sup>st</sup> Floor:** ± 23,145 RSF

**20<sup>th</sup> Floor:** ± 23,145 RSF

▼ **3<sup>rd</sup> Floor:** ±2,734 RSF

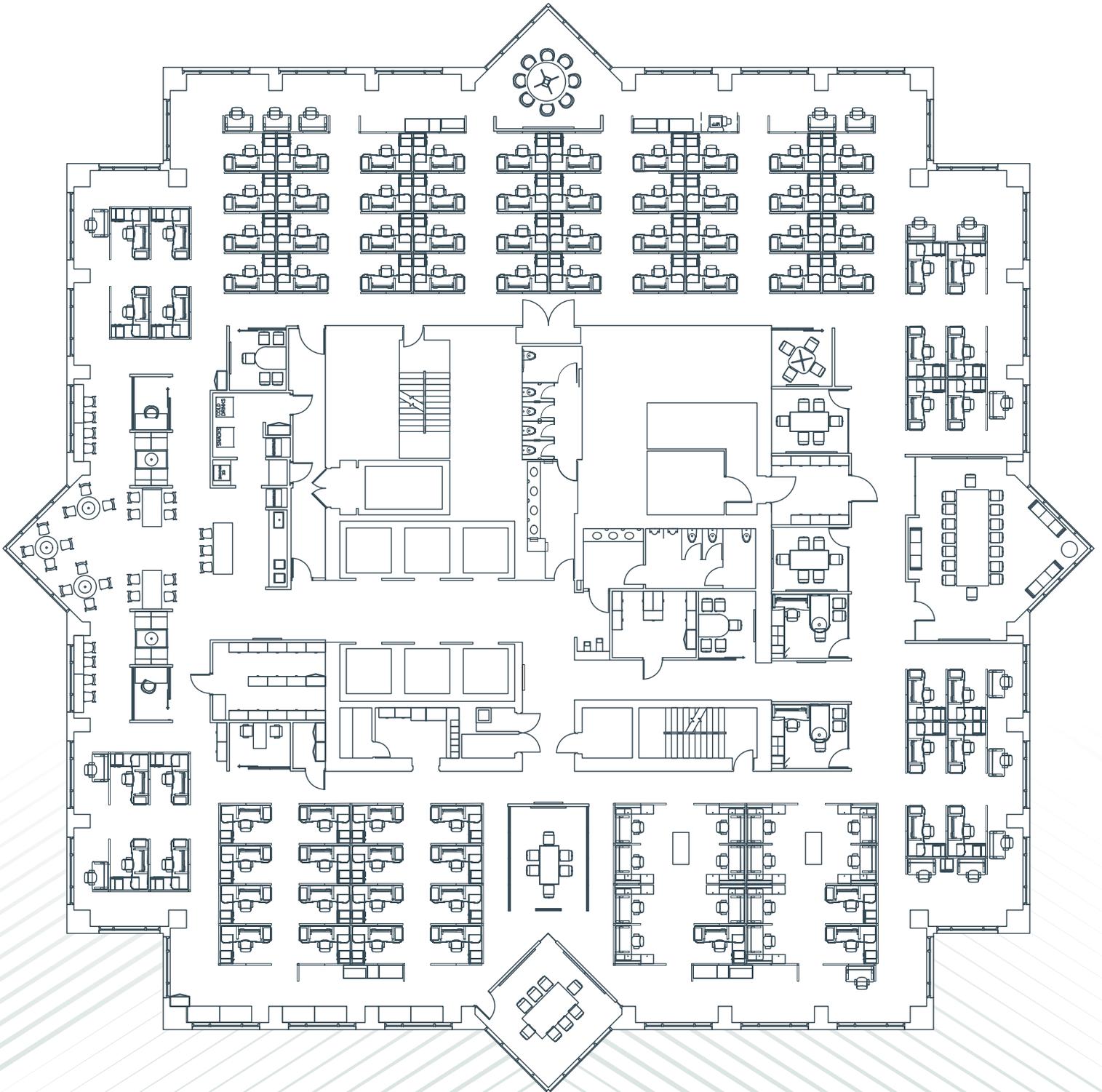
±1,974 RSF

# Embrace the Versatility

Our customizable floorplates can be tailor-made to suit the specific needs and requirements of businesses, ensuring the efficient use of space and optimal workflow.

Tenants have the freedom to design their ideal workspace, incorporating features such as private offices, collaborative areas, conference rooms, and amenities. This enables businesses to create an environment that fosters productivity, collaboration, and employee satisfaction.

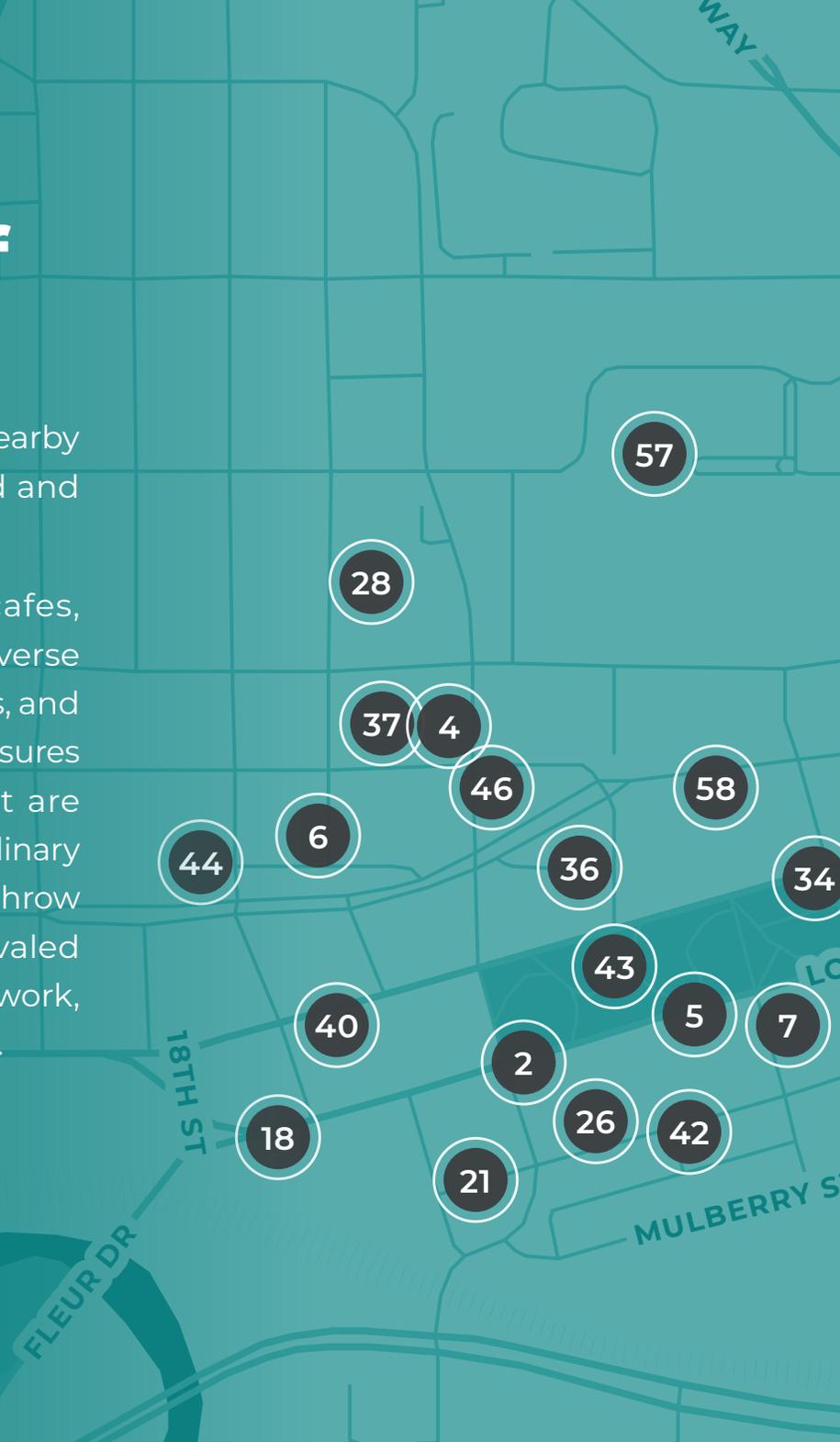
Typical Floorplate  
**± 23,145 RSF | ± 96 Workstations**



# Des Moines' Central Hub of Amenities

801 Grand offers an abundance of nearby amenities that cater to every need and desire.

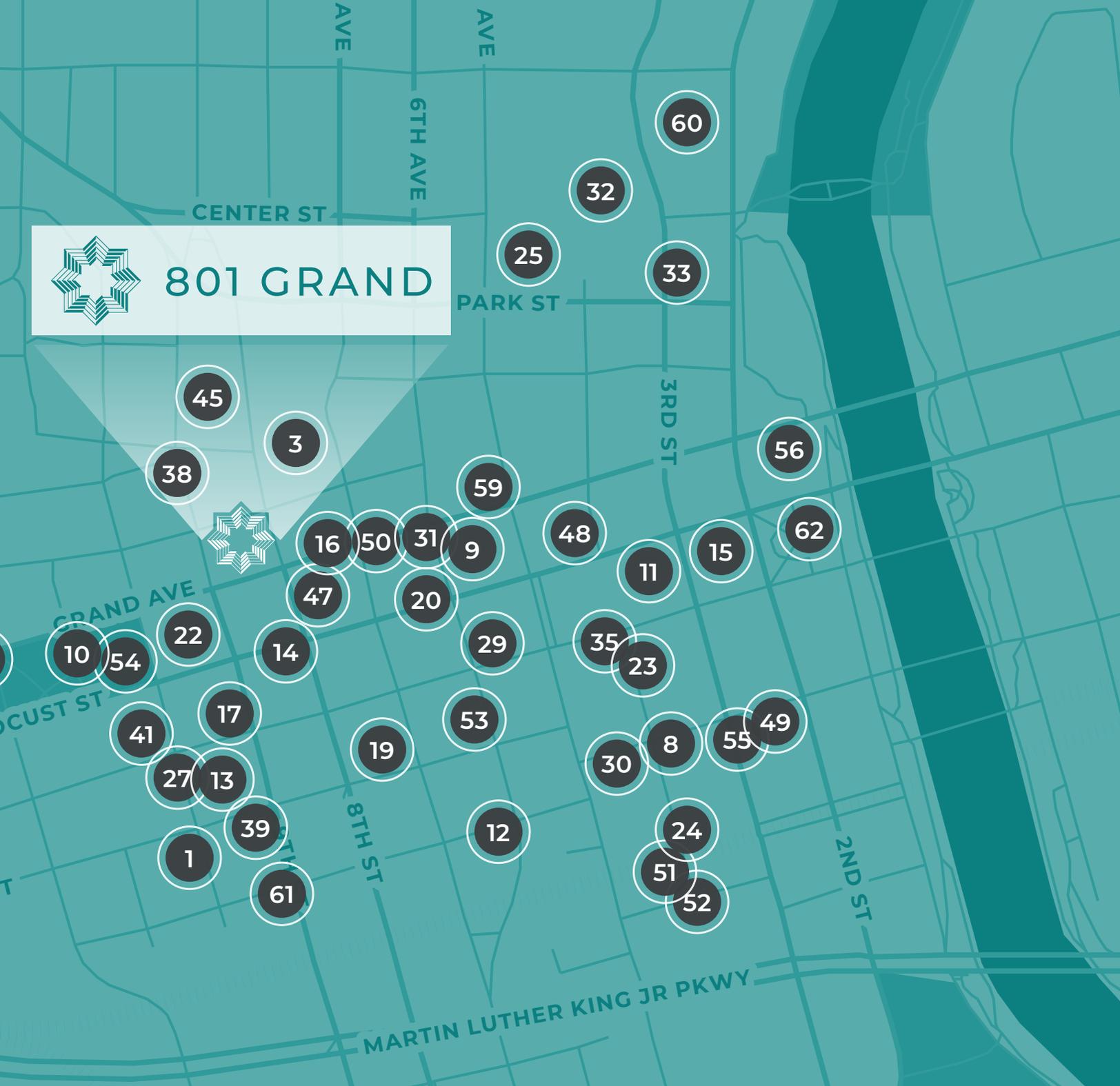
From an array of restaurants, cafes, and entertainment venues to a diverse range of retail shops, fitness centers, and recreational facilities, this location ensures that convenience and enjoyment are always within reach. With an extraordinary selection of amenities just a stone's throw away, 801 Grand provides an unrivaled experience where every aspect of work, life, and leisure coalesce seamlessly.



1. 10th Street Lofts
2. 14Forty
3. 801 Chophouse/Basil's/Main Street Cafe
4. A Dong Restaurant
5. Americana
6. Big Grove Brewery & Taproom
7. Blu Thai Food and Sushi
8. Blue Sushi Sake Grill
9. Capital Square
10. Central Library
11. Cowles Commons
12. DART Central Station
13. Dentons Davis Brown/Akebono 515
14. Des Lux Hotel
15. Des Moines Civic Center
16. Des Moines Marriott Downtown
17. Des Moines Public Schools
18. Dot-Dash (formerly Meredith Corp.)
19. EMC Insurance Companies Headquarters
20. Equitable Building/Pot Belly Sandwich Shop
21. Exile Brewing Company
22. FHLB
23. Fong's Pizza/The Royal Mile/Insomnia Cookies/Pho Real Kitchen & Bar
24. Hessen Haus
25. Hilton Des Moines Downtown
26. Horizon Line Coffee
27. Hotel Fort Des Moines
28. Hoyt Sherman Place
29. Hub Tower
30. Hy-Vee Grocery Store
31. Hyatt Place Des Moines/Downtown



# 801 GRAND



- |  |  |   |
|--|--|---|
| 32. Iowa Events Center                       | 43. Pappajohn Sculpture Park                 | 64. Temple for Performing Arts/Centro                 |
| 33. Jethro's BBQ All Stars                   | 44. Power Life Yoga Barre Fitness - Downtown | 55. The CC / Stuffed Olive                            |
| 34. John and Mary Pappajohn Education Center | 45. Principal Financial Group                | 56. U.S. Federal Courthouse                           |
| 35. Kirkwood Lofts/Wasabi Tao                | 46. QuikTrip                                 | 57. UnityPoint Health - Iowa Methodist Medical Center |
| 36. Krause Gateway Center                    | 47. R&T Lofts/Hello Marjorie                 | 58. Wellmark Blue Cross and Blue Shield               |
| 37. Lua Brewing                              | 48. Renaissance Des Moines Savery Hotel      | 59. Wellmark YMCA                                     |
| 38. Lumen                                    | 49. RoCA                                     | 60. Wells Fargo Arena                                 |
| 39. Malo                                     | 50. Ruan Center                              | 61. West End Architectural Salvage                    |
| 40. Mid-American Energy                      | 51. Rumely Lofts                             | 62. World Food Prize Hall of Laureates                |
| 41. Nationwide                               | 52. Science Center of Iowa                   |   |
| 42. Noce                                     | 53. Surety Hotel                             |   |



801 GRAND

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