

FOR
SALE

KALEIDOSCOPE AT THE HUB INVESTMENT PROPERTY

5TH-7TH & WALNUT, DOWNTOWN DES MOINES, IOWA

3 story, 159,707 gross
square foot enclosed mall
in the heart of downtown
Des Moines, Iowa



TO OBTAIN A
CONFIDENTIAL OFFERING
MEMORANDUM PLEASE
CONTACT ONE OF THE
FOLLOWING AGENTS:

Colleen Johnson

Vice President
515.280.2052
colleen.johnson@cbre.com

Jeff Spence

Vice President
515.221-6636
jeff.spence@cbre.com

CBRE/Hubbell Commercial

6900 Westown Parkway
West Des Moines, IA 50266

www.cbrehc.com

LISTING # 435386

THE OFFERING:

CB Richard Ellis/Hubbell Commercial is pleased to exclusively offer for sale
The Kaleidoscope at the Hub, Des Moines

SALE PRICE: \$2,515,000

INVESTMENT HIGHLIGHTS:

- Value Add Opportunity
- Located in the heart of Des Moines' Central Business District
- 159,707 gross square feet/96,740 net leasable square feet
- 22 specialty stores and services; 17 restaurants and eateries
- Constructed in 1985
- 46% occupancy
- Situated on 75,400 sf site with seven skywalk bridges spanning two city blocks


HUBBELL REALTY COMPANY
Always Breaking New Ground!


CBRE | Hubbell
Commercial

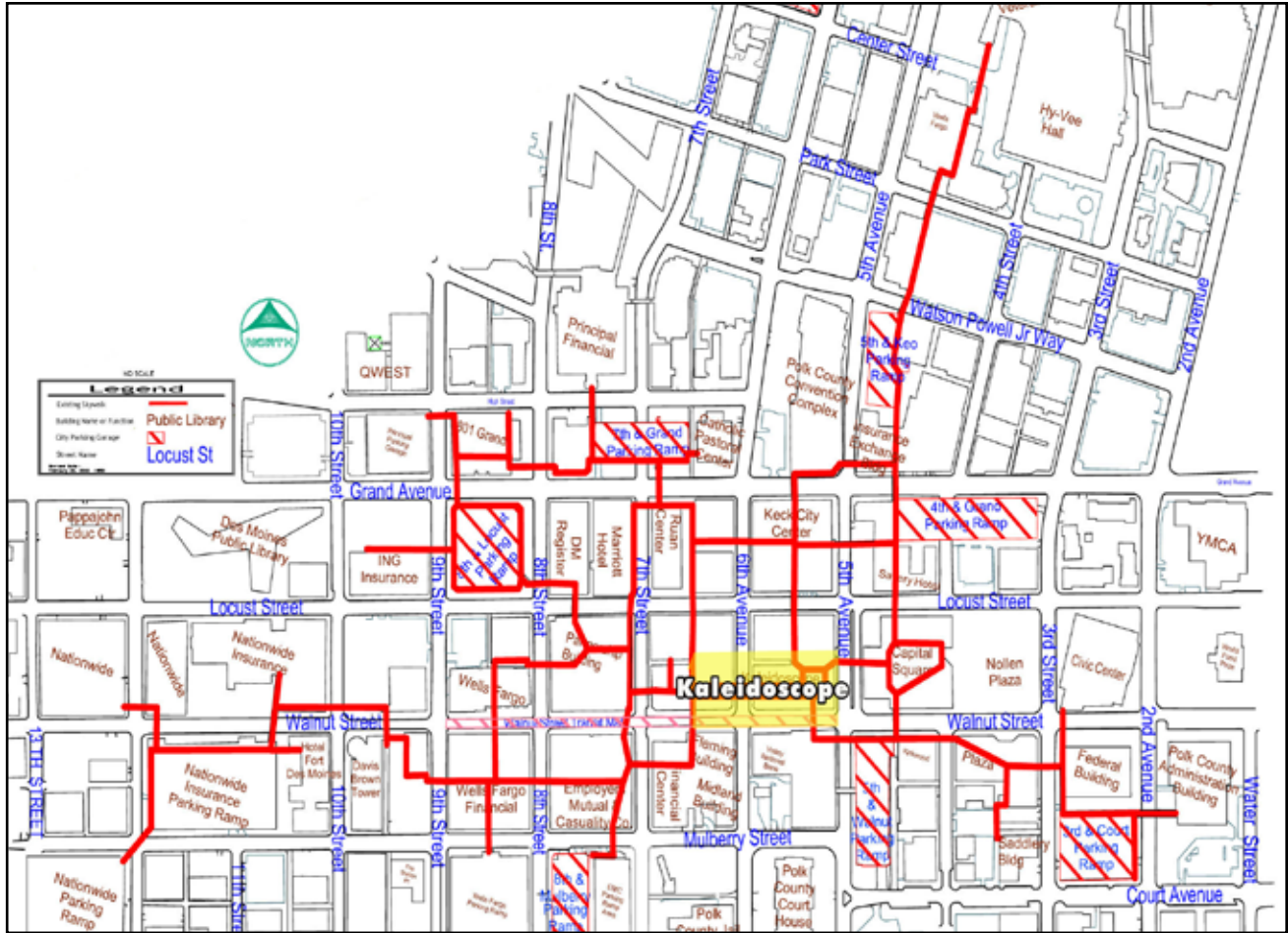
Part of the CBRE affiliate network

FOR
SALE



KALEIDOSCOPE AT THE HUB INVESTMENT PROPERTY

5TH-7TH & WALNUT, DOWNTOWN DES MOINES, IOWA



© 2011 CBRE/Hubbell Commercial. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Part of the CBRE affiliate network