

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:

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CBRE/Hubbell Commercial

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West Des Moines, IA 50266

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LISTING # 435386



Always Breaking New Ground!

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:

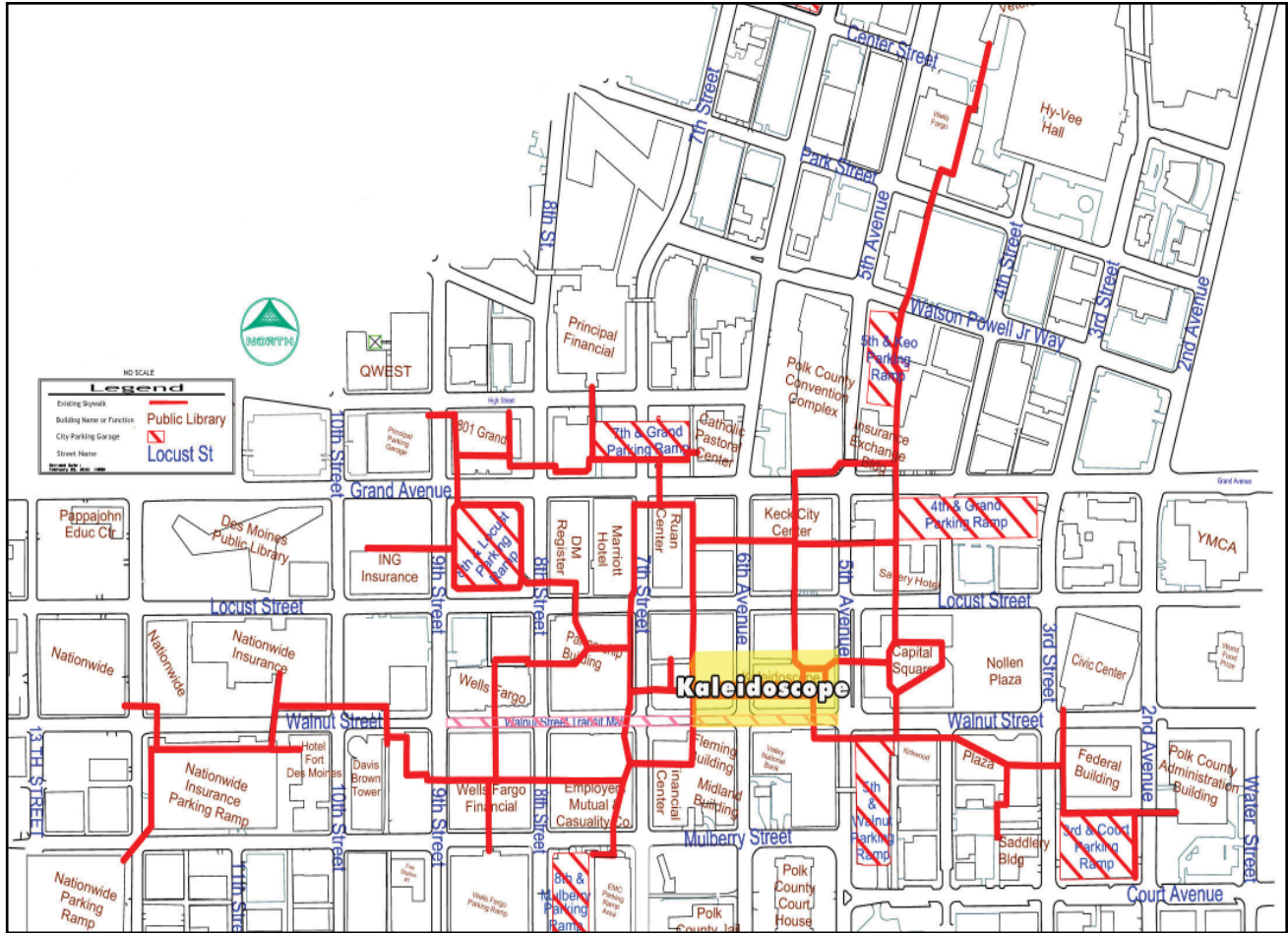
- Value Add Opportunity
- Located in the heart of Des Moines' Central Business District
- 159,707 gross square feet/96,740 net leasable square feet
- 22 specialty stores and services; 17 restaurants and eateries
- Constructed in 1985
- 46% occupancy
- Situated on 75,400 sf site with seven skywalk bridges spanning two city blocks
- Approximately 75,000 day time population

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