



JLL Brokerage Inc.

216 Court Avenue | Des Moines, Iowa

**35,112 SF**

Available for lease

Court Center, now named The CC,  
has a new view of Des Moines  
entertainment



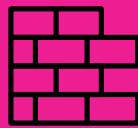


# Downtown Des Moines' Premier Entertainment Experience on Court Avenue

Downtown Des Moines' entertainment experience on Court Avenue is evolving in a big way. The building has a new name, new approach and new beginning. With over 30,000 SF available in the historic district, there are currently three levels of raw building elements and natural light ready to be reimaged for entertainment and/or food and beverage operators.







Proposed exterior renovation



Turn-key opportunity



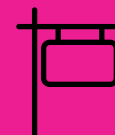
Existing kitchen build-out on 1st and 2nd floor



Possible speak-easy on the lower level



High visibility on Court Avenue



Tenant signage opportunities





# Stacking Plan



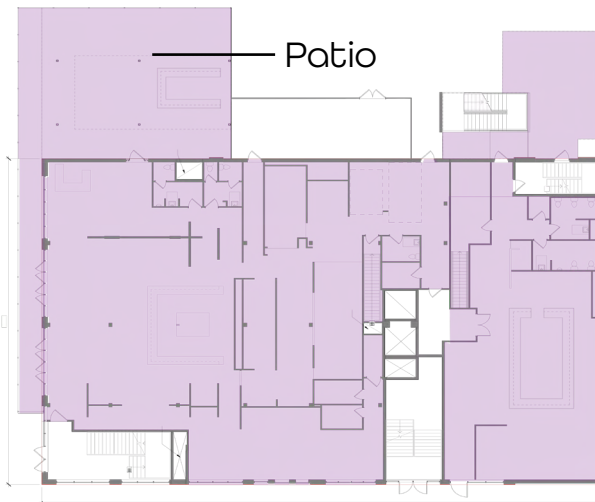




## 1st Floor

**Minimum Divisible: 3,288 SF + Patio**  
**Maximum Contiguous: 10,597 SF + Patios**

Court Avenue



## 2nd Floor

**Minimum Divisible: 3,858 SF**  
**Maximum Contiguous: 10,626 SF**

Court Avenue



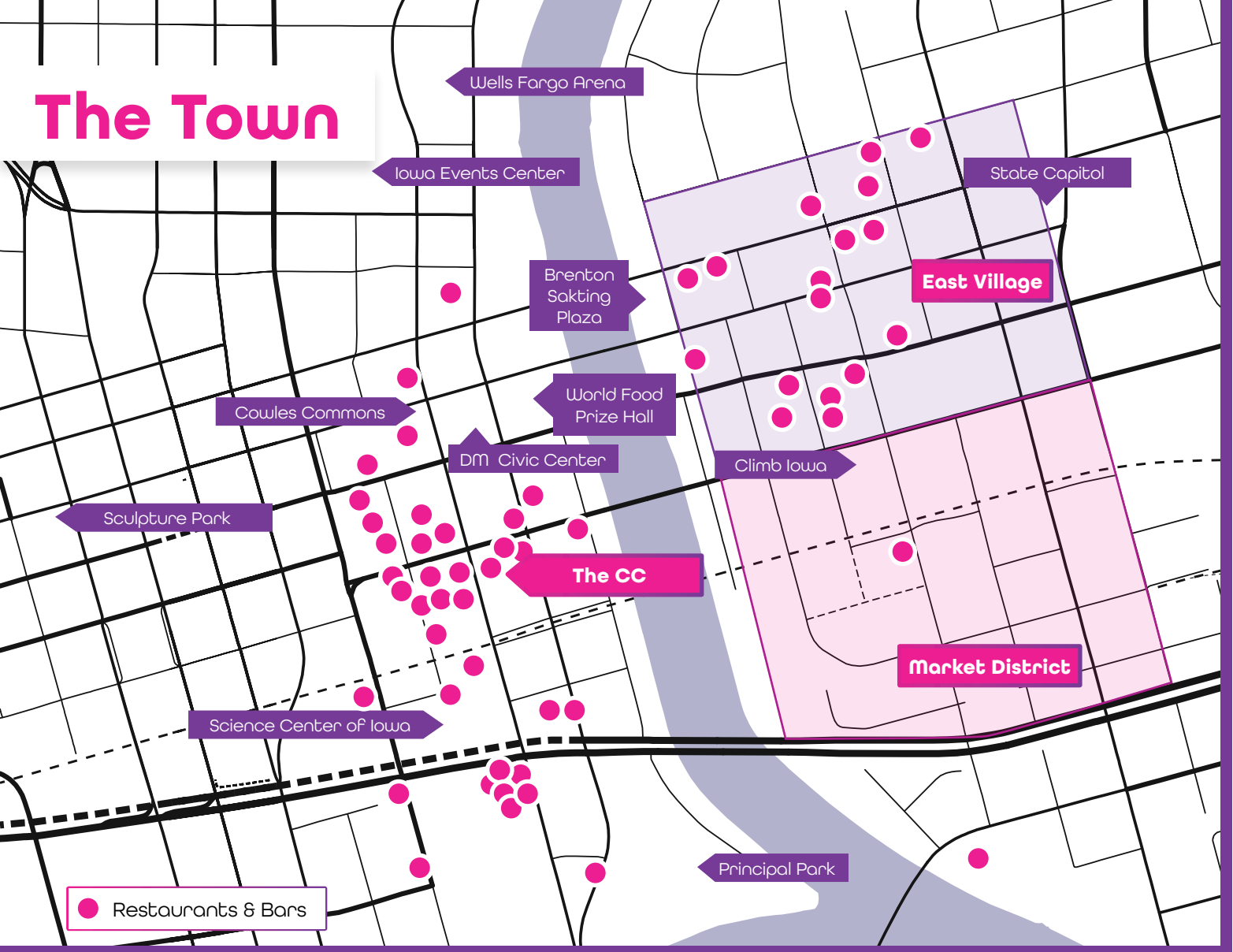
## 3rd Floor

**Minimum Divisible: 3,665 SF**  
**Maximum Contiguous: 10,779 SF**

Court Avenue



# The Town





**East Village &  
Market District**



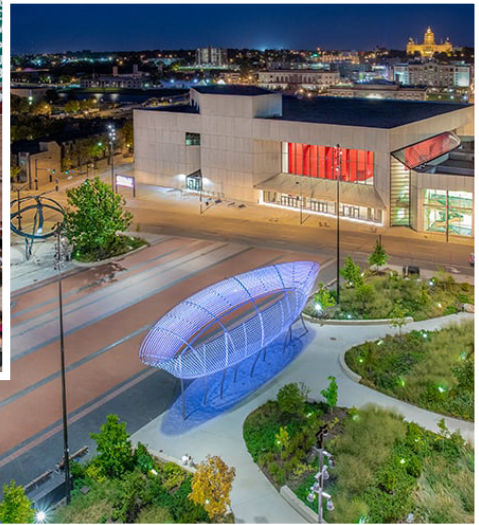
**Des Moines Civic Center**



**Des Moines Farmers' Market**



**Cowles Commons**



**Science Center of Iowa**

**Principal Park**







Contact us today to check out the new view of Des Moines entertainment.

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