

UrbanLiving

DES MOINES 2007



Professional Interior Design for Urban Living.

Contemporary,
Modern,
Transitional,
Traditional,
Eclectic



Styles to fit your good taste.

The Mansion

FINE FURNISHINGS • INTERIOR DESIGN

2801 Ingersoll Avenue, Des Moines • 515.280.7161
www.TheMansion-Interiors.com

UrbanLiving

DES MOINES 2007

Publisher

Connie Wimer

Associate Publisher

Janette Larkin

Director of Operations

Jason Swanson

Editorial Director

Carroll Stoner

Photo Director

Duane Tinkey

Copy Editor

Stephen McIntire

Senior Designer

Dug Campbell

Graphic Designer

Shaun Riekens

Magazines & Custom Publishing Manager

Kris Maggard
krismaggard@bpcdm.com

Senior Account Executive

Yolanda Chrystal

Senior Account Executive

Katherine Harrington

Account Executive

Jessica Miller

Business Manager

Ron Milne

Accountant

Eileen Jackson

Accounting Coordinator

Susie Soma

Circulation Associate

Trace Storm

Customer Service Sales Associate

Laura Stegemann

Human Resources Manager

Kimberly Veigulis

Administrative Assistant

Jeanne Hammerstrom

UrbanLiving is published by Business Publications Corporation, an Iowa corporation. Contents © 2007, Business Publications Corporation. Reproduction or other use, in whole or in part, of the contents without permission of the publisher is strictly prohibited. While the information has been compiled carefully to ensure maximum accuracy at the time of publication, it is provided for general guidance only and is subject to change. The publisher cannot guarantee the accuracy of all information or be responsible for omissions or errors. Additional copies may be obtained from the Circulation Department, The Depot at Fourth, 100-4th Street, Des Moines, Iowa 50309. 515.288.3336.

Produced entirely in Des Moines by Business Publications Corporation.



Business Publications Corporation
The Depot at Fourth, 100 4th Street
Des Moines, Iowa 50309
advertising@bpcdm.com
515.288.3336

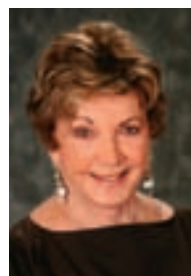


IN CONTRAST TO THE
SUBURBANIZATION OF AMERICA,
THERE IS AN EXCITING TREND
TAKING PLACE IN DES MOINES.
A BOOM OF NEW URBAN LIVING
PROJECTS ARE LURING RESIDENTS
BACK TO THE CITY.

Today, downtown Des Moines has become a growing, vibrant community, offering the energy, events, sophistication, shopping, housing and attractions of a big city – without the big-city hassles. Young professionals, senior executives, couples with children, and retirees are discovering that an urban lifestyle offers everything they want.

Whether it's a cosmopolitan setting in a high-rise condo, a traditional apartment with a cozy fireplace or a chic loft-style condo in a revitalized warehouse, you will find a surprising variety of residential options. As the urban lifestyle continues to gain in popularity, the number of choices continues to rise. The heart of Des Moines is beating stronger than ever.

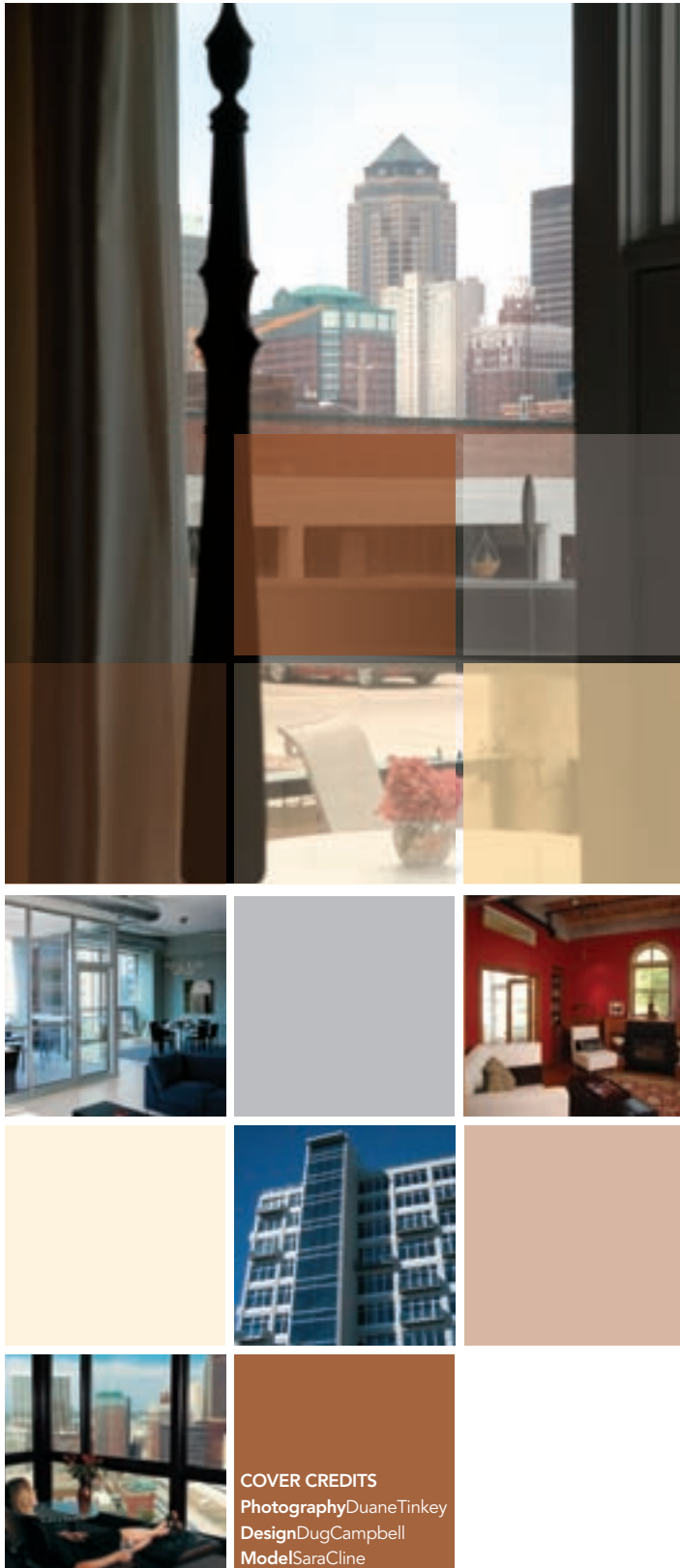
In our guide to Urban Living, you'll read about couples who have discovered the advantages of living in the city, and find details on premier projects, a map, contact information and listings of the many amenities Des Moines offers. We would like to thank the Realtors and developers who provided insight, the Downtown Community Alliance for its assistance with the map and facts about the downtown community, and the Greater Des Moines Convention and Visitors Bureau for its skywalk map.



Corinne Wimer

President/Publisher
Business Publications Corporation

TableOfContents



COVER CREDITS
Photography Duane Tinkey
Design Dug Campbell
Model Sara Cline

FEATURES

- 5 People with a Passion for Living Downtown
- 13 Urban Neighborhoods
- 29 Loft/Condo/Apartment Listings
- 30 Skywalk Systems Guide
- 31 Living, Working, Relaxing

URBAN NEIGHBORHOODS

HEART OF DOWNTOWN

- 15 Equitable Building
- 16 Brownstones on Grand
- 18 418 Liberty

COURT AVENUE DISTRICT

- 14 Whiteline Lofts
- 17 4th Street Condos

EAST VILLAGE

- 19 e5w

URBAN LIVING GUIDE

- 20 Map Of Residential Projects

10TH STREET CORRIDOR

- 24 111 City Lofts
- 26 Opus_001

WESTERN GATEWAY

- 23 Gateway Lofts

SHERMAN HILL

- 27 Sherman Hill Condos

GRAY'S LAKE/FLEUR

- 28 The Park Fleur

INGERSOLL

- 22 Ingersoll Square



PEOPLE WITH A PASSION FOR *Living Downtown*

by J. Sharpe Smith



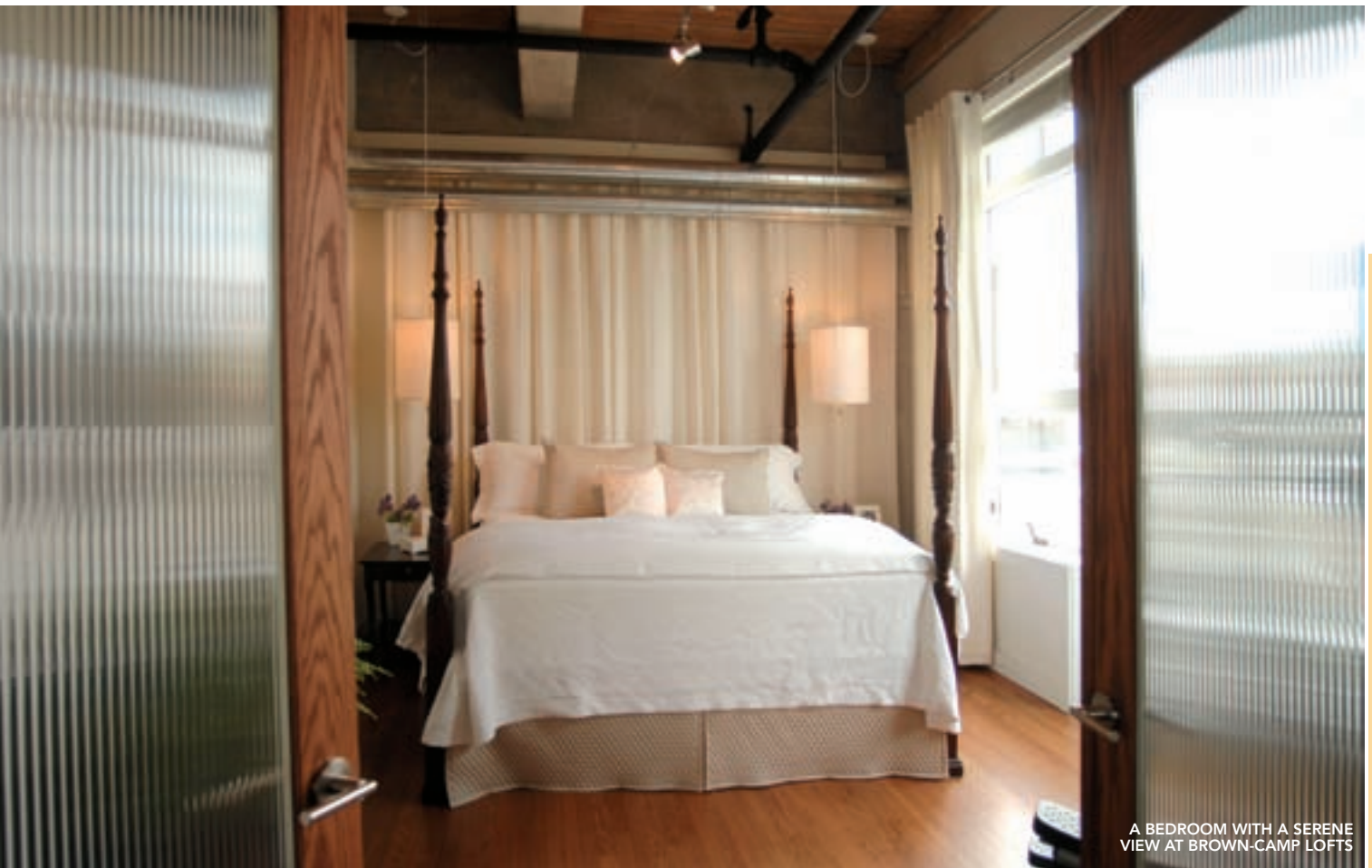
EXPOSED DUCTWORK AND WOOD CEILINGS ARE FEATURES AT BROWN-CAMP LOFTS



RICK & MERRY NUSS LEFT THE SUBURBS FOR DOWNTOWN LIFE

ALL THE NEW VENUES IN DOWNTOWN DES MOINES ARE PROVIDING A POWERFUL MAGNET THAT IS ATTRACTING PEOPLE TO LIVE THERE. THEY INCLUDE THE SCIENCE CENTER OF IOWA, WELLS FARGO ARENA, THE DES MOINES PUBLIC LIBRARY, PRINCIPAL PARK AND THE PRINCIPAL RIVERWALK. AND THOSE ARE JUST THE ANCHOR ATTRACTIONS. AREAS SUCH AS COURT AVENUE DISTRICT HAVE ALMOST DOUBLED THE NUMBER OF VENUES SINCE THE BEGINNING OF THIS YEAR, INCLUDING THE ADDITION OF FIVE BARS, TWO RESTAURANTS AT THE KIRKWOOD CONDOMINIUM COMPLEX AND A GROCERY MARKET.

"We have a whole lot of momentum from the investments that have been made by business and the public sector in downtown," said Mary Lawyer, president and CEO of the Downtown Community Alliance. "Those are the sorts of amenities that make people want to be downtown. People want to live closer to the things that they want to do." Rick and Merry Nuss are a classic example of the empty nesters who are flocking downtown. They left Urbandale two years ago to live in the Brown-Camp and Tone Lofts after their children had grown up and left home. Since then, they have been busy taking advantage of all the events downtown has to offer, becoming Iowa Cubs season ticket holders and attending musical performances, such as the Rod Stewart and Faith Hill/Tim McGraw shows. Merry is a retired nurse and Rick works as general surgeon with the Iowa Clinic.



A BEDROOM WITH A SERENE VIEW AT BROWN-CAMP LOFTS

"We go to more events at the Wells Fargo Arena and the Civic Center, because we can just walk there. Walking has been a good thing for us," said Merry. "I love it here. It's the best place we have ever lived."

ATTRACTING RESIDENTS FROM OTHER CITIES

People from other, larger cities have tried downtown living on for size and they like the fit. They are drawn to the energy from all of the activities in the heart of the city.

After living in downtown Chicago with a view of the Navy Pier, Brooke Avila recently moved Des Moines to work for Meredith Corp.'s Successful Farming magazine and she now lives in the Liberty Building.

"Des Moines has energy when you are living downtown," Avila said. "There is always something new going on, a new restaurant or bar. It's very progressive. Coming from Chicago, I knew that I wanted that same experience."

Through the Downtown Neighborhood Association, she has gotten to know her neighbors and keeps tabs on all of the new restaurants and events. "I have explored more of Des Moines than I was aware was here," she said. "My favorite is the farmers market and it's nice to know that I am only a few short blocks away. Finding parking is never a concern for me."

Toby O'Berry moved to Des Moines in 2002 after surviving the 9/11 attack on New York City. His company, Morgan Stanley, had offices in Tower 2 of the World Trade Center. He and his wife, Kelly, now live in The Plaza and they recently purchased a unit in the Equitable Building. He works at Principal Financial Group Inc., managing pension money for third parties in real estate mutual funds. The deck on their new unit actually has more square footage than his whole apartment did in New York. "Everyone is out on the weekends and doing activities. There is a cohesive, urban feel," O'Berry said.





LIGHT FROM THE LARGE ARCHED WINDOWS ILLUMINATES BROWN-CAMP LOFTS LIVING SPACE

A SENSE OF COMMUNITY

Downtown has the feeling of a city within a city. One of the benefits of living downtown is getting to know your neighbors. The Downtown Neighborhood Association meetings are a popular way for residents to get involved in the area. Young Professional Connections meetings are another way to tap into the community and make friends.

Living downtown provides residents with a sense of connection and identity. It's a source of pride for them. They live, work and support all that goes on downtown. Living downtown also provides more chances to know fellow residents, seeing each other at the various festivals, markets and restaurants. Living in close proximity, not separated by fences, makes good neighbors.

"We really like the community aspect of it. You get to know people on your floor and your neighbors and you help each other out," said O'Berry. "It's your own little neighborhood. It may be that everyone is in tune with each other in closer areas."

CONVENIENCE A KEY FOR DOWNTOWN RESIDENTS

Many people today want to simplify their lives. Living downtown allows them the convenience of being able to walk to almost any place they need to go. Many walk to work and stroll to local entertainment venues.

Moving downtown was a matter of convenience for Michael and Barbara Gartner, who left a large brick Tudor home on Waterbury Road to move into a spacious unit in Brown-Camp and Tone Lofts across from Principal Park, where Michael works as chairman and principal owner of Raccoon Baseball Inc., which owns the Iowa Cubs baseball team.

"Our house was empty," said Michael. "It was



RICH ARCHITECTURE ADDS CHARACTER TO EVERY ROOM AT THE EQUITABLE BUILDING



TOBY & KELLY O'BERRY SPREAD OUT IN THE EQUITABLE BUILDING AFTER LEAVING A SMALL NEW YORK CITY APARTMENT

the kind of house where the main noise should be the back door slamming with kids, dogs and cats running in and out. So, we decided it was time to move." The Gartners enjoy their new home downtown and they still have room to entertain their grandchildren.

The epiphany that led Sara Middleton to live downtown occurred while she was working for four days at the Hessen Haus restaurant during Oktoberfest until 4 o'clock each morning. She didn't have the energy to drive home when she got off work. She worked downtown and socialized there. Why not live there? So two years ago, she moved into the Vine Street Lofts. After a year, she moved into an 1,100-square-foot unit, with two bedrooms and two bathrooms in the Brown-Camp and Tone Lofts.

"I wanted to be closer to work," Middleton said. "The convenience of it has been wonderful." She enjoys the simplicity of living downtown, where, if her car breaks down, it doesn't affect her life that much. She doesn't have to worry about high gas prices, cleaning the gutters or mowing the lawn. "There are days when I wish I could install a hot tub in the back yard," Middleton said. "But that is far outweighed by the building that we have and the people we know in the building."

ADDING TO THE EXCITEMENT

Residents of downtown bubble with excitement about new restaurants, bars and musical and sporting events. "Downtown is booming. You only have to drive through it to see that," said Michael Gartner. "New office buildings, new residences, new restaurants, new bars, new stores — there's a whole lot going on."

Middleton was given a chance to add to that excitement when she and her business partner, Tony Bohnenkamp, known for his piano playing, were approached about starting a piano lounge.



ART MAKES ITSELF AT HOME ON SPACIOUS WALLS IN BROWN-CAMP LOFTS

After managing two well-known downtown establishments, Hessen Haus and the Court Avenue Restaurant and Brewing Co., for several years, there was no place else in Des Moines that she would consider as a possible home.

Middleton found a perfect space for the lounge, one with almost 6,000 square feet, on East Grand Avenue, near almost 20 bars and restaurants in the East Village. The resulting bistro has a modern design with concrete floors, industrial lighting and exposed ductwork.

Middleton and Bohnenkamp wanted to go one step further and serve upscale food. Tag Grandgeorge, formerly of La Mie Bakery and ArtHouse, agreed to be the chef, and he has

brought “global cuisine” to downtown, which is infused with influences from around the world.

National touring acts will take the stage on the weekends. Wednesday nights, Bohnenkamp and Jared Hall will serve up their “Pianopolooza” dueling piano show. The venue will also feature jazz, as well as other types of music.

The Grand Piano Bistro opened in the middle of May to packed audiences. The clientele includes Middleton’s former customers, as well as her friends from around downtown. “Being downtown is a huge part of the thrill,” Middleton said. “I can’t imagine being anywhere else. I am so grateful to be a part of this.”

A SENSE OF PLACE

Downtown residents exude an enthusiasm that is infectious. It’s obvious that they feel a sense of place. The downtown appeal can be cultivated through taking advantage of the unique architecture and historic roots of the city, as well as creating an environment that is pedestrian friendly with enhanced open spaces and a developed waterfront, according to the writings of the late Kent Robertson, a nationally known expert on downtown development.

“Downtown has really changed in the last five years and it is going to change even more in the next five. With more and more people living downtown, you’re going to see more things happening on the weekends.”

Also key to achieving a sense of place is the development of buildings that serve a variety of purposes, such as retail, office, dining, government, and residential living space. Add to that theater, sporting events, symphonies, rock concerts, jazz, art festivals and farmers markets, and you find that Des Moines is in fast-forward in increasing the number of reasons to move downtown. ■



UrbanNeighborhoods

HEART OF DOWNTOWN

Exclusive, Energizing and Luxurious

At the very core of Des Moines' downtown lies the business and civic center district. In the center of banks, cultural gems and fine dining, properties in this area are reminiscent of swanky big-city style high rises and luxurious brownstones. Close to the new Wells Fargo arena and the Civic Center, and stretching west past the Ruan building and Marriott, this area offers excellent advantages to executives with a penchant for the arts.

COURT AVENUE DISTRICT

Entertaining, Attractive and Active

Court Avenue is one of Des Moines' oldest downtown areas – and one of its most fun. Historic office buildings and shops have been reinvented as popular restaurants, clubs and an assortment of rapidly-growing residential dwellings in a dynamic mix of life that continues to evolve.

Anchored at the west end by the stalwart Polk County Court House, the Court Avenue district extends east to the river bridge. Period street lamps, planters and park benches dot the sidewalks up and down the street. Jazz and hip-hop music spill out of the establishments, as do the tantalizing scents of the restaurants along the avenue. The new multi-million dollar Science Center of Iowa on 4th Street and the planned Principal Riverwalk at the avenue's east end makes it a joy to explore this one-of-a-kind district.

EAST VILLAGE

Culture, Character and Funky Charm

Located on the east side of the Des Moines River, the East Village district begins at the river and extends about five blocks east to the State Capitol Building. The northern edge of the neighborhood is Des Moines Street, and the southern border is Court Avenue.

Like Greenwich Village in New York City — but on a smaller scale — downtown's East Village offers an eclectic blend of historic buildings, hip eateries, boutiques, and a wide variety of other retail establishments. On any given day in the East Village, you may see doctors, executives, lawyers, legislators and other professionals dining and shopping alongside avant-garde artistic types and other colorful characters.

10TH STREET CORRIDOR

Sophisticated, Subtle and Full of Taste

The 10th Street Corridor is tucked just to the southeast of downtown's Western Gateway, near the historic Hotel Fort Des Moines. The former home of Look Magazine, and Meredith Corp., is being transformed into ultramodern lofts there while other residential projects have already been completed. The main thoroughfare in this district leads south to Martin Luther King Parkway, the Science Center, Principal Park and the path to Gray's Lake. Head north and you're just a block or two away from casual dining at Raccoon River Brewing Co., South Union Bread Café and Centro or enjoy ultimate fine dining at 43 Restaurant and Wine Bar. Coffee shops and the new library are just around the corner.

WESTERN GATEWAY

Historic, Eclectic and Green

Drive into downtown Des Moines from all points west and you'll enter an exciting zone of urban development and neighborhood rebirth – Western Gateway.

The businesses, retailers and residents of this westernmost arm of downtown are reinventing the entry corridor in a decidedly urban mix, breathing new life into beautiful historic buildings, adding refreshingly modern architecture and surprising the eye with serene green spaces. Anchoring the western end is the headquarters of Meredith Corporation, whose sprawling campus of historic and modern buildings spans both sides of the street. Just east is the sleek new John and Mary Pappajohn Higher Education Center. At the opposite end of the Western Gateway is the ING office building and the new Allied Insurance headquarters, housed in stylish multi-story buildings. Just across the street is the Temple for Performing Arts, a refurbished historic edifice reborn as a cultural center for the city. Next to it sits the new 117,000-square-foot Central Library, with its ultramodern, freeform architecture and "organic" roof.

ADJACENT AREAS

Fleur-Gray's Lake, Sherman Hill and Ingersoll

Within walking distance to downtown, other urban areas with their own history have been lovingly restored and polished.

Southwest of downtown, new trails lead to Gray's Lake. Des Moines officials and citizens joined together in planning, designing, building and funding the new Gray's Lake Park. This urban gem is drawing people looking for a place of peaceful retreat and outdoor recreation, and provides a beautiful gateway to downtown Des Moines. Fleur Drive has been beautifully landscaped in recent years and is a proud path to AIB College of Business and the Des Moines International Airport.

Sherman Hill Historic District was born in the late 1800s when the city's wealthy built stately Victorian mansions that have been restored over the past decade to their former grandeur. Young families have joined longtime homeowners to create a unique and proud neighborhood. Sherman Hill is bordered by I-235 to the north, Ingersoll Avenue to the south, 15th Street to the east and Martin Luther King Jr. Parkway to the West.

Ingersoll Avenue is busy re-establishing itself as one of the city's original mixed-use neighborhoods. Already home to a diverse group of restaurants, shops and other businesses committed to progressive development and streetscape revitalization, the first high-end contemporary condo project has joined the neighborhood. Ingersoll offers a community of unique character and diversity and prides itself on its entrepreneurial principles. ■

WhitelineLofts

120 SW 5th Street · Des Moines, Iowa

LIVINGSPECS

PRICE: \$130,000 TO 1.4 MILLION

ASSOCIATION DUES: \$0.34/SQ. FT.
PER MONTH

TAX ABATEMENT: 10 YEAR 100%

CLASSIFICATION: CONDOMINIUMS/LOFTS

DATE AVAILABLE: AVAILABLE NOW

BUY OR LEASE: BUY

SECURITY: YES

PET RESTRICTIONS: PET FRIENDLY!

SQUARE FOOTAGE: 550 TO 4,000 SF

NUMBER OF UNITS: 59

PARKING: HEATED UNDERGROUND
& OUTDOOR

DEVELOPER: KINZLER COMPANIES,
WALTERS COMPANIES

EXTRA AMENITIES: FITNESS CENTER,
CONCIERGE SERVICE, SCENIC VIEWS,
ROOFTOP TERRACE, BALCONIES OR
PATIOS WITH ALL SUITES, GUEST SUITE



MODELS ON SHOW: MONDAY 11AM-1PM, WEDNESDAY 11AM-1PM, THURSDAY 5PM-7PM,
SATURDAY 9AM-1PM, SUNDAY 2PM-4PM

MOREINFO

CONTACT OUR SALES OFFICE

866.829.6198

WWW.WHITELINELOFTS.COM

WHITELINE LOFTS

Equitable Building

604 Locust · Des Moines, Iowa



LIVINGSPECS

PRICE: \$450,000 TO \$2,000,000+

ASSOCIATION DUES: \$.34/SQ. FT.

TAX ABATEMENT: 10 YEARS

CLASSIFICATION: MIXED USE

DATE AVAILABLE: FALL 2007

BUY OR LEASE: COMMERCIAL LEASE
RESIDENTIAL SALES

SECURITY: 24-HR ON SITE PLUS INDIVIDUAL
SECURITY SYSTEMS W/CAMERAS PER UNIT

PET RESTRICTIONS: NONE

SQUARE FOOTAGE: 1,700 - 6,900 SF

NUMBER OF UNITS: 50

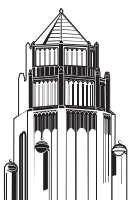
PARKING: 2 SPOTS PER EACH UNIT

DEVELOPER: BOB KNAPP

EXTRA AMENITIES: VALET PARKING, ON
SITE MANAGEMENT, FITNESS FACILITY, DRY
CLEANING SERVICE, GROCERY SERVICE,
SKYWALK ACCESS



THE EQUITABLE BUILDING HAS BEEN A LANDMARK IN DOWNTOWN DES MOINES FOR NEARLY A CENTURY. WE ARE REINVENTING THIS LANDMARK AS IT WILL CONTINUE TO STAND PROUD AND TALL FOR THE NEXT CENTURY.



EQUITABLE BUILDING
luxury condominiums

MOREINFO

BJ KNAPP

515.453.6916

BJKNAPP@IOWAREALTY.COM

BrownstonesOnGrand

201 Grand Avenue · Des Moines, Iowa

LIVINGSPECS

PRICE: STARTING AT \$324,900

ASSOCIATION DUES: \$150/MONTH

TAX ABATEMENT: 10 YEARS

CLASSIFICATION: BROWNSTONES

DATE AVAILABLE: PRE-SELLING NOW

BUY OR LEASE: BUY

SECURITY: SECURED ACCESS TOWNHOMES

PET RESTRICTIONS: NONE

SQUARE FOOTAGE: 1,946 TO 2,386 SF

NUMBER OF UNITS: 43

PARKING: 2 CAR ATTACHED GARAGE

DEVELOPER: HUBBELL DEVELOPMENT

EXTRA AMENITIES: PRIVATE ENTRANCES, EXTERIOR DECK, OPTIONAL ROOFTOP GARDEN, SCENIC DOWNTOWN VIEWS, GAS FIREPLACE, SPACIOUS LAUNDRY ROOM, GRANITE COUNTERTOPS, GEOTHERMAL HEATING & COOLING



LOCATED IN THE HEART OF DOWNTOWN, THE BROWNSTONES ON GRAND ARE NESTLED ON 1.65 ACRES AMONG THE BEST ATTRACTIONS DES MOINES HAS TO OFFER. THEY FEATURE A CONTEMPORARY URBAN LOOK WITH WALK UP FRONT STEPS.

MOREINFO

KIM BYERS · BILL NITTLER

515.250.6475 · 515.681.4868

WWW.BROWNSTONESONGRAND.COM



4th Street Condos

4th Street · Des Moines, Iowa



LOCATED IN THE HEART OF THE COURT AVENUE CULTURAL DISTRICT, 4TH STREET CONDOS ARE CLOSE TO EVERYTHING YOU DO. THESE TWO AND THREE-BEDROOM CONDOMINIUMS OFFER SEVERAL FLOOR PLANS, INCLUDING A CHOICE OF ONE-STORY OR TWO-STORY DESIGNS.



LIVINGSPECS

PRICE: \$195,000 TO \$330,000
MOST IN THE 220 TO 240 RANGE

ASSOCIATION DUES: TBD

TAX ABATEMENT: 10 YEAR

CLASSIFICATION: RESIDENTIAL CONDOS

DATE AVAILABLE: EARLY 2008

BUY OR LEASE: BUY

SECURITY: SECURITY ENTRY

PET RESTRICTIONS: 2 PETS (DOG OR CAT)

SQUARE FOOTAGE: FROM 1,000 TO 1,600 SF,
MOST AROUND 1,200 SF

NUMBER OF UNITS: 46

PARKING: UNDERGROUND WITH EACH UNIT

DEVELOPER: HUBBELL DEVELOPMENT

EXTRA AMENITIES: GRANITE
COUNTERTOPS, STAINLESS APPLIANCES,
DECKS/PATIOS, WALK-UP UNITS



MOREINFO

JILL CREVELING · ANNE TIMMINS

515.453.6604 · 515.453.5632

WWW.DESMOINESDOWNTOWNLIVING.COM

418Liberty

418 Sixth Avenue · Des Moines, Iowa

LIVINGSPECS

PRICE: \$252,100 TO \$528,000

ASSOCIATION DUES: \$.20/SQ. FT.

TAX ABATEMENT: 10 YEAR/100%

CLASSIFICATION: SKYWALK CONNECTED MIXED USE

DATE AVAILABLE: AVAILABLE NOW

BUY OR LEASE: BUY

SECURITY: KEY CARD BUILDING ACCESS

PET RESTRICTIONS: 2 HOUSEHOLD PETS

SQUARE FOOTAGE: 1,094 TO 2,233 SF

NUMBER OF TOTAL UNITS: 21

PARKING: SECURED GARAGE

DEVELOPER: KC HOLDINGS/NELSON CONSTRUCTION

EXTRA AMENITIES: FITNESS FACILITY, SKYWALK ACCESS, BALCONIES AVAILABLE, 10-FOOT CEILINGS, GRANITE, STORAGE, HARDWOOD FLOORS



WALK TO WORK, HAVE LUNCH AT HOME, JOG TO THE LAKE, VISIT A MUSEUM, CATCH A CONCERT, MEET FRIENDS FOR DINNER, SHOP THE FARMERS' MARKET, BUY A SOFA ... YOU'RE AT LIBERTY.

MOREINFO

CONTACT OUR SALES OFFICE

5 1 5 . 2 8 0 . 1 4 3 7

W W W . 4 1 8 L I B E R T Y . C O M





LOCATED IN THE HEART OF THE EAST VILLAGE, THIS BUILDING WILL HAVE RETAIL AND RESTAURANTS ON THE FIRST FLOOR AND COMMERCIAL SPACE ON THE SECOND. THE VIEWS OF DOWNTOWN OR THE CAPITOL WILL BE TRULY OUTSTANDING.

LIVINGSPECS

PRICE: \$130,000 TO \$399,000

ASSOCIATION DUES: TBD

TAX ABATEMENT: 5 YEAR

CLASSIFICATION: CONDOMINIUMS

DATE AVAILABLE: SPRING OF 2008

BUY OR LEASE: BUY

SECURITY: SECURED ACCESS BUILDING

PET RESTRICTIONS: NONE

SQUARE FOOTAGE: 600 TO 2,000 SF

NUMBER OF UNITS: 33 RESIDENTIAL

PARKING: 22, 11 COVERED 11 UNCOVERED

DEVELOPER: ST HOWARD DEVELOPMENT

EXTRA AMENITIES: BALCONIES OR TERRACES, THE FIFTH FLOOR WILL HAVE MEZZANINES WITH OPTIONAL FIREPLACES AND 18 FOOT CEILINGS.



MOREINFO

BRIAN BORCHARDT

515.987.7944

WWW.STHOWARDDEVELOPMENT.COM



Good Park

WOODLAND CEMETERY

Iowa Methodist Medical Center

Hoyt Sherman Place

12

SHERMAN HILL NEIGHBORHOOD

10

Central Library

9

DMPS Central Campus

RiverPoint West proposed housing, commercial offices and parks

M.L. KING JR. PARKWAY

M.L. KING JR. PARKWAY

Meredith Trail

Meredith Trail

Riverfront Greenbelt

Riverfront Greenbelt

Water Works Park

RACCOON RIVER

Gray's Lake Trail Loop

RiverPoint Business Park

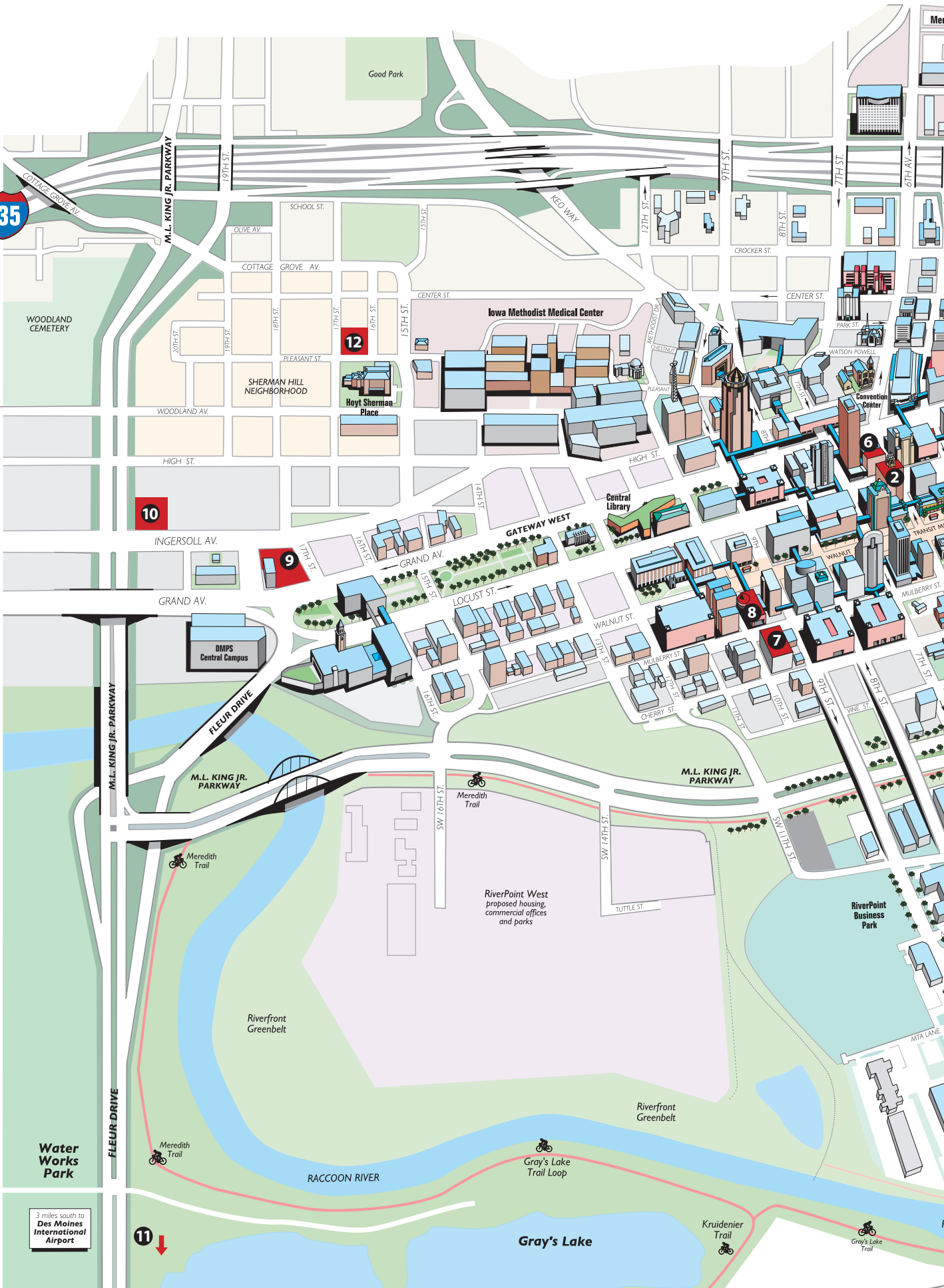
Gray's Lake

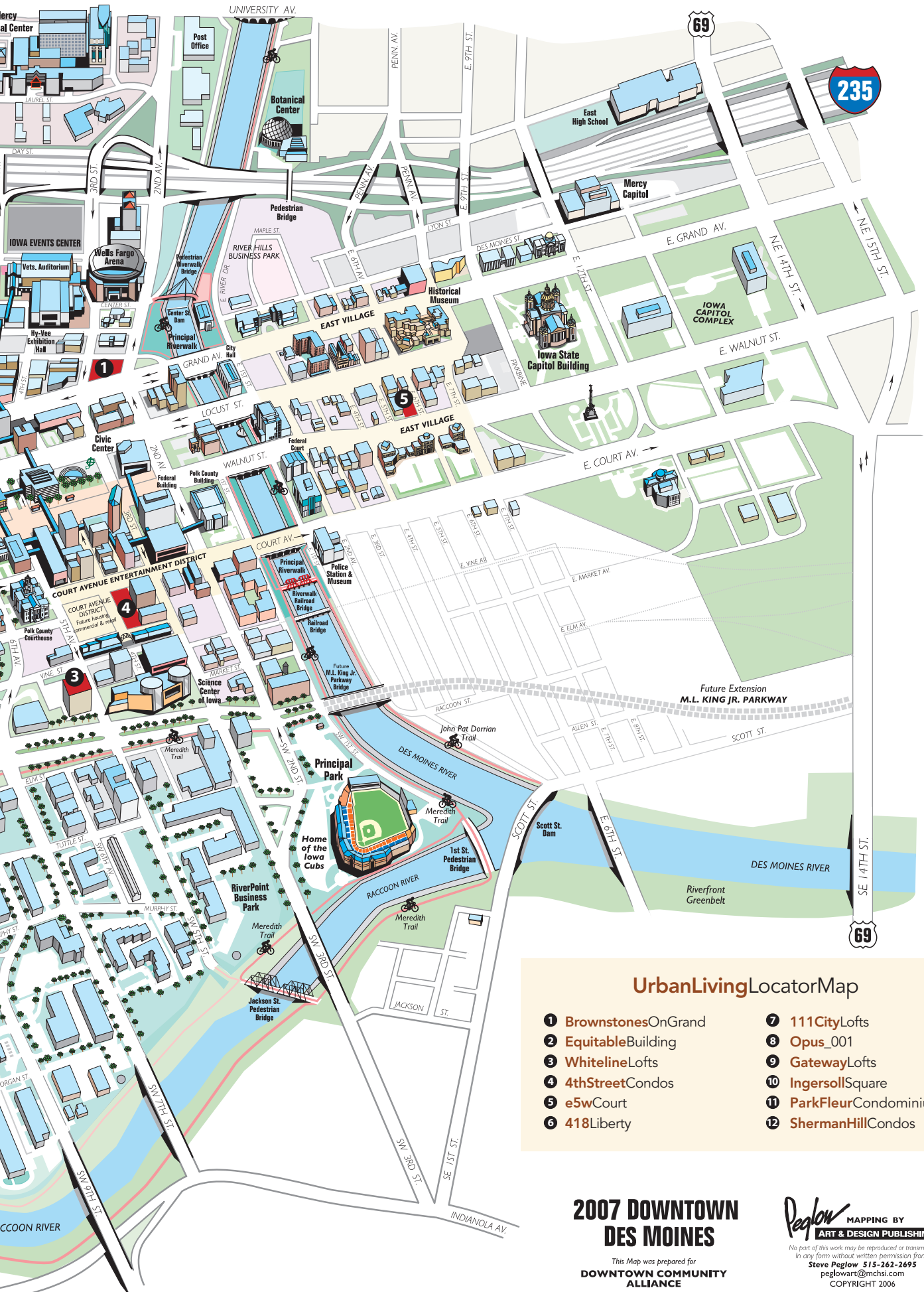
Kruidenier Trail

Gray's Lake Trail

3 miles south to Des Moines International Airport

11





69

235

69

UrbanLivingLocatorMap



- 1 BrownstonesOnGrand
- 7 111CityLofts
- 2 EquitableBuilding
- 8 Opus_001
- 3 WhitelineLofts
- 9 GatewayLofts
- 4 4thStreetCondos
- 10 IngersollSquare
- 5 e5wCourt
- 11 ParkFleurCondominiums
- 6 418Liberty
- 12 ShermanHillCondos

2007 DOWNTOWN DES MOINES

Peglow MAPPING BY
ART & DESIGN PUBLISHING

This Map was prepared for
DOWNTOWN COMMUNITY ALLIANCE

No part of this work may be reproduced or transmitted in any form without written permission from
Steve Peglow 515-262-2695
peglowart@mchsi.com
COPYRIGHT 2006

IngersollSquare

MLK & Ingersoll · Des Moines, Iowa

LIVINGSPECS

PRICE: \$131,900 TO \$348,900

ASSOCIATION DUES: \$.16/SQ. FT.

TAX ABATEMENT: 5 YEAR

CLASSIFICATIONS: LOFT STYLE CONDO

DATE AVAILABLE: SEPTEMBER 1ST

BUY OR LEASE: BUY

SECURITY: BUILDING IS SECURED

PET RESTRICTIONS: ONE PET UP TO 75 LBS
OR TWO PETS W/A TOTAL WEIGHT OF 75 LBS

SQUARE FOOTAGE: 701 TO 1,428 SF

PARKING: HEATED, UNDERGROUND
PARKING AND SECURED STORAGE SPACE
IS INCLUDED WITH MOST UNITS

DEVELOPER: HIGH LAND CO, L.C.

EXTRA AMENITIES: IKEA CABINETS AND
VANITIES, EXPOSED DUCTWORK, SEALED
CONCRETE FLOORS AND COUNTERTOPS,
MAPLE URBAN BARN DOORS, 10' CEILINGS,
POOL, HOT TUB, FITNESS FACILITY



STUNNING VIEWS OF DOWNTOWN, INGERSOLL AVENUE AND THE SHERMAN HILL NEIGHBORHOOD. INGERSOLL SQUARE OFFERS ALL THE APPEAL OF URBAN LIVING WITH ALL THE CONVENIENCES OF SUBURBAN LIVING. LOCATED "IN THE MIDDLE OF EVERYTHING."

MOREINFO

MEG NIXON · SUSAN STULL · KATE GODWIN

515.453.6929 · 515.453.6364 · 515.453.6055

WWW.INGERSOLLSQUARE.COM



GatewayLofts

1719 Grand Blvd. · Des Moines, Iowa



THE SITE WAS THE LONG-TIME HOME OF THE HUTCHISON ICE CREAM PLANT AND IS ADJACENT TO MEREDITH PARK ON THE WESTERN GATEWAY. THE LOFTS FEATURE URBAN, OPEN SPACE WITH 12' TO 20' CEILINGS AND EXPANSIVE WINDOWS.

LIVINGSPECS

CLASSIFICATION: URBAN LOFTS

DATE AVAILABLE: MAY 2007

SECURITY: LIMITED ACCESS SYSTEM;
ENCLOSED INDOOR PARKING; LOFTS
WIRED FOR ALARMS

PET RESTRICTIONS: 2 HOUSEHOLD
PETS PERMITTED PER LOFT

SQUARE FOOTAGE: 855 TO 1,960 SF

NUMBER OF UNITS: 80 RESIDENTIAL;
4,500 SF OF RETAIL

PARKING: 1 INDOOR SPACE INCLUDED
ADDITIONAL SPACES AVAILABLE

DEVELOPER: PRECOR REALTY ADVISORS

EXTRA AMENITIES: OPEN FLOOR PLANS,
EXPOSED CEILINGS, WIRED CAT 5 CABLE



MOREINFO

PLEASE VISIT OUR WEBSITE

WWW.GATEWAYLOFTSDM.COM



111 CityLofts

111 10th Street · Des Moines, Iowa

LIVINGSPECS

PRICE: \$189,000 TO \$380,000

ASSOCIATION DUES: \$.20/SQ. FT.

TAX ABATEMENT: 10 YEARS

CLASSIFICATION: LOFT CONDOMINIUMS

DATE AVAILABLE: DECEMBER 2006

BUY OR LEASE: BUY

SECURITY: YES

PET RESTRICTIONS: NONE

SQUARE FOOTAGE: 998 TO 1,716;
TERRACES 107 TO 431 SF

NUMBER OF UNITS: 66

PARKING: FIRST FLOOR HEATED PARKING

DEVELOPER: DSM DEVELOPMENT

EXTRA AMENITIES: ECOFRIENDLY BAMBOO FLOORS, 12 -16 FOOT CEILINGS, 10 FOOT WALL TO WALL WINDOWS, HUGE TERRACES, GRANITE COUNTERTOPS, 1 1/2 TO 2 BATHS PER UNIT, FREE LAPTOPS



111 CITY LOFTS IS LOCATED ON 10TH AND MULBERRY STREETS. THE PROJECT BOASTS LARGER SQUARE FOOTAGE, HIGHER CEILINGS, LARGER TERRACES, MORE BATHS AND GREENER ENVIRONMENTS THAN THE AVERAGE LOFT CONDOMINIUM DOWNTOWN.

MOREINFO

TIM RIETZ

5 1 5 . 3 3 4 . 4 9 1 7

W W W . 1 1 1 C I T Y L O F T S . C O M

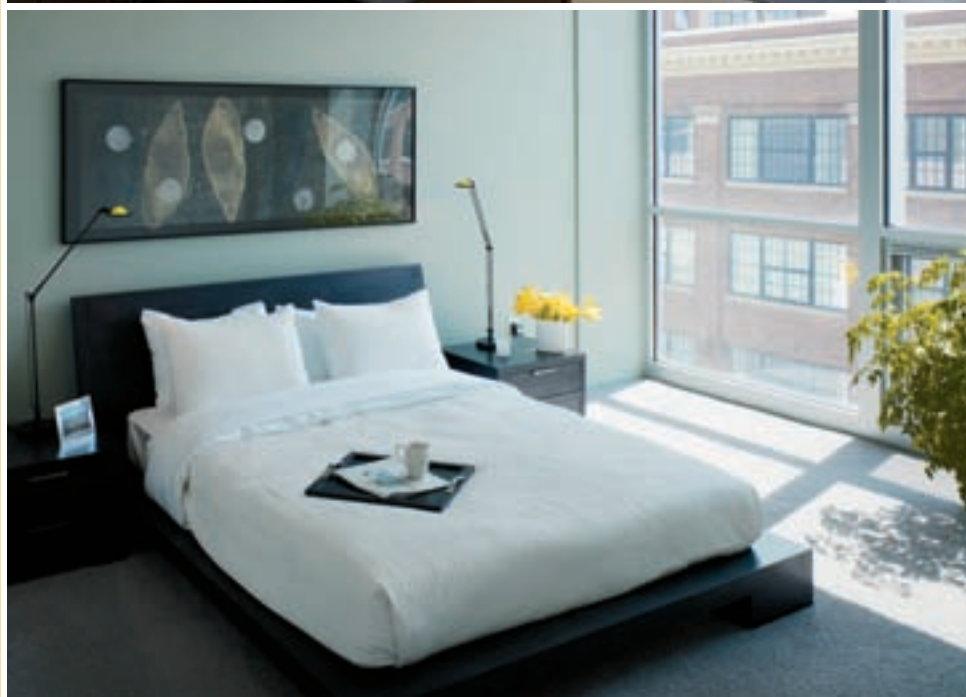
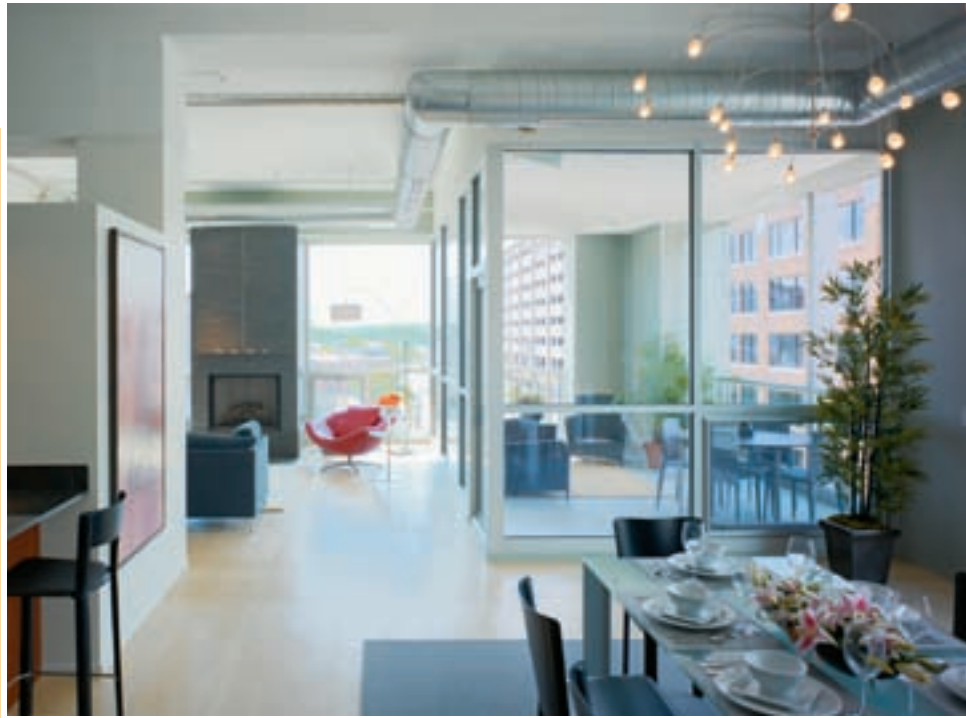
111 CITY LOFTS

INSIDELOOK

At the forefront of downtown Des Moines' renaissance, 111 City Lofts provide unequaled style and sophistication. Offering the ultimate in contemporary design, 12 to 16 foot ceilings enclose one and two bedroom condominium lofts, all with roomy terraces and natural light throughout to emphasize the feeling of space in your urban sanctuary. The building incorporates environmentally responsible elements and technology into its healthy, "green" systems. In a distinctive neighborhood, you can walk to restaurants, cultural venues, and other downtown amenities from your condo. The perfect place for those seeking a truly metropolitan lifestyle: 111 City Lofts.

THE NEIGHBORHOOD

Short and painless commutes. Grabbing a bite at Centro or 43. Walking to the library for a book. Getting your morning cup of coffee at Starbucks. More than just an address, 111 City Lofts is a lifestyle. Standing at the South end of 10th Street, one of Des Moines' most exciting and vibrant thoroughfares, 111 City Lofts is just a stone's throw away from Skywalk access, the new Des Moines Public Library, the Science Center, Principal Stadium, and the East Village. With fantastic restaurants and cultural hot spots all within walking distance, you will be in the stylish center of Des Moines' downtown renaissance.



Opus_001

Walnut & 15th Street · Des Moines, Iowa

LIVINGSPECS

PRICE: \$119,000 TO \$450,000

ASSOCIATION DUES: TBD

TAX ABATEMENT: 5 YEARS

CLASSIFICATION: LIVE/WORK STUDIOS,
LOFTS, FLATS

DATE AVAILABLE: BEGINNING FALL 2008

BUY OR LEASE: BUY

SECURITY: YES

PET RESTRICTIONS: NONE

SQUARE FOOTAGE: 550 TO 1600 SQ FT

NUMBER OF UNITS: 90 LOFTS & FLATS;
6 LIVE/WORK STUDIOS; 6 TOWNHOMES

PARKING: 2 LEVELS OF ENCLOSED PARKING

DEVELOPER: WEST END HOLDINGS, LLC

EXTRA AMENITIES: BALCONIES, SCENIC
VIEWS, ROOF TOP DECK, FLOOR TO CEILING
WINDOWS, 10 FT CEILINGS, CONCRETE
FLOORS, WIRING FOR HIGH SPEED INTERNET



OPUS_001 IS A RESIDENTIAL AND COMMERCIAL CONDOMINIUM BUILDING, RESPONDING TO THE INTERESTS OF THE "CREATIVE CLASS" BY USING THE WAREHOUSE AESTHETIC TO CREATE A DESTINATION TO LIVE, WORK, AND PLAY.

MOREINFO

BJ KNAPP

515.244.OPUS

WWW.OPUS001.COM

Opus_001
LIVE + WORK + PLAY

Sherman Hill Condos

1503 Pleasant Street · Des Moines, Iowa



LIVINGSPECS

PRICE: \$155,500 TO \$199,500

ASSOCIATION DUES: \$120/MONTH

TAX ABATEMENT: 10 YEAR

CLASSIFICATION: CONDOMINIUMS

DATE AVAILABLE: AVAILABLE NOW

BUY OR LEASE: BUY

SECURITY: DOUBLE SECURITY INCLUDES FOYER LOCKS AND PRIVATE DOOR LOCKS

PET RESTRICTIONS: NONE

SQUARE FOOTAGE: FROM 775 TO 1,200 SF

NUMBER OF UNITS: 22

PARKING: ON-SITE PARKING INCLUDES ASSIGNED SURFACE OR GARAGE STALLS

DEVELOPER: DALLENBACH & LARSON

EXTRA AMENITIES: CHERRY CABINETS, GRANITE COUNTER TOPS, HARDWOOD FLOORS, DECKS OR SCREENED PORCHES



THE CONDOMINIUMS OF SHERMAN HILL IS A TOP-QUALITY RESTORATION PROJECT IN THE COVETED SHERMAN HILL DISTRICT. IT IS CLOSE TO MANY OF DES MOINES' NEWEST PROJECTS INCLUDING THE DES MOINES PUBLIC LIBRARY, GATEWAY PARK, AND THE SCIENCE CENTER.



MOREINFO

TOM DEWAAY

515.991.1072

WWW.DALLENBACHLARSON.COM

ParkFleurCondominiums

3131 Fleur Drive · Des Moines, Iowa

LIVINGSPECS

PRICE: \$125,000 TO \$549,000

ASSOCIATION DUES: \$.51/SQ. FT.

TAX ABATEMENT: NONE

CLASSIFICATION: LUXURY CONDOMINIUM

DATE AVAILABLE: AVAILABLE NOW

BUY OR LEASE: BUY

SECURITY: SECURED BUILDING

PET RESTRICTIONS: NONE

SQUARE FOOTAGE: 815 TO 2,614 SF; UNITS ARE COMBINABLE, DECKS 240 TO 302 SF

NUMBER OF UNITS: 80

PARKING: 120 UNDERGROUND SECURE

DEVELOPER: ST HOWARD DEVELOPMENT

EXTRA AMENITIES: INDOOR POOL, WHIRLPOOL, MEN'S & WOMEN'S FITNESS AREA W/SAUNAS, LIBRARY, ENTERTAINING AREA WITH BABY GRAND PIANO, POOL TABLE, OUTDOOR TERRACE.



THIS LUXURY HIGH RISE IS HOME TO THE BEST VIEWS IN DES MOINES. THE UNITS ARE BEING RENOVATED WITH THE FINEST OF FINISHES INCLUDING CUSTOM CABINETS, HARD WOOD, CERAMIC AND CARPET FLOORING AND STAINLESS STEEL APPLIANCES.

MOREINFO



JOE HENRY · PAT CASWELL
515.208.7312 · 515.770.9203
WWW.IOWAREALTY.COM

SThoward
DEVELOPMENT.COM

PARK FLEUR
CONDOMINIUMS

Lofts, Condos & Apartments

4TH STREET CONDOS

100 Block of 4th Street
515.453.6604 515.453.5632

10TH STREET LOFTS

110-112 10th Street
515.288.4895

111 CITY LOFTS

111 10th Street
515.246.0111

301 EAST VILLAGE COURT

301 East Court Avenue
515.987.7925

ARLINGTON APARTMENTS

1301 Locust Street
515.244.6281

THE ALCHEMILLA

700 Block 16th Street
515.244.2941

BROWNCAMP & TONE LOFTS

100 Market Street
515.288.8822

BROWNSTONES ON GRAND

300 Grand Avenue
515.681.4868

CAPITOL VILLAGE LOFTS

500 East Locust
515.953.5090

CIVIC CENTER COURT APARTMENTS

200 Grand Avenue
515.244.5712

COURT AVENUE LOFTS

3rd & Court Avenue
515.953.5090

EAST VILLAGE COURT

301 East Court Avenue
515.987.7925

EAST VILLAGE SQUARE

Grand Avenue & East 4th
515.244.2941

EQUITABLE BUILDING

604 Locust Street
515.453.6916

e5w

East 5th & Walnut Street
515.243.0074

GATEWAY LOFTS

1719 Grand Boulevard
515.453.6613

HALLET APARTMENTS

1305 Locust Street
515.244.6281

HILLSIDE CONDOMINIUMS

Sherman Hill
515.271.5970

HUBBELL BROWNSTONES

Between 2nd & 3rd Streets
on Grand Avenue
515.250.6475

HUBBELL TOWER APARTMENTS

904 Walnut Street
515.369.2345

INGERSOLL SQUARE

Ingersoll & Martin Luther King Parkway
515.453.6336

THE KIRKWOOD

200 4th Street
402.399.9353

LIBERTY BUILDING

418 6th Street
515.280.1437

MARKETPLACE LOFTS

4th & Court Avenue
515.953.5090

METRO LOFTS

Vine Street between 2nd & 3rd
515.771.5562

MULBERRY LOFTS

10th Street
515.453.6916

OPUS_001

Walnut & 15th Street
515.244.6787

PARK FLEUR

3131 Fleur Drive
515.244.4132

PARK PLACE APARTMENTS

615 Park Street
515.284.5900

SOHO LOFTS

400 East Locust
515.274.2084

THE PLAZA

300 Walnut Street
515.280.9332

THE STUDIO BUILDING

524 East Grand Avenue
515.419.1445

VINE STREET LOFTS

1st Street & Court Avenue
515.282.8463

WALLACE BUILDING

1912 Grand Avenue
405.605.0825

WATERSTREET BROWNSTONES

2nd & Court Avenue
515.771.5562

WHITELINE LOFTS

120 SW 5th Street
515.291.2839



DOWNTOWN DES MOINES

NOTE: Downtown streets are two-way unless marked with arrows showing one-way traffic flow.

- P PUBLIC PARKING RAMPS
- OPERATING SKYWALKS

Mileage scale 0 1/16 1/8



Greater Des Moines CVB
400 Locust Street, Suite 265
Des Moines, IA 50309
515/286-4960 • 800/451-2625
www.SeeDesMoines.com

- ### SYMBOL KEY
- H Hospitals
 - M Malls
 - ◆ Public Facilities
 - Attractions
 - ★ Entertainment
 - Lodging
 - ▲ Ramp Entrance

The Walnut Transit Mall is open to buses ONLY from 6:00 a.m. until 6:30 p.m. Monday through Saturday between Fifth Avenue and 10th Street.

Licensed to the Greater Des Moines Convention and Visitors Bureau by SparksDMC • Scott T. Parks • ©2006 Sparks Digital Map Consulting

MAP VERSION 01/06

Working Downtown

Downtown Des Moines is a wonderful place to live, but working downtown is an amazing experience.

Think bustling.

Think action-packed.

Think opportunity and potential.

Though Iowa is often stereotyped as an agricultural state, in reality, a multitude of industries offer employment in Downtown Des Moines. Think insurance, financial services, communications and publishing, high technology, healthcare, legal, architecture, healthcare and a wide variety of retail and service industries.

Working in Downtown Des Moines, you have the entire cityscape to enjoy and an entire city to explore. Go to the library, take a break at a coffee shop, enjoy locally-owned lunch options, get inspired by public art or simply stroll through the skywalk. Take advantage. Embrace the opportunities. Make work feel like play. And find a great career. For a list of downtown employers, visit www.downtowndesmoines.com. ■



LivingDowntown

Find fine arts and culture within a leisurely stroll from home. Experience world-class live concert performances at Wells Fargo Arena, shows direct from Broadway at the Civic Center of Greater Des Moines, fabulous dinners and fine wines at WineFest, ballet and burgeoning musicians plus exciting works of art at the annual Des Moines Arts Festival and Downtown Art Center.

Take a stroll along the Principal River Walk, a premier example of the recreational renaissance taking place in Downtown. The River Walk features an ice skating rink, multi-purpose trails for walking, biking and skating, sculptures and public art, pedestrian bridge and a riverfront amphitheater. Check out the IMAX Theater at the state-of-the-art Science Center.

Downtown events make Des Moines a vibrant destination. One of its best is the Downtown Farmers Market. Between May and October, thousands of people descend upon the Historic Court Avenue District each Saturday morning to shop for the best local foods, produce, gifts and wine.

Whether you're downtown to take in an Iowa Cubs game, to check out the latest act or are just meeting friends, make a trip to one of Downtown Des Moines' many eclectic, fun — and tasty — restaurants. Find a constantly changing lineup of new and old, established and adventurous. Wherever you find yourself in the city, find a little restaurant, grab a table, sit down, relax, and enjoy.

Shopping downtown is an equally original experience. From gourmet groceries to fashion boutiques, you will find that shopping here is not a "trip to the store," but is instead an urban experience. Imagine a quality of life so rich that you'll always find exactly what you are looking for, without even realizing you are looking for it. Find it all in Downtown Des Moines. ■



Downtown Entertainment

ENTERTAINMENT

801 Steak & Chop House, 801 Grand, 288-6000
 Adriatic Pizza, Kaleidoscope, 282-6656
 A.J.'s Popcorn & Snacks, Kaleidoscope, 282-3411
 Allie's Restaurant, 700 Grand, 245-5500
 Amici Espresso, 206 6th Ave, 288-1492
 Baby Boomers, 313 E Locust, 244-9107
 Basil Proserpi, 801 E. Grand, 244-2070
 Battani's Pizza, 400 Locust, 244-4773
 Beechwood Lounge, 416 E. Walnut, 288-2337
 Beggar's Banquet, 1301 Locust, 309-3319
 Blazing Saddle, 416 E. Fifth, 246-1299
 Blues on Grand, 1501 Grand, 244-3092
 Brenton Skating Plaza, E. Grand, 284-1000
 Bruegger's Bagels, Kaleidoscope, 282-8075
 Buddy's Corral, 418 E. 5th St., 244-7140
 Burger King, 655 Walnut, 243-5938
 Buzzard Billy's, 100 Court, 280-6060
 Café Baratta's, 600 E. Locust, 281-3294
 Carl's Place, 1620 Woodland, 243-9727
 Centro, 1011 Locust St., 244-7033
 Cheng's Oriental Café, 501 Locust, 284-7909
 Chezwick's, 401 Locust, 244-8543
 Chutney's, 700 Locust, 288-4060
 Club AM, 217 E. Second, 280-3331
 Club Statik, 215 E. Second, 280-3331
 Coney Island, Keck City Center, 243-4443
 The Continental, 428 E. Locust, 288-5845
 Court Avenue Brewing Co., 309 Court, 282-2739
 Do-Biz Bakeries, Kaleidoscope, 244-6303
 Domino's Pizza, 401 Grand, 288-3030
 Doozies, 101 E. Locust, 244-1700
 El Azteca, Capitol Square, 288-9909
 El Bait Shop, 200 SW 2nd,
 Envy, 214 Third, 246-0424
 Forty Three Restaurant, 10th/Walnut, 362-5224
 Fresh Fruit & Yogurt, Kaleidoscope, 282-3411
 Fresh Garden, 601 Locust, 282-8129
 Friedrich's World Coffees, Kaleidoscope, 284-5687
 Friedrich's World Coffees, 801 Grand, 244-3934
 The Garden, 112 S.E. Fourth, 243-3965
 Garden Gate Café, 909 E. River, 243-8724
 Golden Chicken, 700 Locust, 284-7060
 Great Midwestern Café, Kaleidoscope, 243-0085
 Gringo's, Kaleidoscope, 244-4200
 Gong Fu Tea, 414 E. Sixth, 288-3388
 Hessen Haus, 101 Fourth, 288-2520
 High Life Lounge, 200 SW 2nd, 280-19665
 House of Bricks, 535 E. Grand, 727-4370
 Iowa Cubs Club, One Line Dr., 243-6825
 The Iowa House, 401 Locust, 244-2151
 Java Joes Coffeehouse, 214 Fourth, 288-5282
 Johnny's Hall of Fame, 302 Court, 280-6679
 Judge Roy Beans, 210 Court, 243-3700
 King Ying Low, 223 Fourth, 243-7049
 King's Pretzels, Kaleidoscope, 280-1922
 Kopsa's, 623 Grand, 243-2649
 The Lift, 222 Fourth St., 288-3777
 Locust Tap, 434 E. Locust, 243-9399
 Lucca, 420 E. Locust, 243-9819
 Lucky's, 1119 Grand Ave.
 Maid Rite, Kaleidoscope, 244-4223
 Monihan's Speakeasy, 401 Locust, 244-2151
 Mr. Filet Steakhouse, 510 Seventh, 244-4600
 Noodle Zoo, 601 E. Locust St., 282-6281
 Olympic Flame, 514 E. Grand, 243-4361
 On the Go, 401 Locust, 244-2151
 Pablo's Taqueria, Keck City Center, 280-3353
 Palmer's Deli, Kaleidoscope, 288-4466
 Panda Chinese, Kaleidoscope, 244-0800
 Panda Chinese, 700 Locust, 244-7774
 Pasticceria, 215 Fourth, 288-3151
 Quizno's Subs, 319 Seventh St., 309-0666
 Raccoon River Brewing, 10th/Walnut, 362-5222
 Ritual Café, 1301 Locust, 288-4872
 Roks, 208 Third, 284-0901
 Royal Mile, 210 Fourth, 280-3771
 Sally's Old Fashioned, Kaleidoscope, 237-2530
 Sarpino's Pizzeria, 319 7th St., 284-0664
 Skywalk Lounge, 700 Grand, 245-5500
 Something Italian, 400 Walnut, 243-2928
 South Union Bread, 1011 Locust St., 288-9232
 Spaghetti Works, 310 Court, 243-2195
 Splash! Seafood Bar/Grill, 303 Locust, 244-5686
 Starbuck's Coffee, 1011 Locust St., 280-8200
 Subway, Kaleidoscope, 283-1339
 Surf Shack, 319 Court, 244-2027
 Tastespuds, Kaleidoscope, 244-4200
 Tastespuds, 700 Locust, 243-7783
 Timbuktuu Coffee, 700 Walnut, 243-1367
 Trattoria, 207 Fourth, 288-6821
 Tower of Pizza, Kaleidoscope
 Tumea & Sons, 1501 S.E. First, 282-7964
 Vaudville Mews, 212 4th St., 243-3270
 The Village Bean, Co., 400 E. Locust, 309-0133
 Winston's Pub & Grille, 601 Locust, 245-5454

JUST OPENED

A.K. O'Connor's, 216 Court Avenue, 309-4700
 Artestry of Touch, 333 E. Grand, #104
 Azalea Restaurant & Lounge, 4th & Walnut, 288-9606
 Balanced Resources, 333 E. Grand, #107
 Glass Shop Imports, 333 E. Grand, #101
 Legend's, 216 Court Avenue
 Liar's Club, 216 Court Avenue
 People's (Court), 216 Court Avenue, 309-4700
 Riverbend Trading Company, 202 Court Avenue
 Rock River Grill & Tavern, 700 Grand, 245-5000
 Shorty's Bar, 202 Court - Lower Level
 Taft's, 216 Court Avenue, 309-4700
 Zen Sushi & Noodle Bar, 4th & Walnut, 288-9637

SHOPPING

Absolute Art, 315 E. Fifth St., 288-4880
 Accenti, 400 E Locust, 284-8877
 A-D Distributing, 612 E Grand, 288-3365
 Aimeé, 432 E. Locust, 243-0045
 Ancient Ways, 1700 Woodland, 280-3375
 Arte Gallery, 400 E Locust, 245-9000
 The Atlantean, 410 E. 5th, 883-1227
 Boesen the Florist, 623 Grand, 283-2792
 Boesen the Florist, Kaleidoscope, 237-4092
 The Book Store, 606 Locust, 288-7267
 Bud Mulcahy's Jeep, 201 E. Locust, 288-2231
 Carlton Cards, Kaleidoscope, 282-2717
 Cellular Advantage, Kaleidoscope, 243-2300
 Christine's, 309 E. Fifth, 243-3500
 Christopher & Banks, Kaleidoscope, 243-4485
 Classic Hats, 654 19th, 244-7884
 Colores, 412 E 5th, 288-7995
 Crescent Chevrolet, 1525 High, 247-8025
 Digital Connect, Kaleidoscope, 245-5600
 Divine Flowers, 1011 Locust St., 288-5451
 East Village Barkery, 621 Des Moines St., 246-9703
 East Village Trading Post, 511 E 6th, 244-2354
 Eden, 500 E. Grand, 282-0669
 Equitable Cigars and Pipes, 336 6th
 Found Things, 516 E Grand, 265-8624
 From Our Hands, 400 E Locust, 282-3496
 The GBU, 333 E. Grand, #102
 Greenhouse Antiques, 704 19th, 284-7417
 G & L Clothing, 1801 Ingersoll, 243-7431
 Iowa Diamond, Kaleidoscope, 246-8070
 Jewelry by Dianne, 333 E. Grand
 JNK Wear, Kaleidoscope, 244-4491
 Josephs Jewelry, 320 Sixth, 283-1961
 Kham's Jewelry, 518 E. Grand, 288-5268
 Kitchen Collage, 420 E. Locust, 270-8202
 Liberty Gifts, 333 E. Grand, #105, 508-0825
 The Marketplace, Kaleidoscope, 237-8144
 Melrose Boutique, 504 E Locust, 633-2226
 MGD Custom Furniture, 333 E. Grand, 231-7147
 Mohair Pear, 424 E Locust
 The News Depot, 400 Locust, 282-2028
 Northland General Store, 621 DSM St, 246-9703
 Oddities, 707 19th, 245-9365
 Panorama Casual, 422 E Locust, 755-3966
 Plaza Pantry, 300 Walnut, 283-8365
 Projects Furniture, 500 E. Locust, 557-1833
 Reflections of Iowa, 600 E. Locust, 283-1757
 ROCS on Sixth, Kaleidoscope, 244-2414
 Salvation Army Store, 211 E. Court, 243-4277
 Simply for Giggles, 400 E. Locust, 288-KIDS
 SMASH, 400 E Locust, 288-1323
 Sprint, Kaleidoscope, 288-5300
 The Stadium, Kaleidoscope, 282-7278
 Sticks, 521 E. Locust, 282-0844
 The Shop Around The Corner, 520 E. 6th
 Twisted Metal Threads, 426 E. Locust
 Urban Belly, 400 E Locust, 244-5000
 Walgreen's, 606 Walnut, 283-1793
 Wine, Etc., Kaleidoscope, 282-5100
 Word of Mouth, 604 Locust, 288-9988
 ZZZ Records, 424 E. Locust, 284-1401

ACCOMODATIONS

Carter House Inn, 640 20th, 288-7850
 Des Moines Marriott, 700 Grand, 245-5500
 Embassy Suites, 101 E. Locust, 244-1700
 Holiday Inn, 1050 Sixth, 283-0151
 Hotel Fort Des Moines, 15th/Walnut, 243-1161
 Quality Inn & Suites, 929 Third, 282-5251
 Renaissance Savery Hotel, 401 Locust, 244-2151
 Suites at 800 Hotel, 800 Locust, 288-5800

SERVICES

All American Litho, 121 12th St., 243-4929
 Bank of America, 317 6th Ave., 235-7042
 Bank of the West, 801 Grand Ave., 300, 246-0141
 Bankers Trust, 665 Locust St., 245-2836
 Blank Children's Hosp., 1200 Pleasant, 241-5437
 Cali Nails, Kaleidoscope, 243-3300
 City of Des Moines, 283-4500
 Copycat, 517 Locust, 288-6843
 Don's East Grand Service, 201 E. Grand, 243-3764

Downtown Eye Care, 400 Locust, 281-0902
 Earlham Savings Bank, 604 Locust, 883-3100
 Elegant Touch Cleaners, 1220 High, 243-0146
 Federal Express, 700 S.W. Ninth, 800-GO-FEDEX
 Fed-Ex/Kinko's, 400 Locust, 282-5955
 Ferg's Barber Shop, 505 Fifth, 243-0314
 French Way Cleaners, Kaleidoscope, 282-2971
 GCommerce, Inc., 601 E. Locust, 288-5850
 GE Wattier Arch., 325 E 5th, 243-0074
 Hammer Pharmacy, 600 E Grand, 243-4177
 Holm Graphic Services, 1418 Walnut St., 288-8505
 Hott Off the Press, 1330 Keo Way, 243-5309
 Hub Dental Clinic, Kaleidoscope, 243-6311
 Image Artists, 213 Fourth St., 243-7277
 Impact Business Printing, 312 Sixth, 244-5668
 Iowa Bail Bonds, 200 4th St., 243-4411
 Iowa Lutheran Hosp., 700 E University, 263-5230
 Iowa Methodist Hospital, 1200 Pleasant, 241-6212
 Iowa State Bank, 627 E. Locust, 288-0111
 Island Ink-jet, Kaleidoscope, 288-2025
 Jerry's Auto Upholstry, 307 E. Walnut, 243-8962
 Jeffery Morgan Arch., 304 15th St., 282-8500
 Koch Brothers, 325 Grand, 283-2451
 Kryger's Glass, 322 E. Court, 244-8801
 Mercy Medical Center, 400 University, 247-3121
 Mercy Capitol, 603 E. 12th, 263-4200
 MidAmerican Energy, 666 Grand, 888-427-5632
 Operation Downtown, 282-0378
 Owen Crist, 1221 Keo Way, 244-2171
 Prairie Song Therapeutic Massage, 511 E. 6th
 The Printing Station, 1420 Locust, 243-8144
 Public Library, 100 Locust, 283-4152
 Pulley Chiropractic, 300 E Locust, 288-8058
 Quick Copy Center, 218 Sixth, 283-2679
 Quick Print, Kaleidoscope, 244-4808
 Ray's Barber Shop, 502 Seventh, 288-5125
 RDG Planning & Design, 301 Grand, 288-3141
 The Sage Tree, 700 Locust, 243-1434
 Salon W, 400 E. Locust, 280-5358
 Scotty's Body Shop, 1430 Linden, 246-9991
 Simon Tire, 201 E Walnut, 282-0205
 Skywalk Chiropractic, 300 Walnut, 246-8621
 Skywalk Dental, 612 Locust, 280-3030
 Stan and Son, Kaleidoscope, 288-0166
 Substance Arch., 1300 Walnut, 699-1648
 Tiji Salon, Kaleidoscope, 244-0217
 Travel Services, Kaleidoscope, 282-5100
 Unwind Massage Therapy, 513 E. 6th, 244-3317
 U.S. Bank, 520 Walnut, 247-4902
 U.S. Post Office, 400 Locust, 800-275-8777
 U.S. Post Office, 1165 Second, 800-275-8777
 U.S. Post Office, 1441 Grand, 800-275-8777
 U.S. Post Office, 321 E. Walnut, 800-275-8777
 Victoria Cleaners, 541 Sixth, 243-7169
 Vogue Vision, Kaleidoscope, 243-3020
 Wells Fargo Bank, 666 Walnut, 245-3131
 West End Architectural Salvage, 9th & Cherry, 641-751-2937
 Whylie Eye Care, Kaleidoscope, 244-5146
 Workspace Inc., 309 Locust St., 288-7090

ATHLETICS

Des Moines Park & Recreation, 237-1386
 Gym FX, 418 6th Avenue, 288-1111
 Iowa Cubs, One Line Drive, 243-6111
 Iowa Stars, 833 Fifth, 23-STARs
 Riverfront YMCA, 101 Locust, 282-9622
 YWCA of Greater DSM, 717 Grand, 244-8961

CULTURE

Ballet Des Moines, 502 E. Locust, 689-4447
 Botanical Center, 909 E. River, 323-8900
 Civic Center, 221 Walnut, 246-2300
 Civic Music Association, 400 Locust, 288-8919
 Convention & Visitors Bureau, 400 Locust, 286-4960
 Des Moines Arts Festival, 700 Locust, 286-4932
 DSM Music Coalition, 556-3777
 Des Moines Public Library, 1000 Grand, 283-4152
 Des Moines Symphony, 221 Walnut, 280-4000
 Downtown Art Center, 800 Walnut, 557-6109
 Downtown Events Group, 700 Locust, 286-4932
 Drama Workshop, 510 Third, 243-7669
 Fourth Street Theater, 216 4th St.
 Hoyt Sherman Place, 15th/Woodland, 243-0913
 Iowa Architectural Fdnth, 1000 Walnut, 244-1888
 Iowa Events Center, 730 3rd St., 564-8000
 Iowa Genealogical Society, 628 E Grand, 276-0287
 Iowa Hall of Pride, 330 Park St., 280-8969
 Iowa Museum Store, 600 E. Locust, 283-1757
 Iowa State Capitol, 1015 E. Grand, 281-5591
 Metro Arts Alliance, 505 E. Locust, 280-3222
 Polk County Heritage Gallery, 111 Court, 286-5591
 Science Center, 401 W. MLK Pkwy., 515-274-6868
 Simon Estes Amphitheater, Riverfront
 State Hist. Museum, 600 E. Locust, 281-6412
 Stoner Theater, Civic Center, 221 Walnut
 Temple for Perform. Arts, 1011 Locust, 288-4700
 Wallace House, 756 16th, 243-7063



WEST END ARCHITECTURAL SALVAGE STORE

ARCHITECTURAL ELEMENTS FOR

CONDOS
LOFTS
RESIDENTIAL
COMMERCIAL

22 9TH STREET - DES MOINES
1408 LOCUST STREET - DES MOINES

641-751-2937

don@westendsalvage.com

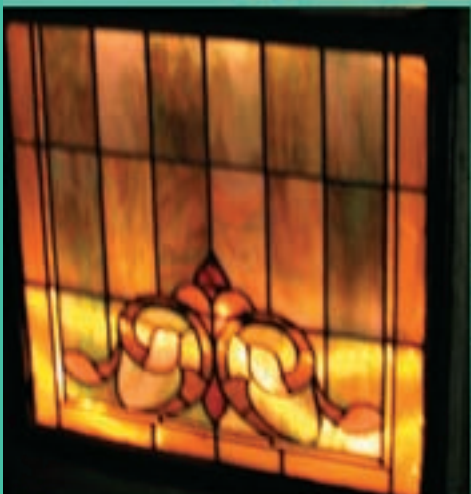
www.westendsalvage.com

VISIT US AT OUR
NEW LOCATION:

22 9TH STREET
AT 9TH AND CHERRY
DES MOINES!

OPEN SEVEN
DAYS A WEEK

10:00AM - 4:00PM





- I want to live here.

Check out the new, stellar DowntownDesMoines.com.

It gives you home tours. It has floor plans and pictures of the views. It even shows you around the neighborhood. From the comforts of your computer, you'll find all the great living options downtown: lofts, condos, townhomes, and apartments. You can make your short list, then come downtown to really look them over. While you're at it, stop by an amazing restaurant you never knew was down here. (We can help you find that, too.) Come find your city side. Downtown.

DowntownDesMoines.com

