



SINGLE TENANT OFFICE BUILDING

3101 INGERSOLL AVENUE
DES MOINES, IA 50312

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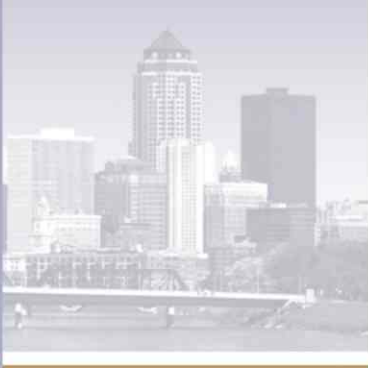
2141 GRAND AVENUE DES MOINES, IOWA

Single-tenant, net-leased office building located just west of Downtown Des Moines. Clear Channel renovated the entire building, above grade, to house their Des Moines area stations. The building has great visibility on Grand Avenue, a major east-west arterial, with on-site parking and access to Ingersoll Avenue.

- 35,884 s.f. building houses Clear Channel's Des Moines stations.
- 20 year initial term commenced 7/05. Tenant may terminate in 10th year of lease.
- Major remodel by Clear Channel in 2005. New roof in 2008.
- 1.245 acre site between Grand and Ingersoll.
- \$2.99 million

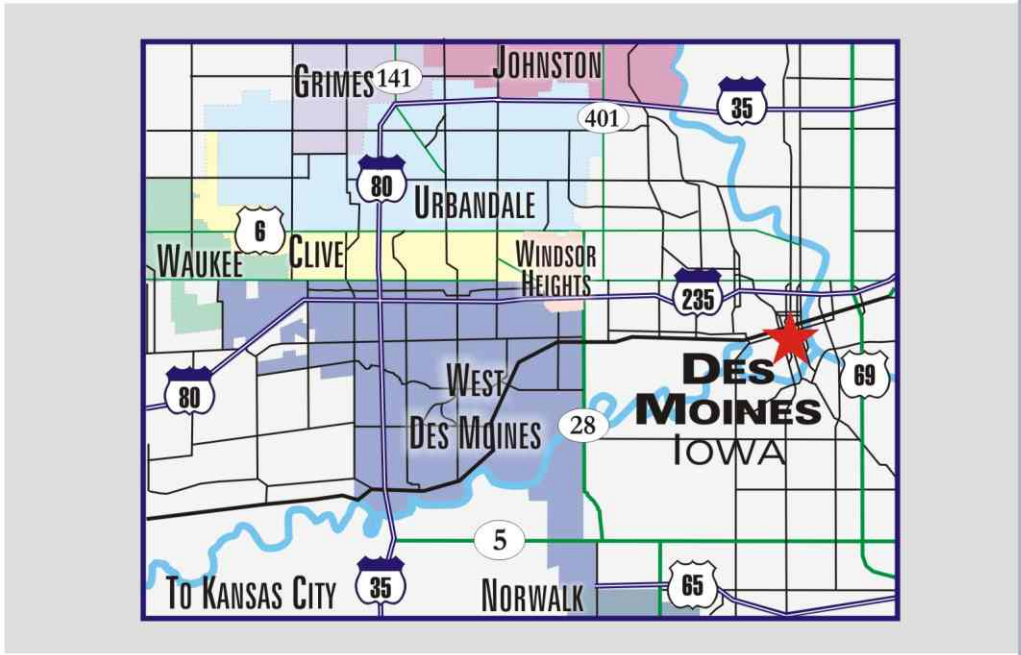
 **PETER A. BROWN**
COMMERCIAL REAL ESTATE SERVICES

A subsidiary of
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