

111 S 11TH STREET

west des moines, iowa

**TURNKEY CLASS A RETAIL +
COMMERCIAL KITCHEN SPACE**

**YOUR
NEIGHBOR**



CBRE

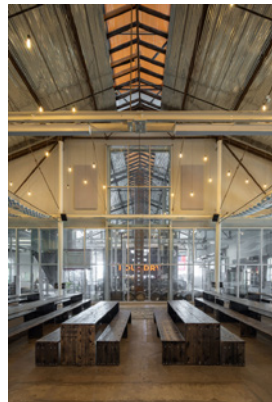


OUR STORY

[CLICK HERE](#)

THE NEIGHBOR

[CLICK HERE](#)



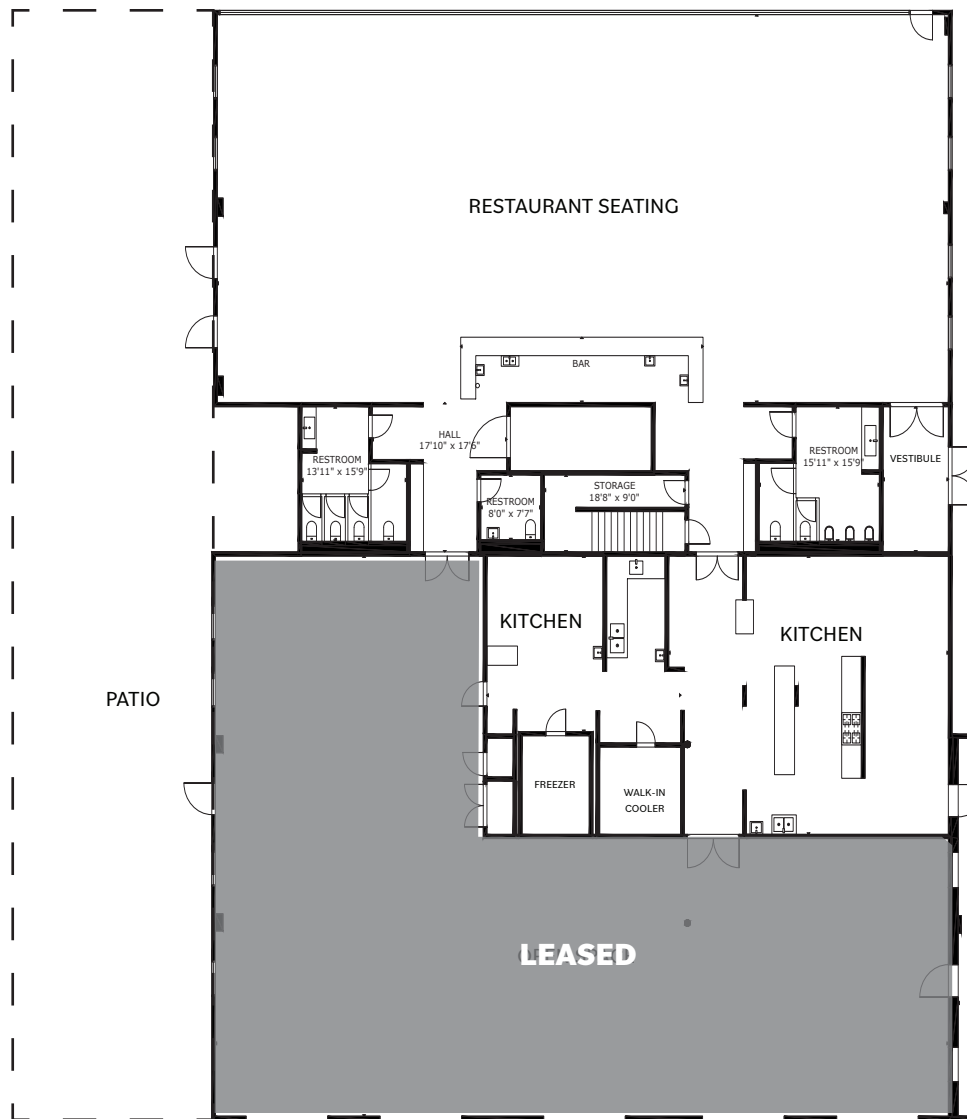
PROPERTY OVERVIEW

Available Square Feet	6,042 SF up to 15,151 SF
Lease Rate	\$17.00/SF NNN
Clear Height	18' - 20'
Parking	140 Existing Parking Stalls
Features	Plug-and-Play Restaurant with 1,398 SF Patio

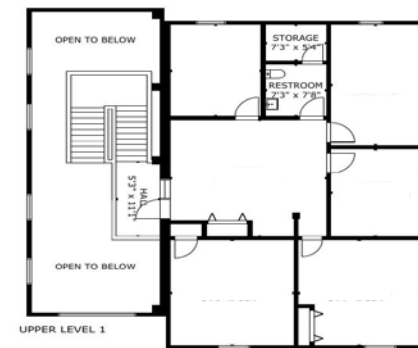
The Foundry is an 1890s railcar barn and iron foundry reimagined as a distillery, food-and-beverage hall, commissary kitchen, and community hub in Historic Valley Junction.

This space offers a unique opportunity for a restaurant or entertainment concept. Join our new tenant, T12 Distillery, in the heart of West Des Moines' vibrant Valley Junction District. Originally built in 1899 and thoughtfully remodeled down to the studs in 2017, this property is well suited for any business looking to stand out with unique space and a historical building with a high level of finishes. The space offers an abundance of benefits including a turnkey kitchen, high ceilings, and an open floorplan. As part of The Foundry — a design-forward redevelopment that brings food, craft, and community under one roof — this location gives tenants the opportunity to build a destination within a destination.

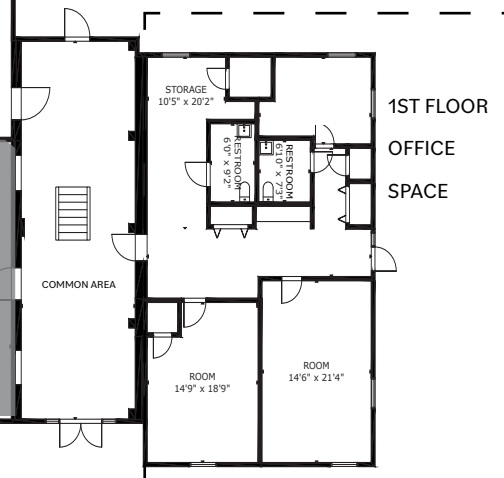
FLOOR PLAN



2ND FLOOR
OFFICE SPACE



1ST FLOOR
OFFICE SPACE



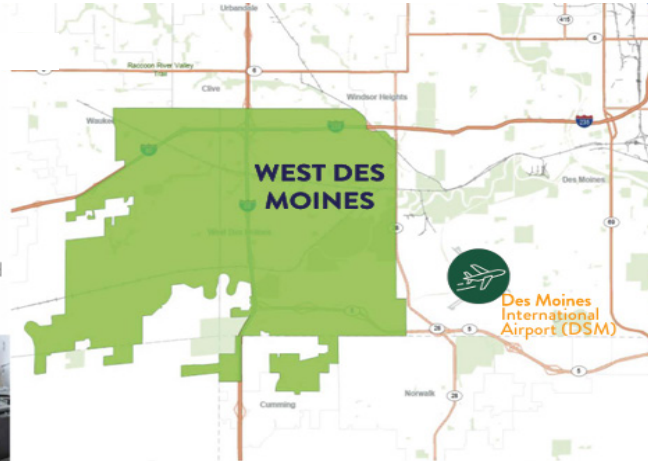
VIRTUAL TOUR
CLICK HERE

OPPORTUNITY IN WEST DES MOINES

LOCATION

Connected to everything.

Placement at the intersection of interstates I-80 and I-35 positions West Des Moines as the natural hub for any business eyeing easy access to the rest of the country. Just minutes from Des Moines International Airport's daily national and international flights and access to coast-to-coast freight and rail through the newly constructed Transload Facility, means getting you or your products where they need to go couldn't be easier.



INFRASTRUCTURE

Work at the speed of now.

With the infrastructure, utilities, and services businesses need to thrive in place, West Des Moines is a hub for the insurance, financial services, information technology, manufacturing, and logistics operations.



925 Miles

Of open-access conduit for high-speed and fiber internet



\$3.6 Billion

MidAmerican Energy's ongoing investment to reach 100% renewable energy in Iowa



160+ Million

People within a 900-mile radius, providing easy access to get your products and services to nearly half the US population.

LIVABILITY

Go West for the Best

West Des Moines offers an affordable lifestyle with a cost of living about 5% lower than the national average, making it an excellent choice for families and professionals alike. With housing prices significantly below the national median and lower than-average utility and transportation costs, you can enjoy a high quality of life without breaking the bank. Plus, a strong job market and a median household income above the national average mean you get more value for your money in this vibrant and growing community.



Leading Industries

\$305,000 average home value

14% cheaper rental housing

42% lower utility costs

22 minute average commute time

Flat 3.8% state income tax



2025 Demographics



73,664
Residents



800
Miles of Trails

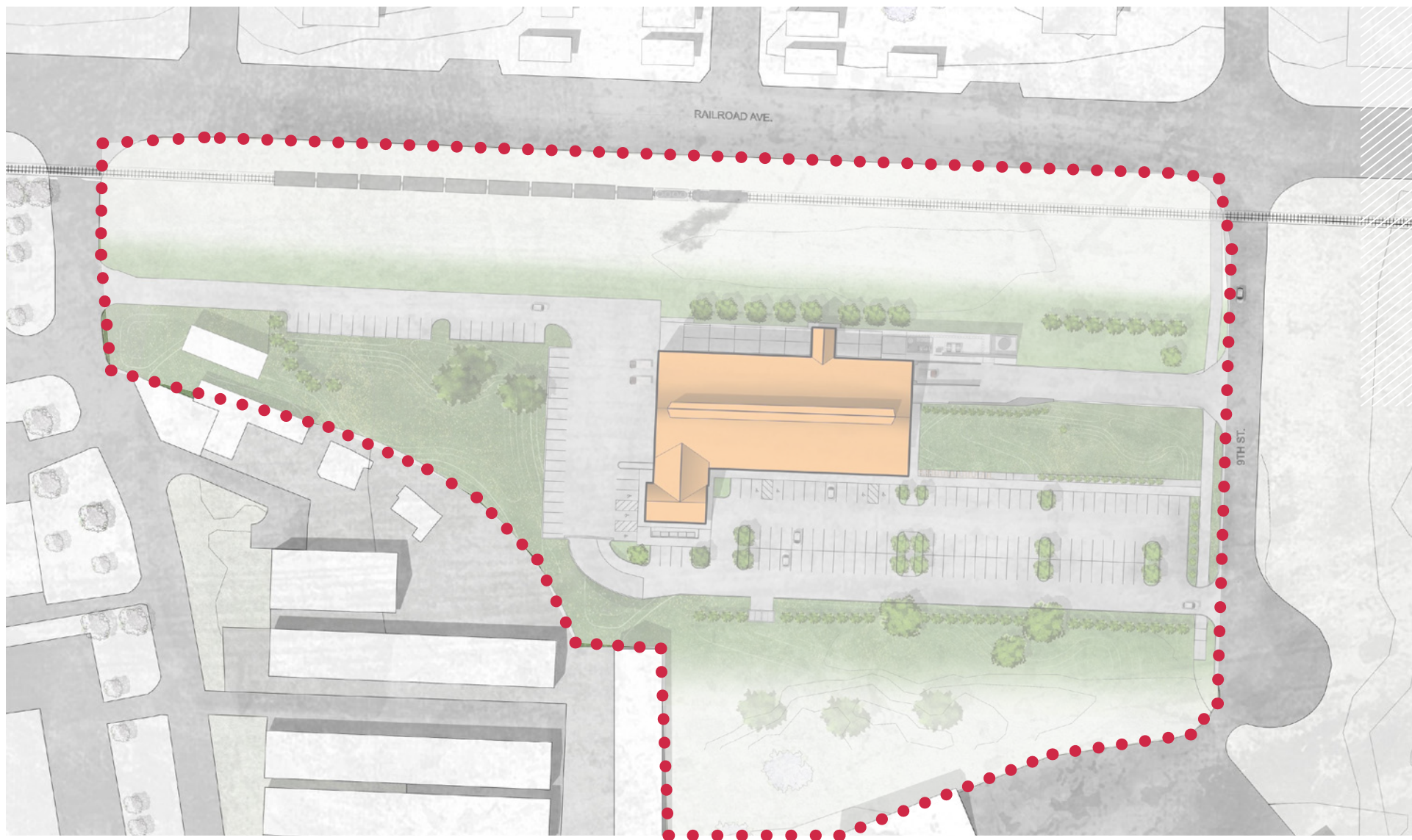


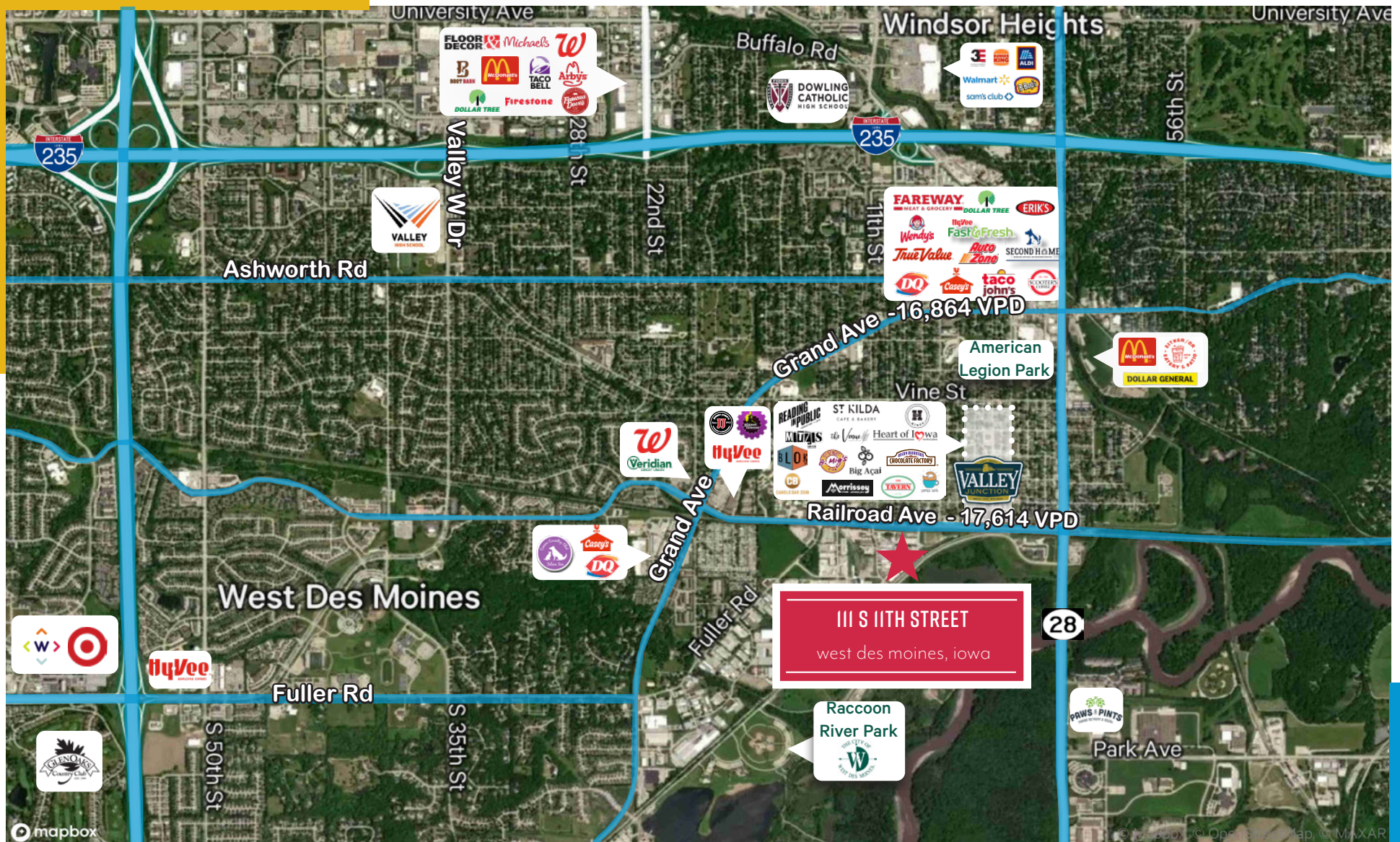
\$87,100
Median Household Income



31
Parks

SITE PLAN





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