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CITYVIEW'S

BUSINESS JOURNAL



Commercial real estate REBOUNDS

Industrial demand remains strong, office properties see renewed value-add investment, and retail growth continues in western suburbs as developers and buyers regain confidence.

By Gracie Kayko

As of early 2026, commercial real estate in Des Moines is experiencing a rebound after recent drops in the market. While there are certainly ups and downs, CBRE Broker Ben Probst said the overall market is relatively strong with interest rates beginning to decline after rising in recent years.

The Downtown Des Moines skyline looking west from the Iowa State Capitol on Sunday, May 17.

FEATURE

Demand fluctuates depending on the asset class, as properties with similar characteristics, investment risks and market behaviors influence different sectors of commercial real estate.

Buyers are again looking to make deals in the investment market by buying, selling and leasing properties and in the development market by improving commercial space for higher-value assets. Overall, people are looking to reinvest in Des Moines.

“Des Moines itself seems to be outside of the big exit flows of what other markets see,” Probst said, referring to how investors plan to end their investments through sales, renovations or refinancing. “But, overall, Des Moines has been pretty steady.”

The industrial market experienced a hot-streak with significant development and interest from developers looking to grow the market and still remains the strongest sector of commercial real estate in Des Moines. The industrial market “remains concentrated in small-to-mid-sized requirements, with tenants favoring second-generation space that allows for quicker occupancy and lower upfront costs,” according to Colliers’ first-quarter 2026 report.

The industrial vacancy rate fell to 8.5% in the first quarter of 2026. That is down 10 basis points (the measure used to calculate interest rates, capitalization rates, loan fees and investment yields) from the previous quarter but 430 basis points higher than 2023, according to CBRE’s first-quarter 2026 industrial market report.

Net absorption was positive during the quarter. Construction deliveries, properties under construction and direct lease rates all increased from the previous quarter. More space was leased in Des Moines than vacated, creating positive net absorption of 188,788 square feet.

According to CBRE’s first-quarter 2026 industrial report, “The amount of industrial space under construction in the Des Moines market is now over 1.3 million sq. ft., which is the highest level since Q4 2022.” Sixteen projects contributed to the total.

“With the current state of the Des Moines industrial market, the minimal amount of new construction is a strong indicator of the oversupply of industrial product delivered to the market through 2021-2024,” CBRE broker Francesca Smith said. “With minimal supply being delivered to the market, existing vacant industrial inventory can be absorbed. When the supply of industrial products is outpacing demand, our vacancy rate goes up and buildings sit



The former Bottle and Bottega space, located at 1301 Locust St. in Downtown Des Moines, is for lease by CBRE.

“It’s not booming, but it’s not struggling either. It just keeps moving forward at a healthy pace.”

— Kurt Mumm, president and CEO of Cushman & Wakefield

with no income for extended periods of time.”

Smith said Des Moines is currently a tenant-favored market because higher vacancy rates are pushing landlords to lower lease rates.

According to CBRE’s first-quarter 2026 industrial report, the average asking rent was \$6.73 per square foot, with the highest asking rent by submarket coming from the Northwest at \$7.11 per square foot and the lowest at \$4.30 per square foot in the South. Properties measuring 100,000 square feet or smaller average \$8.56 per square foot, while properties 300,000 - 499,999 square feet average \$4.50 per square foot.

Des Moines is also seeing a lot of value-add opportunities in the office space market, allowing people to buy office space at a lower basis than they would have in the past, Probst said. Buyers are investing in high vacancy, outdated units and renovating the spaces to increase value.

Lease rates are steady, with downtown office

spaces generally less expensive than properties in the western suburbs, which remains consistent with trends in the past. Though the office vacancy rate fell to 13.9% in the first quarter of 2026 — down 170 basis points from the fourth quarter of 2025 — vacancy rates remain elevated, rising 330 basis points over the past three years. Average rent reached \$20.52 per square foot, a 0.6% increase from the previous quarter.

Office properties had a positive net absorption for Q1 2026 of 346,892 square feet. The Central Business District and Western suburbs “experienced the greatest amount of absorption with 189,000 sq. ft. and 161,000 sq. ft., respectively,” according to CBRE’s first-quarter 2026 office report,

Construction on office space is at an all-time low, with only one property under construction.

Buyers are targeting higher-quality buildings as companies continue to send their employees back into the office, post COVID.



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MENU

Starter:

Corn tortilla chips [80oz.] with **pico de gallo** [24oz.], **guacamole** [24oz.], **queso** [1/2 pan.], and **fire-roasted salsa** [24oz.]

Cyd's Fiesta Layered Bean Dip [24oz.]

Flour tortilla shells and corn taco shells

Choice of protein [1/2 Pan]

- Cyd's applewood-smoked pulled pork
- Puebla spiced-and-diced chicken
- Chili walnut vegan "meat" [served chilled]
- Southwest chopped beef
- Texas seasoned flank steak

Toppings: [24oz. Each]

Diced Peppers, Tomatoes, Shredded Cheese, Shredded Lettuce, Hot Sauce, Cyd's Bourbon BBQ sauce, and Sour Cream

Dessert: Mexican vanilla sugar crisp [80oz.] with vanilla bean whipped cream [48oz.], salted caramel sauce [8oz.], and espresso chocolate sauce [8oz.]

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The pandemic affected office demand as companies reconsidered how much space they needed.

"But that shift has mostly played out at this point," Kurt Mumm, president and CEO of Cushman & Wakefield, said. "Now it's less about reducing space and more about getting into better-quality buildings that help bring people back."

The retail market is seeing high asking prices with rent ranging from the mid-\$30s to \$40 per square foot, which is high for the Des Moines market, Probst said. Still, Mumm said the retail market is doing better than expected.

"It's been more local and regional growth versus big national rollouts, but it's been pretty steady," he said.

Commercial space in western Des Moines suburbs such as West Des Moines and Waukee is generally more expensive than acquiring space downtown. The main drivers are the housing market, along with the West's entertainment industry, including Waukee's Live Nation and West Des Moines Grand Experience.

"Out West is having a ton of growth, housing, a lot of entertainment and retail out there, so there has been a natural push out in the western suburbs," Probst said.

But Probst highlights how downtown is being revitalized with the redevelopment of office buildings and the construction of the new \$95 million Pro Iowa Stadium and Global Plaza project, which is set to break ground in late 2026 or early 2027.

"There is certainly going to be a lot more coming back to Des Moines as well," he said.

As the digital economy evolves, so does its infrastructure needs. Many commercial office spaces are being converted to data centers. Probst said Des Moines is seeing increased interest in converting office and retail properties into data centers, including a recent office-to-data-center remodel in the city's financial district.

"It's the first one I've seen where an existing office building has been converted to a data center in the actual building rather than out in county grounds or out in rural parts of Des Moines," he said.

The conversion and construction of new data centers will not affect the housing market as it continues to grow. New and out-of-market home builders continue to come to Des Moines to create opportunity, but, "data centers are going to have their place, and we're probably going to see a little bit less homes around it, but there will be other things that fill in next to them," Probst said.

Beyond the rise of data centers, new development overall has slowed down compared to previous years.

"Higher construction costs and interest rates have made developers more cautious," Mumm said. "But, that's actually helping the market absorb some of the existing vacancy."

Overall, market opportunities in Des Moines remain steady, Probst said, pointing to WB Realty Co. President Ryan Wiederstein's recent purchase of the Wells Fargo Mortgage Center in West Des Moines as an example.

"[He] bought it at a very good price per square foot, has been able to re-tenant it and stabilize it and invest in the project. It's getting top-of-market office rent," Probst said. "It's been really fun to see that one come to fruition."

Probst believes there are always pockets of opportunity in the market, especially when it comes to value-add deals.

"At some point, I think retail buildings will have opportunities where you can buy them at a lower price per square foot, retrofit and stabilize them," he said.

As the first quarter closes and the second quarter begins, the Des Moines commercial real estate market remains relatively stable.

"It's not booming, but it's not struggling either. It just keeps moving forward at a healthy pace," Mumm said. ■

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COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE TRANSACTIONS IN POLK COUNTY FROM DEC. 8, 2025, TO DEC. 17, 2025

310 N.W. CHAPEL DRIVE, ANKENY

SALE DATE: 2025-12-08
 SALE PRICE: \$1,360,000
 SELLER: SPG INC
 BUYER: TTLC COOPERATIVE HOUSING
 ACRES: 0.742
 SQUARE FEET: 11,616

NO ADDRESS LISTED

SALE DATE: 2025-12-08
 SALE PRICE: \$2,152,165
 SELLER: DRA PROPERTIES LC
 BUYER: TSPTN25 LLC
 ACRES: 9.881
 SQUARE FEET: 0

214 N.W. COLLEGE AVE., ANKENY

SALE DATE: 2025-12-09
 SALE PRICE: \$584,000
 SELLER: C&S 214 RESIDENTIAL HOUSING COOPERATIVE
 BUYER: 206-214 N.W. COLLEGE Ave. LLC
 ACRES: 0.484
 SQUARE FEET: 4,416

210 N.W. COLLEGE AVE., ANKENY

SALE DATE: 2025-12-09
 SALE PRICE: \$1,166,000
 SELLER: C&S 206 RESIDENTIAL HOUSING COOPERATIVE
 BUYER: 206-214 N.W. COLLEGE Ave. LLC
 ACRES: 0.974
 SQUARE FEET: 8,704

1914 E. EUCLID AVE., DES MOINES

SALE DATE: 2025-12-09
 SALE PRICE: \$1,500,000
 SELLER: CARNEY, MARY E
 BUYER: MAUST PROPERTY MANAGEMENT COMPANY LP
 ACRES: 15.648
 SQUARE FEET: 32,368

4330 WESTOWN PARKWAY, WEST DES MOINES

SALE DATE: 2025-12-09
 SALE PRICE: \$275,000
 SELLER: 4300 WESTOWN LLC
 BUYER: WINFIELD ENTERPRISES LLC
 ACRES: 1.074
 SQUARE FEET: 0

NO ADDRESS LISTED

SALE DATE: 2025-12-09
 SALE PRICE: \$6,949,755
 SELLER: MARCO PROPERTIES LLC
 BUYER: I-80 BUSINESS PARK II LLC
 ACRES: 54.712
 SQUARE FEET: 0

3535 WESTOWN PARKWAY, WEST DES MOINES

SALE DATE: 2025-12-10
 SALE PRICE: \$574,000
 SELLER: VALLEY WEST INN LLC
 BUYER: PENNY A BASSMAN REVOCABLE TRUST
 ACRES: 2.670
 SQUARE FEET: 0

5620 N.E. 12TH AVE., PLEASANT HILL

SALE DATE: 2025-12-10
 SALE PRICE: \$675,000
 SELLER: BILL & JANE WONDERLICH FAMILY TRUST
 BUYER: P-HILL PARTNERS LLC
 ACRES: 6.109
 SQUARE FEET: 888

3700 PRAIRIE FIRE N.W., ALTOONA

SALE DATE: 2025-12-11
 SALE PRICE: \$5,825,000
 SELLER: HURD MCW ALTOONA LLC
 BUYER: 3700 PRAIRIE FIRE Drive LLC
 ACRES: 1.501
 SQUARE FEET: 6,488

1908 7TH ST., DES MOINES

SALE DATE: 2025-12-11
 SALE PRICE: \$255,000
 SELLER: KI PROPERTIES LLC
 BUYER: ON POINT PROPERTIES UNITED LLC
 ACRES: 0.273
 SQUARE FEET: 2,914

3900 11TH ST., DES MOINES

SALE DATE: 2025-12-11
 SALE PRICE: \$199,410
 SELLER: KI PROPERTIES LLC
 BUYER: ON POINT PROPERTIES UNITED LLC
 ACRES: 0.162
 SQUARE FEET: 2,851

1514 HARRISON AVE., DES MOINES

SALE DATE: 2025-12-11
 SALE PRICE: \$194,000
 SELLER: KI PROPERTIES LLC
 BUYER: ON POINT PROPERTIES UNITED LLC
 ACRES: 0.224
 SQUARE FEET: 2,491

3800 DIXON ST., DES MOINES

SALE DATE: 2025-12-11
 SALE PRICE: \$3,750,000
 SELLER: 3800 DIXON LLC
 BUYER: NPJTC LLC
 ACRES: 4.972
 SQUARE FEET: 62,800

NO ADDRESS LISTED

SALE DATE: 2025-12-12
 SALE PRICE: \$11,201,061
 SELLER: I-80 BUSINESS PARK II LLC
 BUYER: ALTOONA BTS LLC
 ACRES: 72.500
 SQUARE FEET: 0

3053 EIGHTH ST. S.W., ALTOONA

SALE DATE: 2025-12-12
 SALE PRICE: \$2,700,000
 SELLER: WAYSIDE ACRES LLC
 BUYER: ALTOONA PARTNERS LLC
 ACRES: 1.103
 SQUARE FEET: 9,800

4730 86TH ST., URBAN DALE

SALE DATE: 2025-12-12
 SALE PRICE: \$1,100,000
 SELLER: PMR REALTY GROUP LLC
 BUYER: CITY OF URBAN DALE
 ACRES: 1.455
 SQUARE FEET: 0

3600 E. 14TH ST., DES MOINES

SALE DATE: 2025-12-12
 SALE PRICE: \$960,000
 SELLER: JDS REAL ESTATE INVESTMENTS LLC
 BUYER: MAGALLANES, MANUEL
 ACRES: 0.682
 SQUARE FEET: 4,925

3355 S.E. MIEHE DRIVE, GRIMES

SALE DATE: 2025-12-12
 SALE PRICE: \$180,000
 SELLER: TRACY, CAROL ANNE
 BUYER: ALTEMEIER, KENT
 ACRES: 0.062
 SQUARE FEET: 1,080

4600 PARK AVE., DES MOINES

SALE DATE: 2025-12-15
 SALE PRICE: \$3,129,711
 SELLER: FIRST NATIONAL BANK
 BUYER: NPJTC LLC
 ACRES: 6.408
 SQUARE FEET: 44,930

1200 N.W. 36TH ST., ANKENY

SALE DATE: 2025-12-15
 SALE PRICE: \$3,750,000
 SELLER: MJPD VENTURES LLC

BUYER: TP84 LLC
 ACRES: 1.582
 SQUARE FEET: 10,800

754 19TH ST., DES MOINES

SALE DATE: 2025-12-15
 SALE PRICE: \$475,000
 SELLER: 754 19TH ST LLC
 BUYER: GRAVES, BRIAN PATRICK
 ACRES: 0.201
 SQUARE FEET: 3,172

2135 N.E. 36TH ST., ANKENY

SALE DATE: 2025-12-15
 SALE PRICE: \$1,800,000
 SELLER: DRA PROPERTIES LC
 BUYER: CASEY'S MARKETING COMPANY
 ACRES: 1.759
 SQUARE FEET: 0

2517 HUBBELL AVE., DES MOINES

SALE DATE: 2025-12-16
 SALE PRICE: \$400,000
 SELLER: K&E LLC
 BUYER: LOPEZ-CARRILLO, RAMON
 ACRES: 0.950
 SQUARE FEET: 3,881

300 WALNUT ST. UNIT 52, DES MOINES

SALE DATE: 2025-12-16
 SALE PRICE: \$5,000
 SELLER: PLAZA COMMERCIAL OWNER'S ASSOCIATION
 BUYER: MLK RIVER PARK LLC
 ACRES: 0.000
 SQUARE FEET: 0

933 18TH ST., DES MOINES

SALE DATE: 2025-12-16
 SALE PRICE: \$1,255,000
 SELLER: LONG HOMES LLC
 BUYER: MILLER, SHANNON
 ACRES: 0.217
 SQUARE FEET: 7,788

NO ADDRESS LISTED

SALE DATE: 2025-12-16
 SALE PRICE: \$1,300,000
 SELLER: ANKENY UDNENOMINATIONAL CHURCH OF CHRIST
 BUYER: HOLT SALES & SERVICE LLC
 ACRES: 9.590
 SQUARE FEET: 0

5510 S.E. 14TH ST., DES MOINES

SALE DATE: 2025-12-16
 SALE PRICE: \$575,000
 SELLER: KENNEY LINHART MINISTRIES INC
 BUYER: NELSON CONSTRUCTION SERVICES LLC
 ACRES: 8.345
 SQUARE FEET: 0

1475 N.E. RUETER DRIVE, ANKENY

SALE DATE: 2025-12-16
 SALE PRICE: \$2,276,061
 SELLER: RUETER, ALEX
 BUYER: TWO COMPANIES LLC
 ACRES: 7.133
 SQUARE FEET: 0

1617 N.E. 51ST AVE., DES MOINES

SALE DATE: 2025-12-16
 SALE PRICE: \$2,000,000
 SELLER: 6450 LLC
 BUYER: NPJTC LLC
 ACRES: 1.730
 SQUARE FEET: 32,700

4485 N.E. 22ND ST., DES MOINES

SALE DATE: 2025-12-16
 SALE PRICE: \$1,800,000
 SELLER: DES MOINES TPE LLC
 BUYER: BPT DSM PROPCO LLC
 ACRES: 4.652

SQUARE FEET: 10,500

2024 N.W. 92ND COURT, CLIVE

SALE DATE: 2025-12-17
 SALE PRICE: \$680,000
 SELLER: P&M DUPEY LLC
 BUYER: PARRISH HOLDINGS LLC
 ACRES: 0.668
 SQUARE FEET: 7,070

1083 22ND ST., DES MOINES

SALE DATE: 2025-12-17
 SALE PRICE: \$289,000
 SELLER: KI PROPERTIES LLC
 BUYER: DRAKE PARK CORNER LLC
 ACRES: 0.200
 SQUARE FEET: 4,244

2130 DRAKE PARK AVE., DES MOINES

SALE DATE: 2025-12-17
 SALE PRICE: \$159,000
 SELLER: KI PROPERTIES LLC
 BUYER: DRAKE PARK CORNER LLC
 ACRES: 0.124
 SQUARE FEET: 3,132

2402 21ST ST. N.W., ALTOONA

SALE DATE: 2025-12-17
 SALE PRICE: \$30,000,000
 SELLER: HAWKEYE INVESTMENT PARTNERS I LLC
 BUYER: 180 BC OWNER LLC
 ACRES: 16.308
 SQUARE FEET: 259,056

1079 22ND ST., DES MOINES

SALE DATE: 2025-12-17
 SALE PRICE: \$210,000
 SELLER: KI PROPERTIES LLC
 BUYER: DRAKE PARK CORNER LLC
 ACRES: 0.208
 SQUARE FEET: 3,812

1071 22ND ST., DES MOINES

SALE DATE: 2025-12-17
 SALE PRICE: \$132,000
 SELLER: KI PROPERTIES LLC
 BUYER: DRAKE PARK CORNER LLC
 ACRES: 0.158
 SQUARE FEET: 2,738

3611 S.E. 14TH ST., DES MOINES

SALE DATE: 2025-12-17
 SALE PRICE: \$750,000
 SELLER: RICHMOND PROPERTIES LLC
 BUYER: VAQUERO IOWA DES MOINES PARTNERS LP
 ACRES: 0.891
 SQUARE FEET: 2,168

1305 S.E. 25TH ST., GRIMES

SALE DATE: 2025-12-17
 SALE PRICE: \$638,500
 SELLER: HOLD ON HOLDINGS LLC
 BUYER: GS PROPERTIES HOLDINGS LLC
 ACRES: 2.051
 SQUARE FEET: 0

4200 PARK AVE., DES MOINES

SALE DATE: 2025-12-17
 SALE PRICE: \$29,150,000
 SELLER: WESTON PARK OWNER LLC
 BUYER: ALIGNED HOLDINGS OF DES MOINES LLC
 ACRES: 18.360
 SQUARE FEET: 336,496

714 S.E. 15TH ST., DES MOINES

SALE DATE: 2025-12-17
 SALE PRICE: \$300,000
 SELLER: GBM PROPERTIES LLC
 BUYER: BNDA PROPERTIES LLC
 ACRES: 0.230
 SQUARE FEET: 3,791 ■

Borrower Name	City	County	Cong. District	\$ Amount	Jobs Created	Jobs Retained	Existing Jobs	New Vs. Existing	Business Type
PLUMB CO PLUMBING LLC	VINTON	BENTON	02	\$10,000	1	1	EXISTING	Plumbing, Heating, and Air-Conditioning Contractors	
EQUANIMITY HOLDINGS LLC	CEDAR FALLS	BLACK HAWK	02	\$475,000	6	0	EXISTING	Offices of Mental Health Practitioners (except Physicians)	
STS Broadband LLC	HUDSON	BLACK HAWK	02	\$285,000	2	0	NEW	Data Processing, Hosting, and Related Services	
Goodwin Insurance, Inc.	WATERLOO	BLACK HAWK	02	\$81,800	0	4	NEW	Insurance Agencies and Brokerages	
Bryce Ackerman	Sumner	BREMER	02	\$90,000	0	1	EXISTING	Car Washes	
ROYAL DYNASTY DOBERMAN KENNEL	APLINGTON	BUTLER	02	\$567,000	2	2	NEW	Pet Care (except Veterinary) Services	
Mason City PR Inc.	Mason City	CERRO GORDO	02	\$875,000	0	30	EXISTING	Limited-Service Restaurants	
Inspired Kids Academy	Van Meter	DALLAS	03	\$1,128,000	6	23	EXISTING	Child and Youth Services	
Diamond Trail Capital Management	WAUKEE	DALLAS	03	\$125,000	0	2	EXISTING	Portfolio Management and Investment Advice	
ROGERS OUTDOOR SERVICES, LLC	WAUKEE	DALLAS	03	\$26,500	1	10	EXISTING	Landscape Architectural Services	
Skin Iowa, PC	WEST DES MOINES	DALLAS	03	\$600,000	1	7	EXISTING	Offices of All Other Miscellaneous Health Practitioners	
Skin Iowa, PC	WEST DES MOINES	DALLAS	03	\$50,000	1	7	EXISTING	Offices of All Other Miscellaneous Health Practitioners	
1 ELITE ELECTRIC, LLC	BURLINGTON	DES MOINES	01	\$50,000	0	3	NEW	Electrical Contractors	
BREAD WORTHY LLC	IOWA CITY	JOHNSON	01	\$210,000	4	4	EXISTING	Baked Goods Stores	
BAYLEAF LLC	IOWA CITY	JOHNSON	01	\$25,000	0	7	EXISTING	Television Broadcasting	
JACREC LLC	ANAMOSA	JONES	01	\$190,400	0	4	NEW	Machine Shops	
JACREC LLC	ANAMOSA	JONES	01	\$70,000	0	4	NEW	Machine Shops	
Nyumba of Hope LLC	Cedar Rapids	LINN	02	\$253,000	1	15	NEW	Child Day Care Services	
AJAX MEDIA LLC	CEDAR RAPIDS	LINN	02	\$50,000	1	0	EXISTING	Motion Picture and Video Production	
Corridor Commercial Properties LLC	Marion	LINN	02	\$1,630,600	5	25	NEW	Used Household and Office Goods Moving	
Hotel O	OSKALOOSA	MAHASKA	01	\$573,000	4	4	NEW	Hotels (except Casino Hotels) and Motels	
DNP Group, LLC	Pella	MARION	01	\$345,000	3	0	NEW	Hotels (except Casino Hotels) and Motels	
SIGNS2WIN LLC	ANKENY	POLK	03	\$671,300	1	5	NEW	All Other Specialty Trade Contractors	
SIGNS2WIN LLC	ANKENY	POLK	03	\$671,300	1	5	NEW	All Other Specialty Trade Contractors	
Building Efficiencies Resources LLC	DES MOINES	POLK	03	\$2,490,000	2	18	NEW	All Other Professional, Scientific, and Technical Services	
Mitkof Holdings, Inc.	DES MOINES	POLK	03	\$2,400,000	5	5	NEW	General Warehousing and Storage	
Mitkof Holdings, Inc.	DES MOINES	POLK	03	\$500,000	5	5	NEW	General Warehousing and Storage	
HoQ Restaurant	Des Moines	POLK	03	\$496,000	1	12	EXISTING	Full-Service Restaurants	
535 EAP LLC	Des Moines	POLK	03	\$335,000	2	0	EXISTING	Offices of Lawyers	
KOLODJI CARPENTRY & CONSTRUCTION LLC	DES MOINES	POLK	03	\$35,000	1	1	EXISTING	Finish Carpentry Contractors	
FIVE PILLARS HOSPITALITY, L.L.C.	GRIMES	POLK	03	\$803,000	26	26	NEW	Full-Service Restaurants	
FIVE PILLARS HOSPITALITY, L.L.C.	GRIMES	POLK	03	\$50,000	26	26	NEW	Full-Service Restaurants	
NUTRI-WEST CENTRAL	JOHNSTON	POLK	03	\$350,000	1	3	EXISTING	Offices of All Other Miscellaneous Health Practitioners	
Nutri-West Central Inc.	Johnston	POLK	03	\$350,000	1	3	EXISTING	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers	
DELOENCE IT SOLUTION INC	JOHNSTON	POLK	03	\$48,000	1	4	EXISTING	Custom Computer Programming Services	
Pinnacle Property Care LLC	Madrid	POLK	03	\$250,000	2	3	NEW	Landscaping Services	
American Technology Consulting LLC	West Des Moines	POLK	03	\$1,250,000	3	74	EXISTING	Administrative Management and General Management Consulting Services	
LAKESIDE AUTO RECYCLERS INC.	CARTER LAKE	POTTAWATTAMIE	04	\$1,830,500	0	70	EXISTING	Recyclable Material Merchant Wholesalers	
DYNAMIC GRADING LLC	MOUNT AYR	RINGGOLD	03	\$25,000	0	0	EXISTING	Site Preparation Contractors	
C&E Ultimate Fitness, LLC	Bettendorf	SCOTT	01	\$1,113,700	2	10	NEW	Fitness and Recreational Sports Centers	
838 Boutique LLC	Bettendorf	SCOTT	01	\$50,000	0	3	EXISTING	Clothing and Clothing Accessories Retailers	
M&L Zynski Holdings LLC	Davenport	SCOTT	01	\$333,000	19	1	NEW	Drinking Places (Alcoholic Beverages)	
CGI Property Management, LLC	Davenport	SCOTT	01	\$260,000	3	0	NEW	Residential Property Managers	
LV NAIL BAR & SPA LLC	DAVENPORT	SCOTT	01	\$50,000	0	0	NEW	Nail Salons	
Heritage Coffehouse + Venue	Huxley	STORY	03	\$200,000	11	1	NEW	Snack and Nonalcoholic Beverage Bars	

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ON THE MOVE

Send information on new hires, promotions, expansions, openings and other business news to editor@dmcityview.com.

DART Commission names Hockman CEO

The Board of Commissioners of the Des Moines Area Regional Transit Authority (DART) announced the selection of Erin Hockman as chief executive officer. A respected and familiar leader with both the organization and the Greater Des Moines community, Hockman brings a decade of experience at DART, most recently as chief administrative and strategy officer. Hockman officially assumed the role on May 7. Past CEO Amanda Wanke departed to take a leadership position with Metro Transit in the Twin Cities.



Erin Hockman

Common Sense Institute Iowa announces Liz Keehner to board of directors

Common Sense Institute (CSI) announced the addition of Liz Keehner to its board of directors, bringing deep experience in venture capital and economic development to the organization. Keehner currently serves as president of the Iowa Venture Capital Association (IVCA), where she leads efforts to strengthen Iowa's innovation economy and expand access to capital for entrepreneurs across the state. In this role, she works closely with investors, policymakers and business leaders to advance initiatives that support startup growth, investment and job creation.

Bank Iowa names Herrboldt president/CEO

Bank Iowa announced that Jason Herrboldt will become president and chief executive officer, as longtime leader Jim Plagge plans to retire after more than a decade in the role. The leadership transition comes as the family-owned bank marks its 50th year. Plagge, who has served as president/CEO since 2012, will remain in a leadership role with the bank's holding company during a short transition period to support Herrboldt and ensure continuity.



Jason Herrboldt



Jim Plagge

Kueker named field specialist for Coalition to Support Iowa's Farmers

Megan Kueker has been named field specialist for the Coalition to Support Iowa's Farmers (CSIF). Kueker had previously served as the communications specialist for CSIF since 2024. Kueker will provide one-on-one assistance to farm families wanting to grow their livestock farms responsibly and successfully. She will assist livestock and poultry farmers in following all rules and regulations, choosing good locations for new livestock barns and feedlots, enhancing relations with neighbors and implementing best management practices that improve air, soil and water quality.

DMU names Roesler chief HR officer

Des Moines University Medicine and Health Sciences has appointed Eric Roesler, PhD, MBA, as chief human resources officer after a nationwide search. Roesler brings more than 20 years of senior leadership experience in human resources, organizational development and compliance across higher education,

health services and complex, multi-site organizations. He most recently served as associate vice chancellor and chief human resources officer at the University of Wisconsin - Stevens Point, where he led comprehensive human resources strategy and operations supporting academic, clinical, research and administrative units. He also served on the chancellor's cabinet.



Eric Roesler

Strohbehn named Iowa Pork Producers association producer education director

The Iowa Pork Producers Association has named Jesi Strohbehn as its new producer education director. Strohbehn began her role in April and will lead efforts focused on engaging with pork producers, supporting industry initiatives and strengthening connections across Iowa's swine community.

In this role, Strohbehn will be responsible for developing informational materials for Iowa pig farmers, administering pork quality improvement programs and working with key stakeholder groups such as Iowa Farm Animal Care and the Iowa Pork Industry Center. She will also work directly with producers to provide resources and support, while contributing to programs centered on swine health, research and innovation within the pork industry.



Jesi Strohbehn

Patrick Boberg appointed as advisor to IMPA

The Iowa Motion Picture Association (IMPA) announced that Emmy Award-winning filmmaker Patrick Boberg has joined the organization as an advisor to the board of directors.

Based in central Iowa, Boberg is widely recognized for his contributions to Iowa's filmmaking and storytelling community. In addition to producing narrative films, he serves as a producer/director for Iowa PBS, where he creates documentaries and feature stories highlighting the people, places and culture of Iowa.



Patrick Boberg

Lewis named director of communications, marketing and public affairs

Amanda Lewis will succeed Phil Roeder, who is retiring at the end of June. Roeder has spent two decades with Des Moines Public Schools, including a term on the school board and more than 16 years as director of communications. Lewis will begin her new role effective July 1.

Lewis has served in the district's communications office since 2014, helping to lead strategy and engagement for Iowa's largest school district and its connection with students, families, staff and the broader community. She has played a central role in major initiatives, including Reimagining Education, the district's \$265 million bond initiative that will guide construction, signature school development, and expand immersive learning opportunities over the next five years. ■



Amanda Lewis