

# BREAKING THE NORM OF LIVING DOWNTOWN



GRAY'S STATION

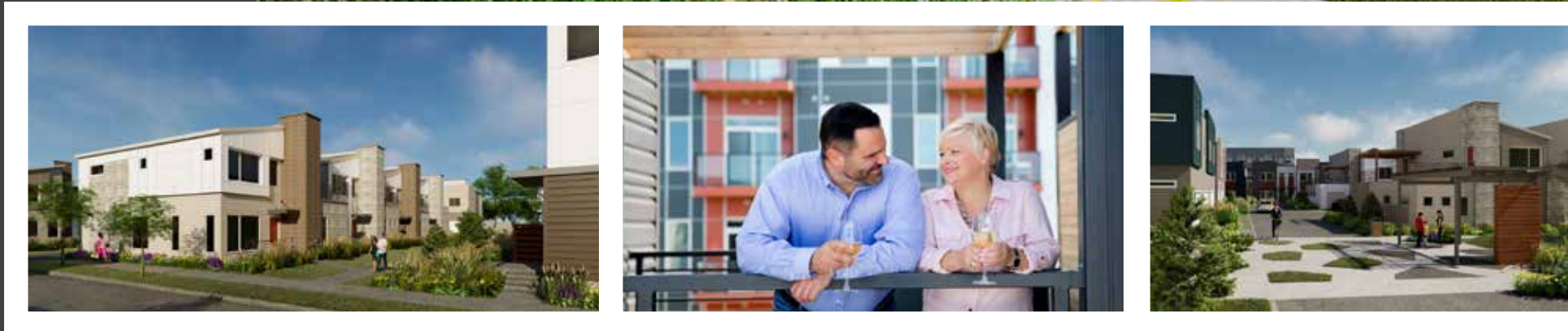


# WHERE DOWNTOWN MEETS URBAN LIVING.

Gray's Station is Des Moines' newest neighborhood, bringing 75 acres of living, recreation, and commerce into downtown Des Moines. This neighborhood features homes, apartments, condominiums, community space, retail, bike paths and the bridge connecting Gray's Lake to the heart of downtown.

Gray's Station welcomes you.

# A HOME FOR EVERY LIFESTYLE INSIDE OF GRAY'S STATION.



With unique designs and layouts throughout the neighborhood, there is a townhome design and location for everyone. All townhomes feature the latest design styles from our Urban Collection, hand-chosen by our Design Studio team.

Gray's Station townhomes start from the \$360's and up.

Visit [graysstation.com](https://graysstation.com) for more information.



LINC

Anchoring the entrance to Gray's Station is LINC, a premier apartment community with spectacular views of downtown Des Moines.

LINC offers 1-, 2- and 3-bedroom rental apartments and townhomes as well as beautiful community spaces, a dog park, pool and cabana crafted from shipping containers, and first-floor retail space facing MLK Jr. Parkway.

## FEATURED AMENITIES



BIKE TRAILS



COMMUNITY ROOM



FITNESS CENTER



SHOPPING



POOL



DOG PARK



PARKING

For more information, visit [lincatgraystation.com](http://lincatgraystation.com)

# EXPLORE THE COMMUNITY

Gray's Station is more than a place to live. It's a place to grow, explore and create.

Throughout the neighborhood, you will discover bike-friendly streets and trails, a wetland basin inhabited by nature and the Coleman Bridge, a pedestrian bridge overlooking the Raccoon River. Future pocket parks and a plaza center are planned for later phases.

Each phase of Gray's Station tells its own story and opens the door to new experiences.

01

Explore our pocket parks located throughout Gray's Station.

02

Find unique creations and local art hidden in our neighborhood.

03

Take in the views along Gray's Station bike trails and pedestrian bridge.

04

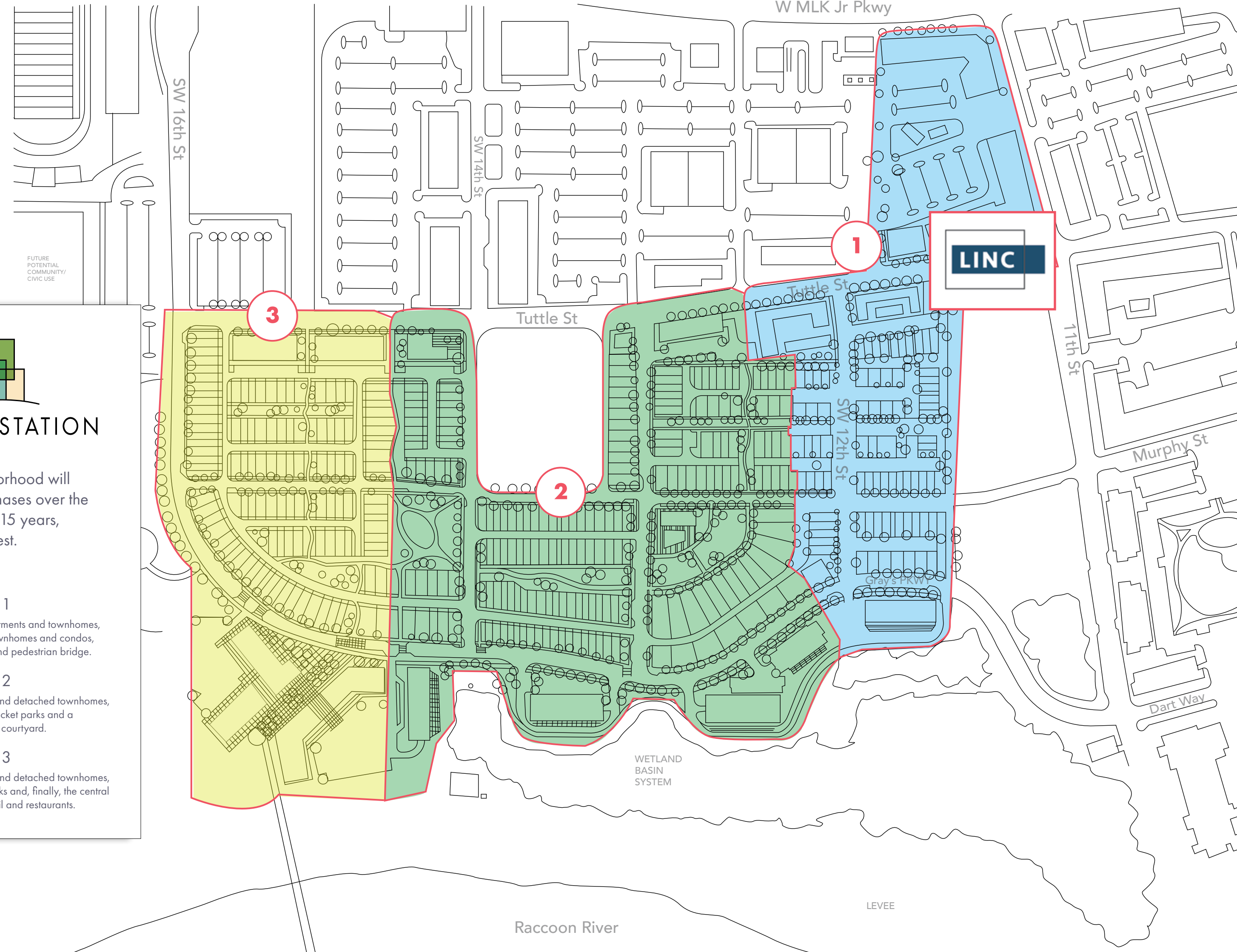
Live downtown and call Gray's Station home.

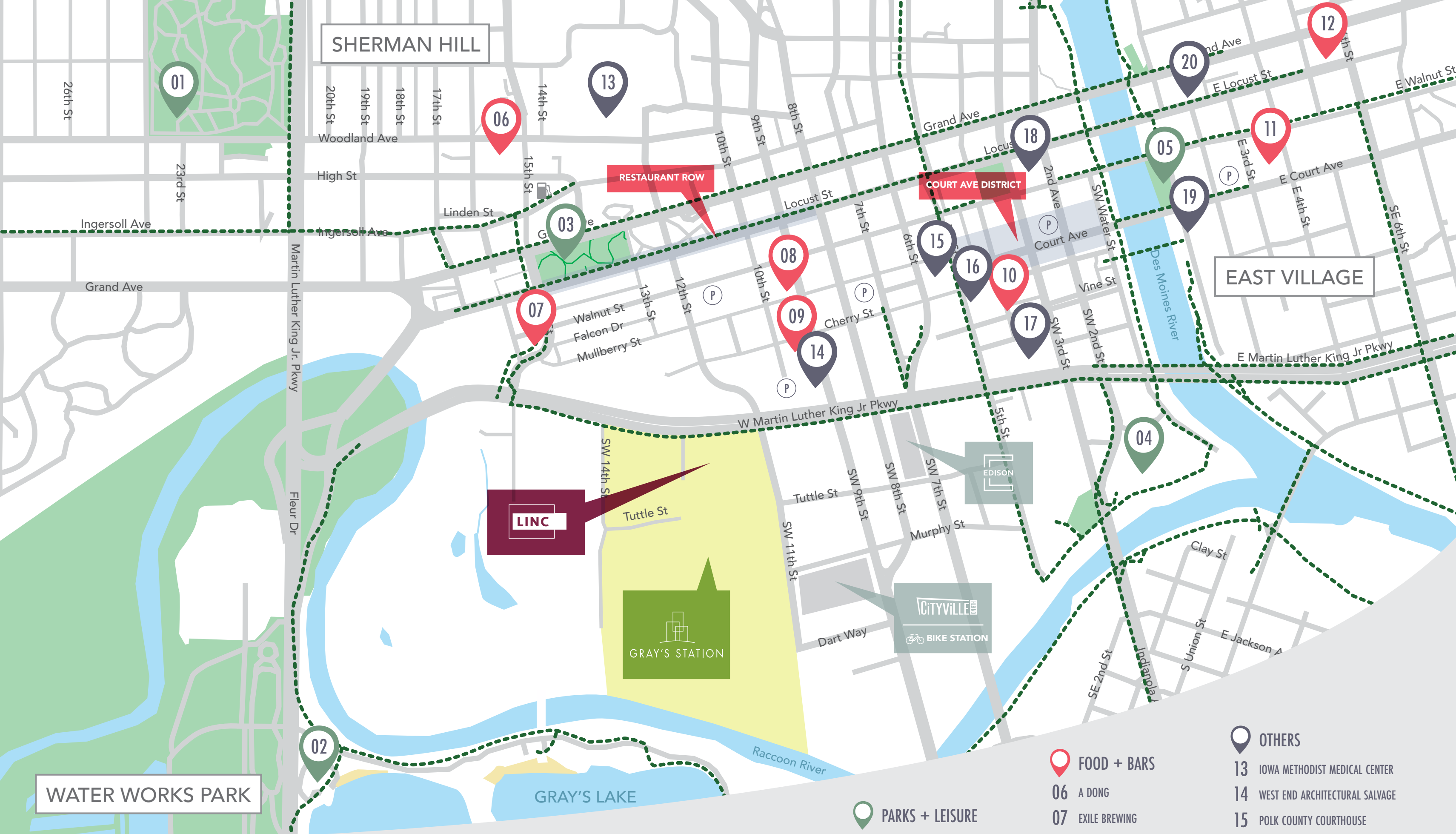



## GRAY'S STATION

This urban neighborhood will emerge in three phases over the course of the next 15 years, working east to west.

- 1** PHASE 1  
LINC apartments and townhomes, for-sale townhomes and condos, bike trail and pedestrian bridge.
- 2** PHASE 2  
Attached and detached townhomes, condos, pocket parks and a community courtyard.
- 3** PHASE 3  
Attached and detached townhomes, pocket parks and, finally, the central plaza, retail and restaurants.





WATER WORKS PARK

SHERMAN HILL

EAST VILLAGE

LINC

GRAY'S STATION

CITYVILLE

BIKE STATION

EDISON

RESTAURANT ROW

COURT AVE DISTRICT

BIKE LANES AND TRAILS  
PARKING GARAGES

- PARKS + LEISURE**
- 01 CHAMBERLAIN PARK
- 02 GRAY'S LAKE PARK
- 03 PAPPASOHN SCULPTURE PARK
- 04 PRINCIPAL PARK
- 05 SIMON ESTES AMPHITHEATER

- FOOD + BARS**
- 06 A DONG
- 07 EXILE BREWING
- 08 BUBBA
- 09 MALO
- 10 HESSEN HAUS
- 11 THE IOWA TAPROOM
- 12 UP-DOWN ARCADE BAR

- OTHERS**
- 13 IOWA METHODIST MEDICAL CENTER
- 14 WEST END ARCHITECTURAL SALVAGE
- 15 POLK COUNTY COURTHOUSE
- 16 FOURTH + COURT HY-VEE
- 17 SCIENCE CENTER + IMAX THEATER
- 18 DES MOINES CIVIC CENTER
- 19 DES MOINES POLICE DEPARTMENT
- 20 EMBASSY SUITES BY HILTON



[graysstation.com](http://graysstation.com)