



Release: January 9, 2026
Media Contact: Erin Parro, 515-878-0130

Principal® Announces First Fitwel-Certified Building in Iowa with Two-Star Rating for 801 Grand

(DES MOINES, Iowa)—[Principal Asset Management®](#) announced today that [801 Grand](#) in downtown Des Moines, Iowa, has earned Fitwel® Two Star Certification, the first property in Iowa to receive this designation. Fitwel certification recognizes building features and operational strategies that support occupant health, productivity, and well-being.

In addition to the Fitwel certification, 801 Grand has earned three Leadership in Energy and Environmental Design (LEED) Existing Buildings Operations and Maintenance certifications (2017, 2021, 2025), most recently earning LEED Gold certification in May 2025. These achievements underscore the firm's dedication to occupant wellbeing, positive community impact, and sustainable property performance, in alignment with the Principal Real Estate Pillars of Responsible Property Investing sustainability platform.

"801 Grand's Fitwel certification underscores the benefits the property provides to both Principal employees and third-party tenants and demonstrates our ongoing commitment to creating healthy, sustainable workplaces that support the sustainability goals of Principal" said Jennifer McConkey, managing director, ESG and operations at Principal Asset Management. "We are proud to have earned the first Fitwel certification in the state of Iowa and are excited to share this accomplishment with the community."

The building offers walkable access to restaurants, financial services, public transit, outdoor spaces, the public library, the Principal River Walk, and seven B-cycle bike sharing stations within one-half mile. Onsite amenities include a fitness facility, bicycle storage, locker rooms, and multiple spaces designed for quiet or communal use.

Indoor environmental quality is supported through air quality policies, integrated pest management, and green cleaning programs. Additional wellness features include natural daylight and views, a lactation room, healthy food options, and filtered water refill stations.

"801 Grand's Fitwel two-Star Certification represents a notable milestone for Iowa, setting a precedent for health-driven building design across the state. By prioritizing occupant well-being and resilience, Principal demonstrates how forward-thinking owners can elevate both the tenant's experience and asset performance. We are proud to celebrate 801 Grand as Iowa's first Fitwel-certified building, an achievement that paves the way for healthier workplaces statewide," said Joanna Frank, president & CEO at Fitwel.

801 Grand is professionally managed by Jones Lang LaSalle (JLL), whose collaboration supported the certification process. Principal Asset Management paid standard fees associated with Fitwel and LEED for certification purposes.

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About Fitwel

Fitwel is the world's leading certification system committed to building health for all. Generated by expert analysis of over 7,000 academic research studies, Fitwel is implementing a vision for a healthier future through a standard that empowers a wide range of professionals, including building owners, designers, and facility managers, to enhance occupant health and productivity through targeted improvements. Fitwel is a joint initiative of the U.S. Centers for Disease Control and Prevention and the General Services Administration. To learn more about Fitwel, visit www.fitwel.org.

About Principal Asset Management®

With public and private market capabilities across all asset classes, Principal Asset Management and its investment specialists look at asset management through a different lens, creating solutions to help deliver client investment objectives. By applying local insights with global perspectives, Principal Asset Management identifies distinct and compelling investment opportunities for more than 1,100 institutional clients in over 80 markets.¹ Principal Asset Management is the global investment solutions business for Principal Financial Group® (Nasdaq: PFG), managing \$601.6 billion in assets, including \$105.2 billion in real estate assets¹ and recognized as a "Best Places to Work in Money Management"² for 14 consecutive years.



Learn more at www.PrincipalAM.com

[1] As of September 30, 2025

[2] Pensions & Investments, "The Best Places to Work in Money Management", among companies with 1,000 or more employees, December 2025.

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