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Cognizant decides to stay put in Two Ruan

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Cognizant Technology Solutions US Corp. plans to expand its footprint in Two Ruan in downtown Des Moines rather than move into an office building that had once been considered for Sherman Associates Inc.'s Gray's Landing development along Martin Luther King Jr. Parkway.

The global technology firm's Des Moines operation has 402 workers, and plans call for creating another 1,014 for its entire Iowa operation.

Cognizant currently leases about 50,000 square feet of office space at Two Ruan and now intends to lease an additional 18,200 square feet, according to a report to the Des Moines City Council, which voted Monday to support Cognizant's application for tax credits under the state's High Quality Jobs Program.

Of the new jobs the company plans to create, 116 will meet the \$26.72 per hour wage requirement of the state program. The weighted average wage of all 1,014 proposed jobs is \$18.86 per hour, according to the report to the City Council.

Cognizant's decision is good news for Two Ruan. With the additional space that will be taken up by the company, the building is 86 percent occupied, with about 33,732 square feet of vacant space, said Heath Bullock, who heads the JLL office in Des Moines. JLL is the listing agent for Two Ruan. In the last 18 months, 130,000 square feet of office space has been leased at Two Ruan, Bullock said.



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