



# For Lease

**3720 N Ankeny Blvd., Ankeny, IA**

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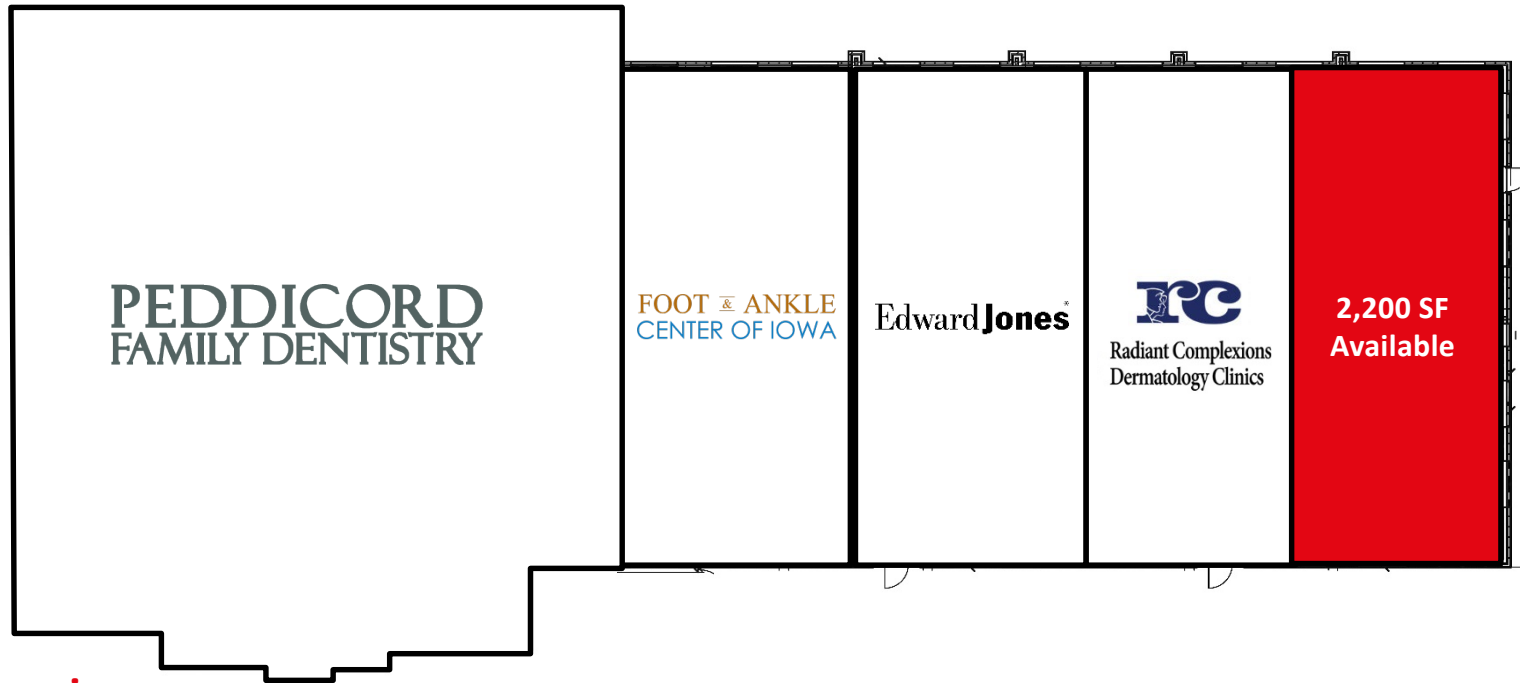
[jll.com/des-moines](http://jll.com/des-moines)

## **Office Opportunity in Ankeny**

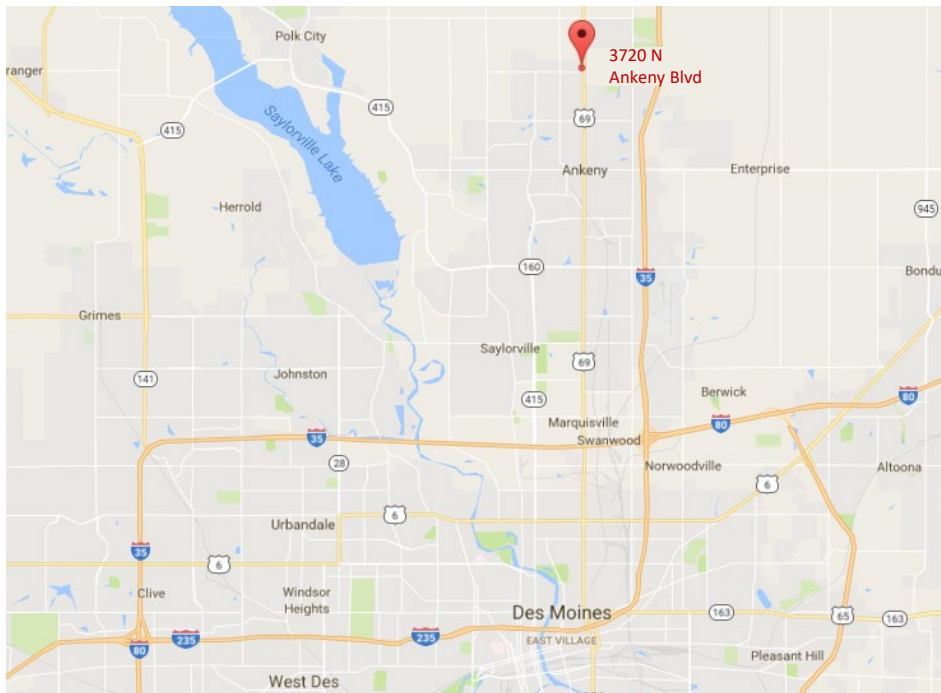
- Located on the north side of Ankeny, IA
- 2,200 SF Available
- End cap on the south end with visibility from lighted intersection
- Lease Rate: \$17.50/SF NNN
- New construction
- Ample surface parking
- Tenant improvement allowance available
- Ideal location for medical or office user
- Quick access to Interstate 35



## Floor Plan



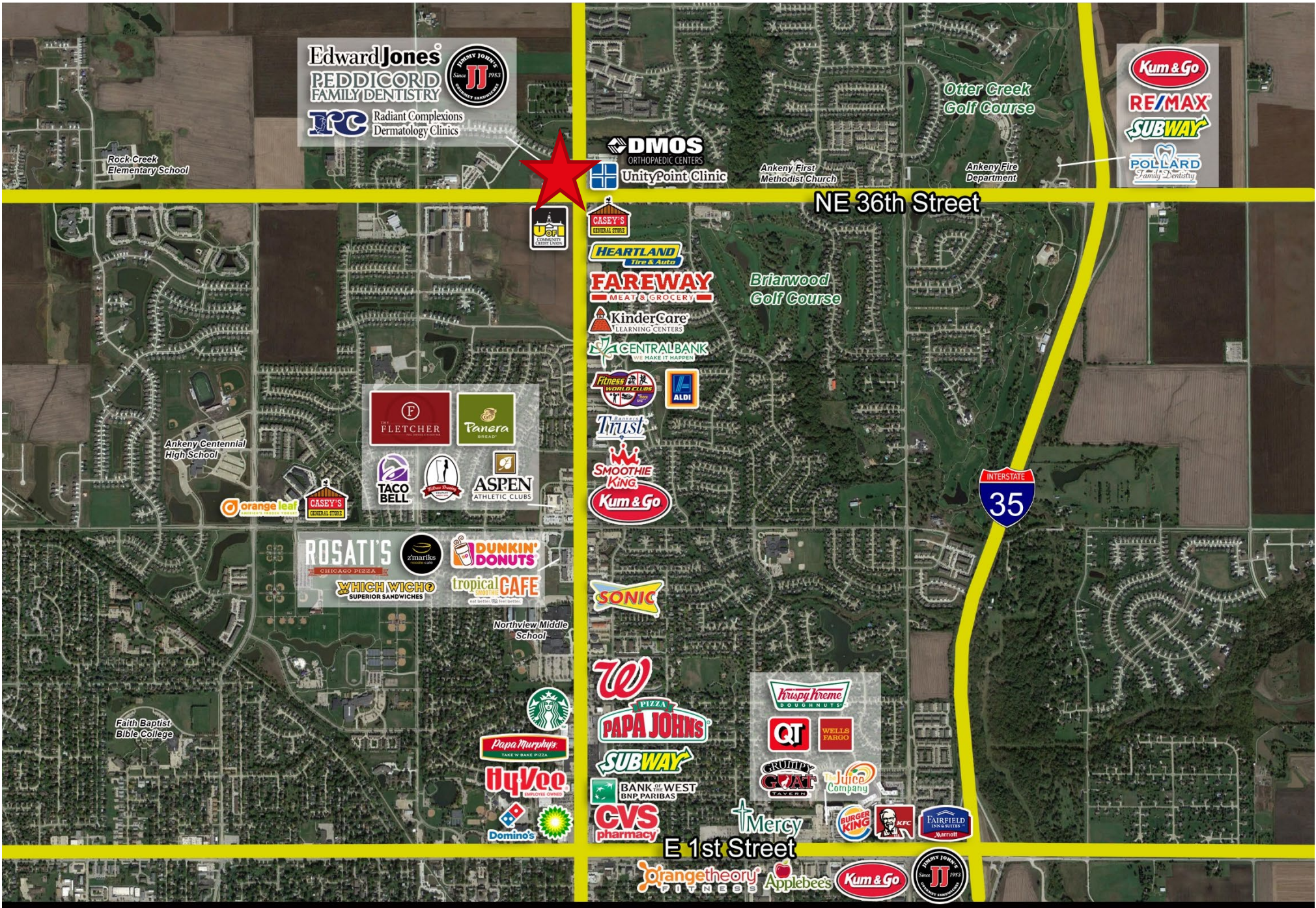
## Location Overview



Demographics			
	1 Mile	3 Miles	5 Miles
Population	8,038	42,153	64,265
Households	2,838	16,316	24,175
Average HH Income	\$125,720	\$99,268	\$100,804
Median Age	33.6	34.6	34.6

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.





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