



For Sale or Lease

Park Sight II - Office Available for Sale or Lease

- Office suites available from 1,019 SF to 14,365 SF
- Located in Ankeny, which has been named 3rd fastest growing city in the United States by U.S. Census Bureau.
- Prairie Trail is one of the largest new urbanism communities in the Midwest and the first in Iowa. It is a premier walkable community designed with urban sophistication and small town charm. Shops, restaurants, bars, offices and many amenities are within walking distance of six residential neighborhoods. More than 20 percent of the development (200+ acres) is devoted to public use as parks and open green spaces integrated into the neighborhoods.

**2455 SW State Street,
Ankeny, IA**

Marcus R. Pitts, CCIM, SIOR
Managing Director
Jones Lang LaSalle Brokerage, Inc.
+1 515 556 4727
marcus.pitts@am.jll.com

Meredith Young
Associate
Jones Lang LaSalle Brokerage, Inc.
+1 515 419 2963
meredith.young@am.jll.com

jll.com/des-moines

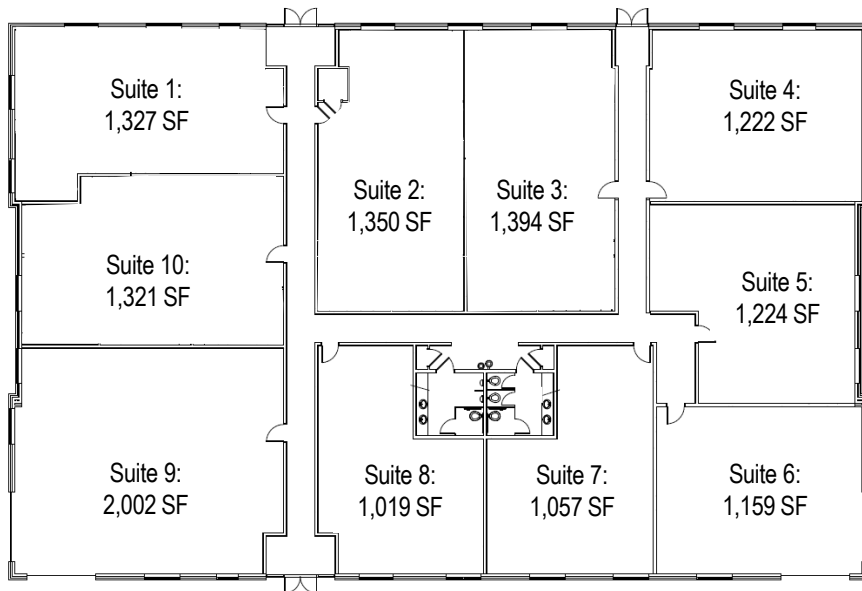


Exterior Specs



Property Information

- Sale Price: \$2,900,000
- Lease Rate: \$14.50/SF NNN
- TI Allowance: \$20.00/SF
- Availability: 14,365 SF
- Min: 1,019 SF / Max 14,365 SF
- Estimated OPEX: \$4.69
- Total Building Area: 14,365 SF



Demographics

	1 Mile	3 Miles	5 Miles
Population	5,956	45,892	76,797
Households	2,196	17,568	28,930
Average HH Income	\$81,267	\$89,768	\$93,833

Traffic Counts

SW State Street	22,000 VPD
S. Ankeny Blvd.	25,480 VPD
SE Oralabor Rd.	20,000 VPD

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.

