



# For Lease

## Office and Retail - The District at Prairie Trail

Positioned at the center of it all located off SW State Street at SW Vintage Parkway, The District is home to retail boutiques, dining and entertainment venues within Prairie Trail, a 1,031 acre planned community built on the tradition of Iowa's great neighborhoods in Ankeny, Iowa.

- Building 1 is fully leased
- Suites available from 1,500 RSF to 3,128 RSF
- Located in Ankeny, which has been named 3<sup>rd</sup> fastest growing city in the United States by U.S. Census Bureau.
- A 100-room Marriott Residence Inn is set to open in early 2018.

**1380 SW Vintage Pkwy.  
& 1450 SW Vintage Pkwy.  
Ankeny, IA**

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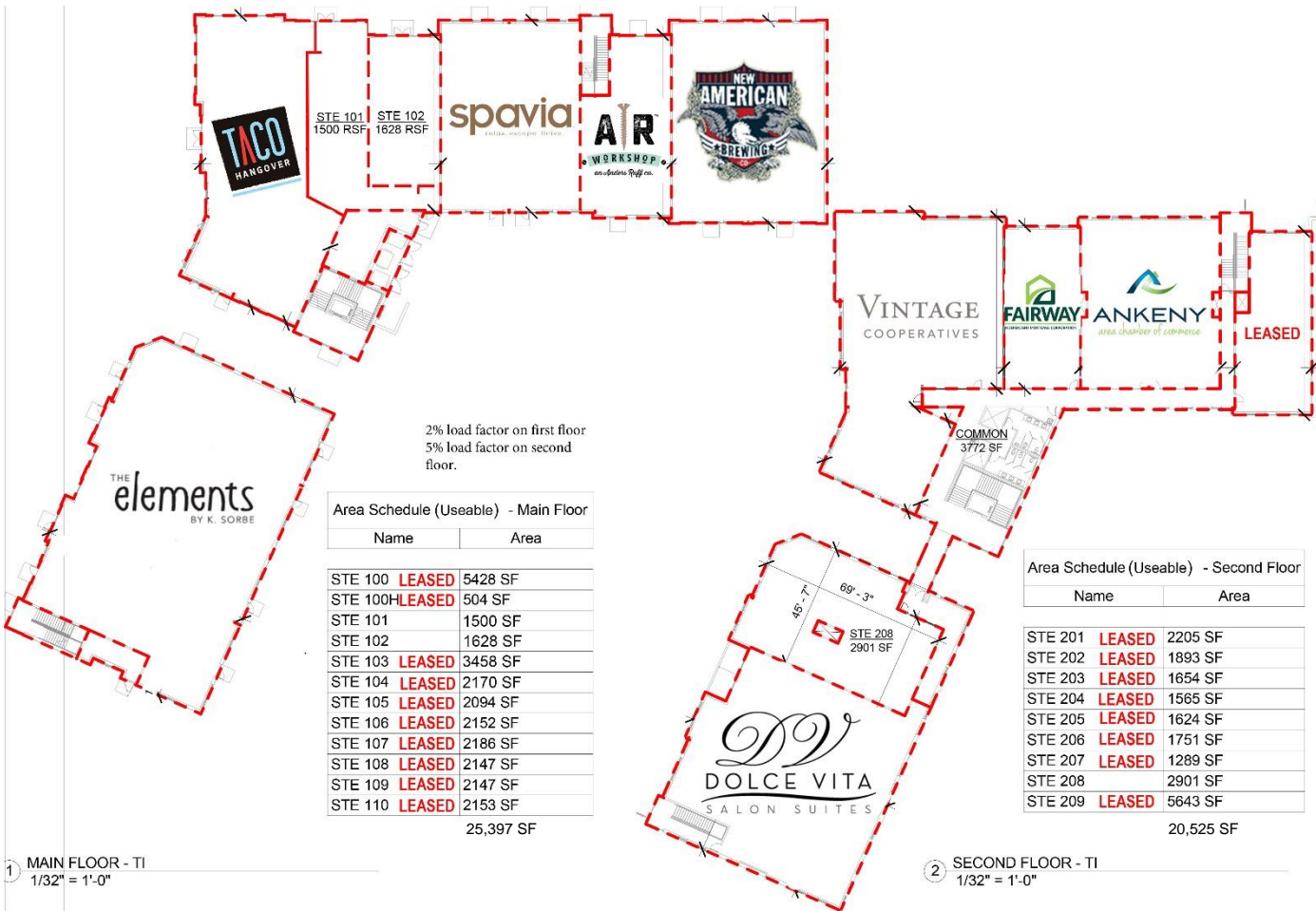
PRAIRIE  
TRAIL



THE DISTRICT

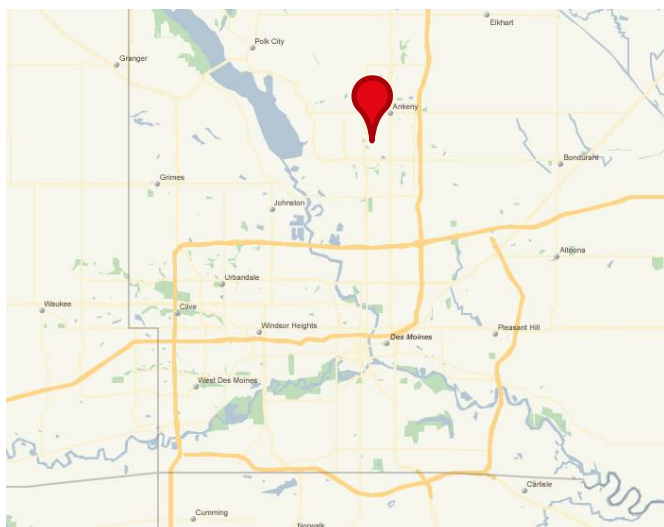
# The District – Building 2

1380 SW Vintage Parkway



## Property Information

- 1<sup>st</sup> Floor Lease Rate: \$20.00 - \$22.00/SF NNN
- 2<sup>nd</sup> Floor Lease Rate: \$15.50/SF NNN
- Estimated Operating Expenses: \$4.57 PSF
- 6,029 SF Available (Min: 1,500 SF / Max: 3,128 SF)
- Total Building Area: 48,092 SF



## Businesses Located in The District

### – Restaurants/Breweries:

- |                |                      |
|----------------|----------------------|
| Fong's Pizza   | Taco Hangover        |
| Jethro's BBQ   | Saki Sushi           |
| District 36    | New American Brewery |
| Whiskey House  | WineStyles           |
| Flavory Bistro |                      |

### – Retail:

- |              |                          |
|--------------|--------------------------|
| Matilda Muse | the elements by K. Sorbe |
| blond genius | Mainstream Boutique      |

### – Other businesses:

- |                |                             |
|----------------|-----------------------------|
| MJ Properties  | Simpson College             |
| Exchange Right | Fitness World Prairie Trail |
| Schneider      | Fairway Ind. Mortgage       |
| Ankeny Chamber | Dolce Vita Salon Suites     |
| Spavio         | Vintage Cooperatives        |
| Pure Barre     | AR Workshops                |

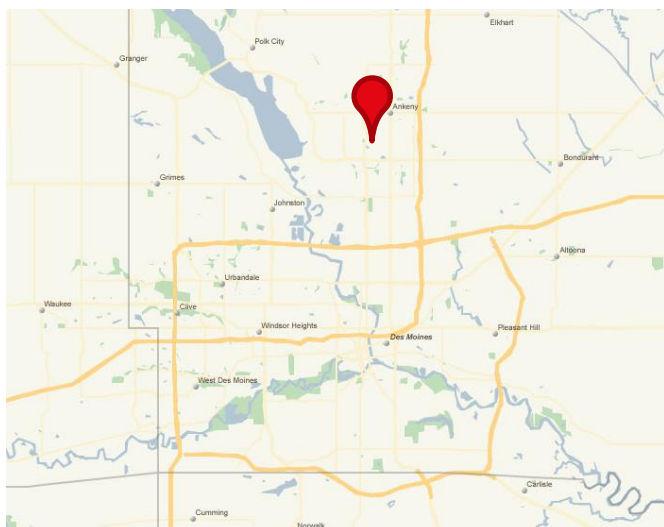
# The District – Building 1 – FULLY LEASED

1450 SW Vintage Parkway



## Property Information

- 1<sup>st</sup> Floor Lease Rate: Fully Leased
- 2<sup>nd</sup> Floor Lease Rate: Fully leased
- Estimated Operating Expenses: \$6.50 PSF
- Total Building Area: 67,000 SF



## Businesses Located in The District

### – Restaurants/Breweries:

- |                |                      |
|----------------|----------------------|
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| Jethro's BBQ   | Saki Sushi           |
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## 2016 Demographics

	1 Mile	3 Miles	5 Miles
Population	2,600	52,838	70,884
Households	961	19,962	26,413
Average HH Income	\$66,308	\$92,863	\$96,496

## Traffic Counts

SW State St.	22,000 VPD
S. Ankeny Blvd.	21,700 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.

