



For Lease

Office Space Available in Ankeny's Prairie Trail Development

Located adjacent to The District at Prairie Trail, this office space offers a convenient and centralized location in Ankeny, with access to a wide variety of amenities.

- Two suites available immediately:
 - Suite C: 3,093 SF
 - Suite G: 1,837 SF
- Lease Rate: \$13.50/SF NNN
- OPEX: Available upon request
- Ample on-site parking available
- Enjoy easy access to all the nearby amenities of The District at Prairie Trail including: Fitness World, Jethro's BBQ, Fong's Pizza, Spavia, Fong's Pizza, Taco Hangover, District 36, Whiskey House, Flavorsy Bistro, New American Brewery, Wine Styles, Matilda Muse, blond genius, The Elements by K.Sorbe, AR Workshops, B&B Theaters, B-Roll Bowling, Residence Inn and Hy-Vee Grocery.

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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Suite G



Suite G



Suite G



Suite C



Suite C



Suite C

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,143	55,095	74,654
Households	1,318	21,514	28,438
Average HH Income	\$67,504	\$90,704	\$94,941

Traffic Counts

SW State St.	21,200 VPD
S. Ankeny Blvd.	21,700 VPD
S. Magazine Rd	6,000 VPD
SW Irvinedale Rd	8,800 VPD

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