



For Lease

Office and Retail - The District at Prairie Trail

Positioned at the center of it all, The District Building 4 located off 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.

- Retail suites available from 1,362 SF to 6,228 RSF
- Office suite available - Suite 202: 1,881 SF
- Located in Ankeny, which has been named 3rd fastest growing city in the United States by U.S. Census Bureau.
- Businesses in The District include the Marriott Residence Inn, B&B Theaters, B-Roll Bowling, Fong's Pizza, Jethro's BBQ, District 36, Whiskey House, Flavoury Bistro, Taco Hangover, New American Brewery, WineStyles, Matilda Muse, blond genius, the Elements by K. Sorbe, MJ Properties, Exchange Right, Schneider, Ankeny Chamber, Spavia, Adamson Insurance, Prudential Financial, Fitness World, Fairway Mortgage, Dolce Vita Salon, Vintage Cooperatives and JEO Consulting, Lola's Kitchen, AR Workshops, Pure Barre, and Mainstream Boutique.

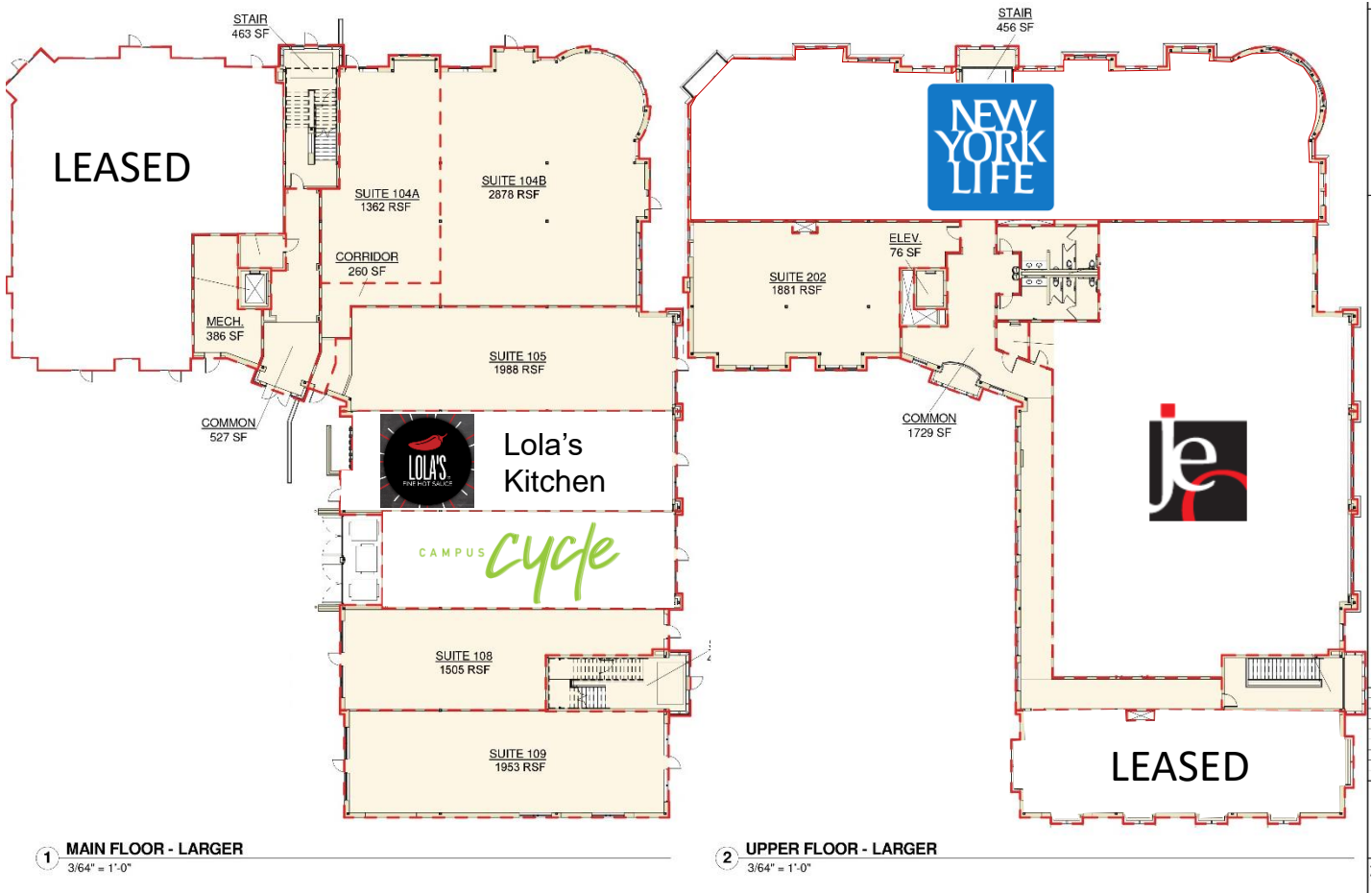
The District IV 1615 SW Main Street Ankeny, IA

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



FLOOR PLAN & AVAILABILITY



Property Information

- 1st Floor Retail

- Availability: 9,686 RSF
- Min: 1,362 SF / Max 6,228 RSF
- Lease Rate: \$20.00/SF - \$28.00/SF NNN
- Estimated Operating Expenses: upon request

- 2nd Floor Office

- Availability: 1,881 RSF
- Lease Rate: \$15.50/SF NNN
- Estimated Operating Expenses: upon request

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,753	53,198	76,300
Households	1,491	20,859	29,065
Average HH Income	\$79,407	\$80,051	\$84,658

Traffic Counts

SW State Street	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.

