



For Lease

Office Condos Available For Sale or Lease

Northpointe Professional Park is located on the north side of Ankeny, IA. The buildings offer ample surface parking and a generous tenant improvement allowance. Nearby amenities include Anytime Fitness, Fareway, The Fletcher Kitchen and Bar, Casey's, Walgreen's, Dunkin' Donuts, Panera, Aspen, Kum & Go, the US Post Office, Ankeny High School, Briarwood & Otter Creek Golf Course, several banks and more.

Building 1 - 2525 North Ankeny Blvd.

- Suites available from 1,250 SF

Building 2 - 2575 North Ankeny Blvd.

- Suites available from 1,250 SF – 2,500 SF

Building 3 - 2675 North Ankeny Blvd.

- Suites available from 1,252 SF – 2,519 SF

For NNN investment opportunities contact broker

**2525 – 2675 N. Ankeny Blvd.,
Ankeny, IA**

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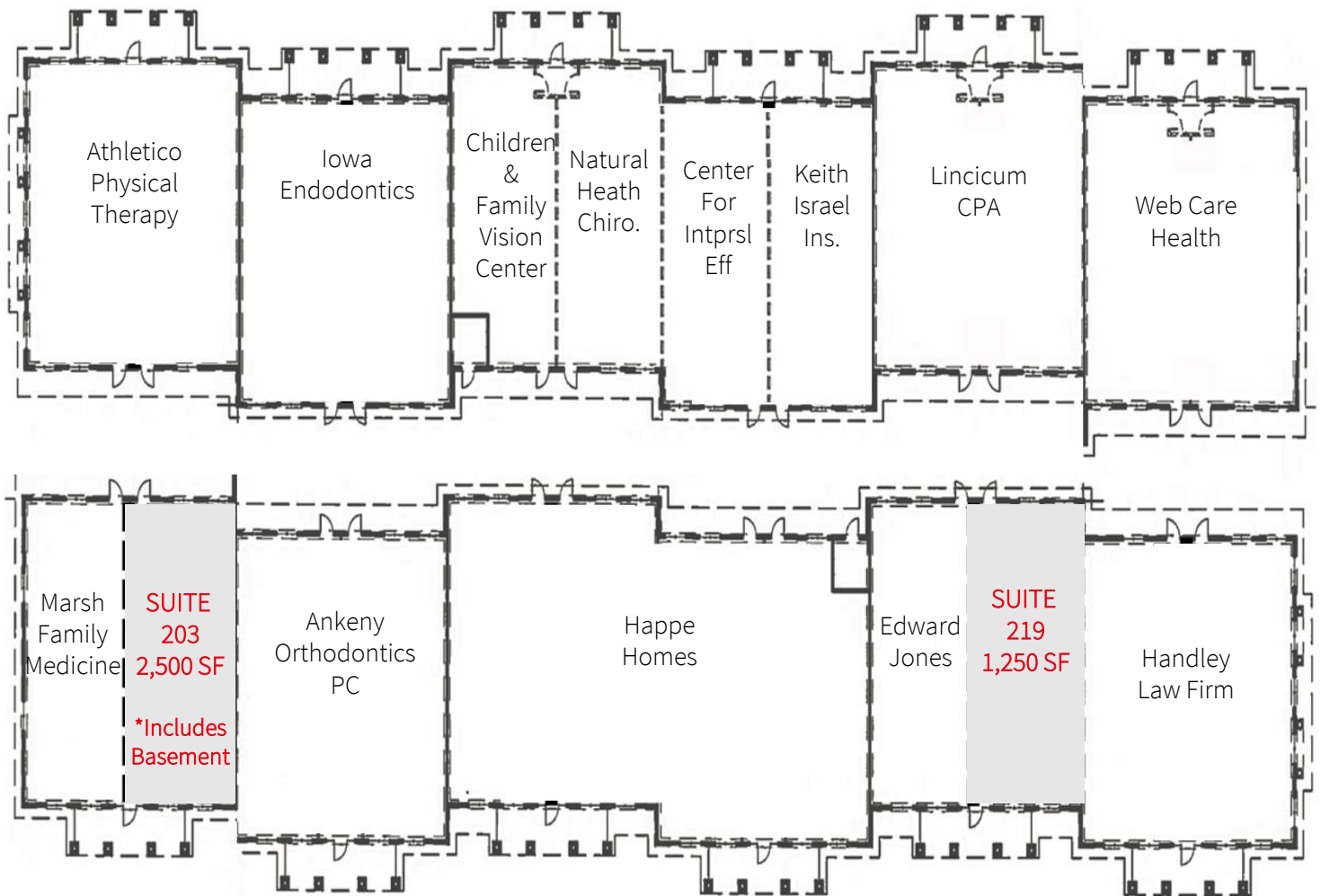
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Northpointe Professional Park – Building 1 & 2

2525 – 2575 N Ankeny Blvd.

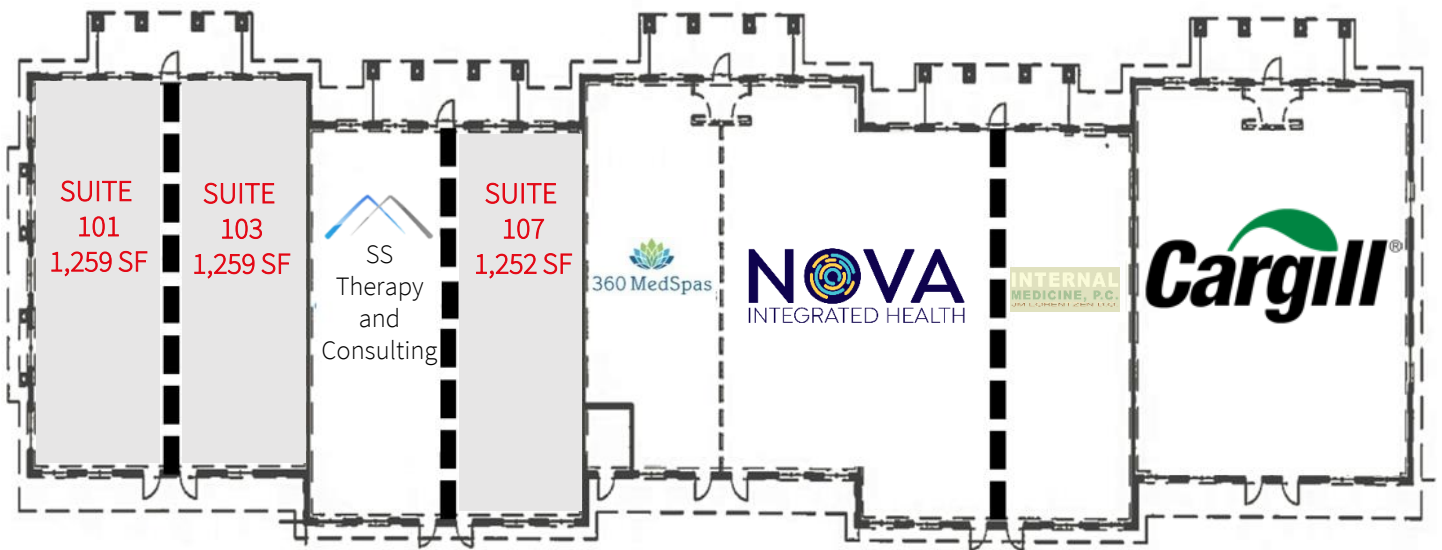


Property Information – Building 2

- 1,250 SF – 2,500 SF available
 - Lease Rates: \$17.50/SF NNN (Main level) Turn Key Ready
 - Sale Price: Contact Broker for pricing
 - Estimated Operating Expenses: \$7.20 PSF
 - Ample on-site parking
 - Association Dues: \$225.00/Month/Unit (Sale Transactions)
 - Owner financing & lease to own options
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- Total Building Area: 15,100 SF
 - For NNN investment opportunities contact broker

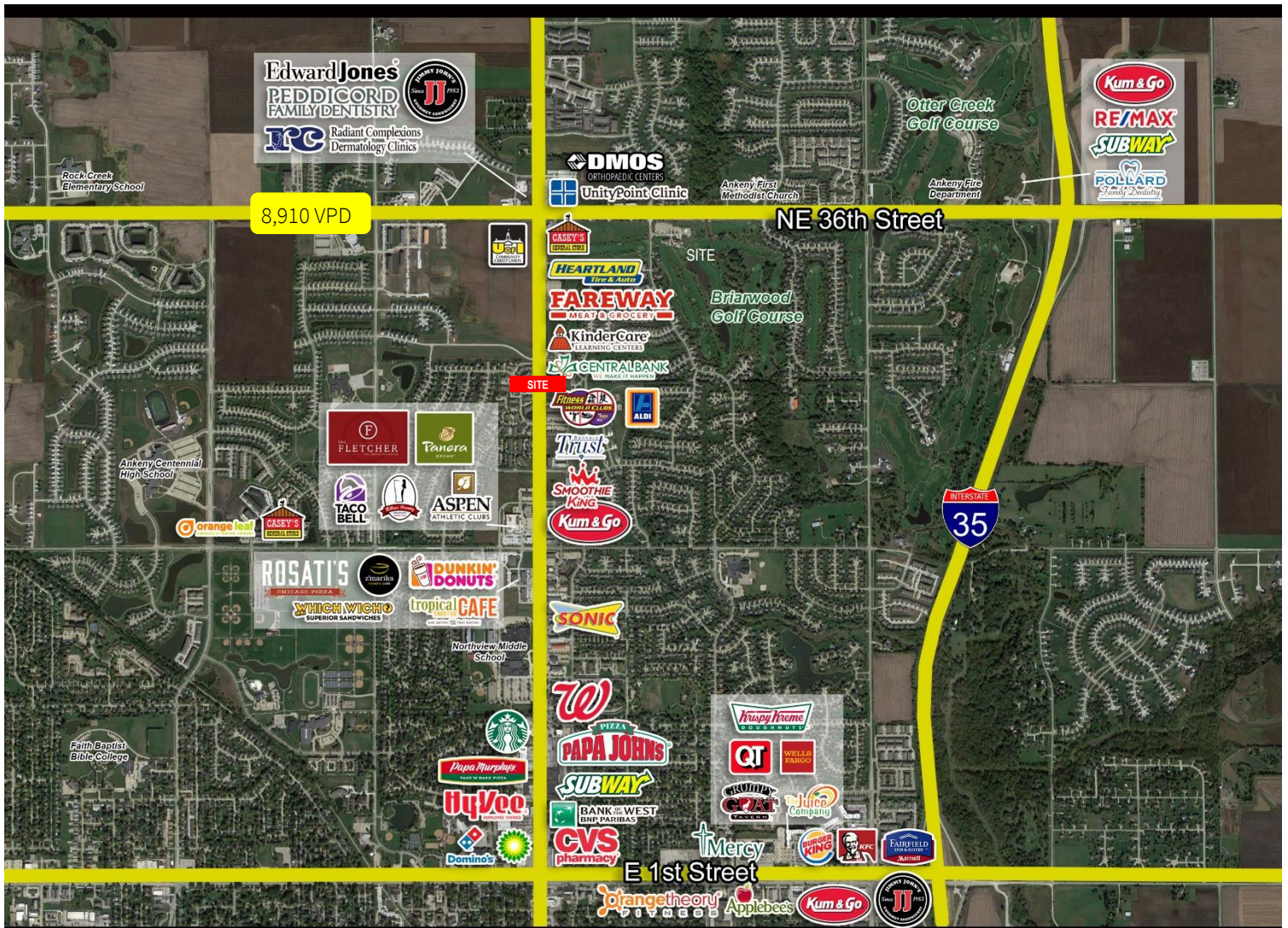
Northpointe Professional Park – Building 3

2675 N Ankeny Blvd.



Property Information – Building 3

- 1,252 SF – 2,519 SF available
 - Lease Rates: \$17.50/SF NNN (Main level) Turn Key Ready
 - Sale Price: Contact Broker for pricing
 - Estimated Operating Expenses: \$4.99/SF
 - Ample on-site parking
 - Association Dues: \$225.00/Month/Unit (Sale Transactions)
 - Owner financing & lease to own options available
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- Total Building Area: 12,535 SF
 - For NNN investment opportunities contact broker



Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	10,299	44,023	66,143
Households	3,667	16,973	24,879
Average HH Income	\$120,815	\$99,454	\$101,266

Traffic Counts

North Ankeny Blvd	14,500 VPD
NE 18th Street	9,100 VPD
NE 36th Street	8,800 VPD