



Available

Retail space available in North Ankeny

- Suites available from 1,532 SF – 4,653 SF
- Lease Rate: \$18.00/SF NNN - \$20.00/SF NNN
- Sale Price: \$2,350,000.00
- Ample on-site parking
- Monument signage & building signage available
- Generous tenant improvement allowance
- Located in Ankeny, which has been named 10th fastest growing city in the United States by U.S. Census Bureau.
- Nearby amenities include Kum & Go, Taven 180, Tropical Smoothie Café, Aspen Fitness, Panera, Verizon Wireless, Hy-Vee, Starbucks, Dunkin' Donuts, Walgreen's, Fareway, The Fletcher Kitchen and Bar, Briarwood Golf Course, Otter Creek Golf Course, Ankeny Middle School and more.

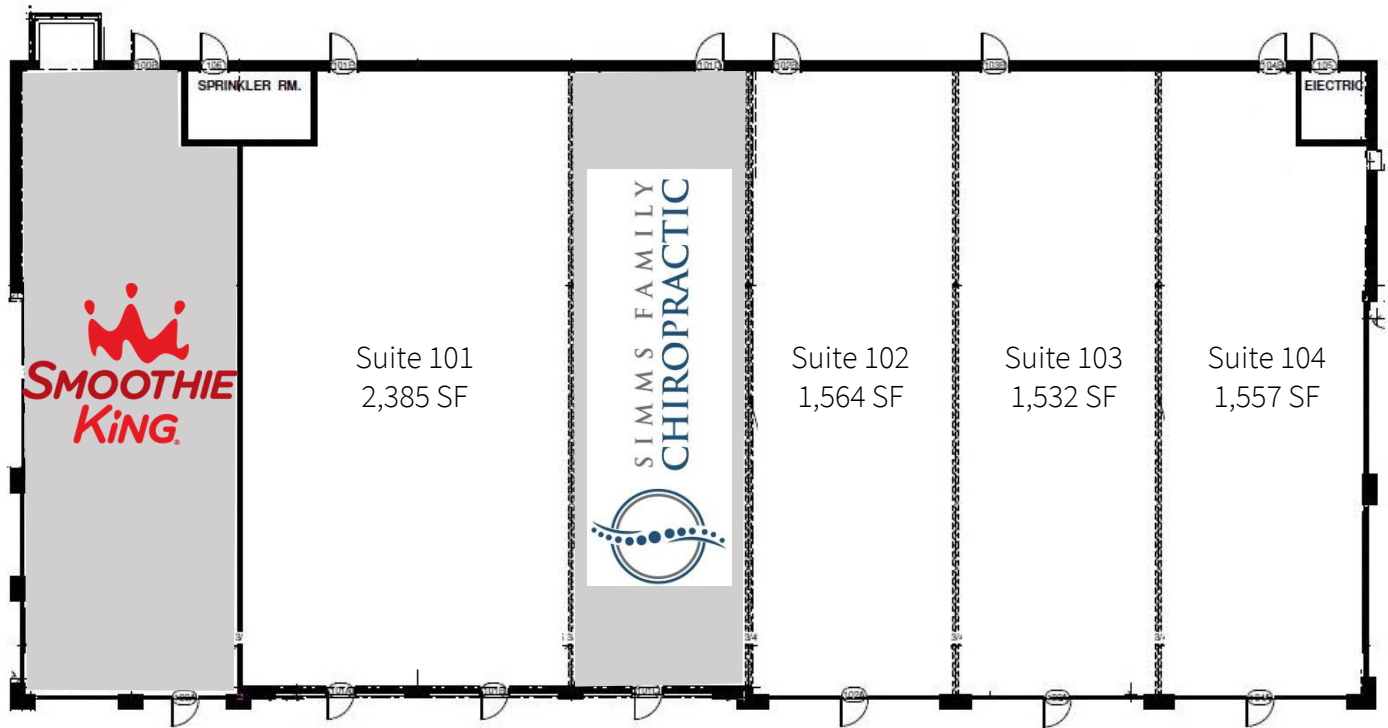
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FLOOR PLAN & AVAILABILITY



PROPERTY INFORMATION

- Min: 1,532 RSF / Max: 4,653 RSF
- Lease Rate: \$18.00 - \$20.00 PSF
- TI Allowance: \$20.00/RSF
- Estimated Operating Expenses: \$6.48 PSF
- Total Building Area: 10,049 RSF

Suite	Availability	Lease Rate/SF/NNN
100	LEASED	LEASED
101	2,385	\$18.00 PSF
101-1	LEASED	LEASED
102	1,564	\$18.00 PSF
103	1,532	\$18.00 PSF
104	1,557	\$20.00 PSF
Total	7,038 RSF	

