



# For Lease

## Office and Retail - The District at Prairie Trail

Positioned at the center of it all, The District Building 3 is 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 greatest neighborhoods in Ankeny, Iowa.

- 1<sup>st</sup> Floor Retail suites available from 4,030 RSF to 8,109 RSF
- 2<sup>nd</sup> Floor Office suites available from 1,830 RSF to 4,018 RSF
- Located in Ankeny, which has been named 10th 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, Flavery Bistro, WineStyles, Campus Cycle, blond genius, the Elements by K. Sorbe, MJ Properties, Exchange Right, Schneider, Ankeny Chamber, Spavia, Adamson Insurance, Prudential Financial, Fairway Mortgage, Dolce Vita Salon, Vintage Cooperatives, JEO Consulting, Lola's Kitchen, AR Workshops, Pure Barre, Mainstream Boutique and many more.

## The District III 1610 SW Main Street Ankeny, IA

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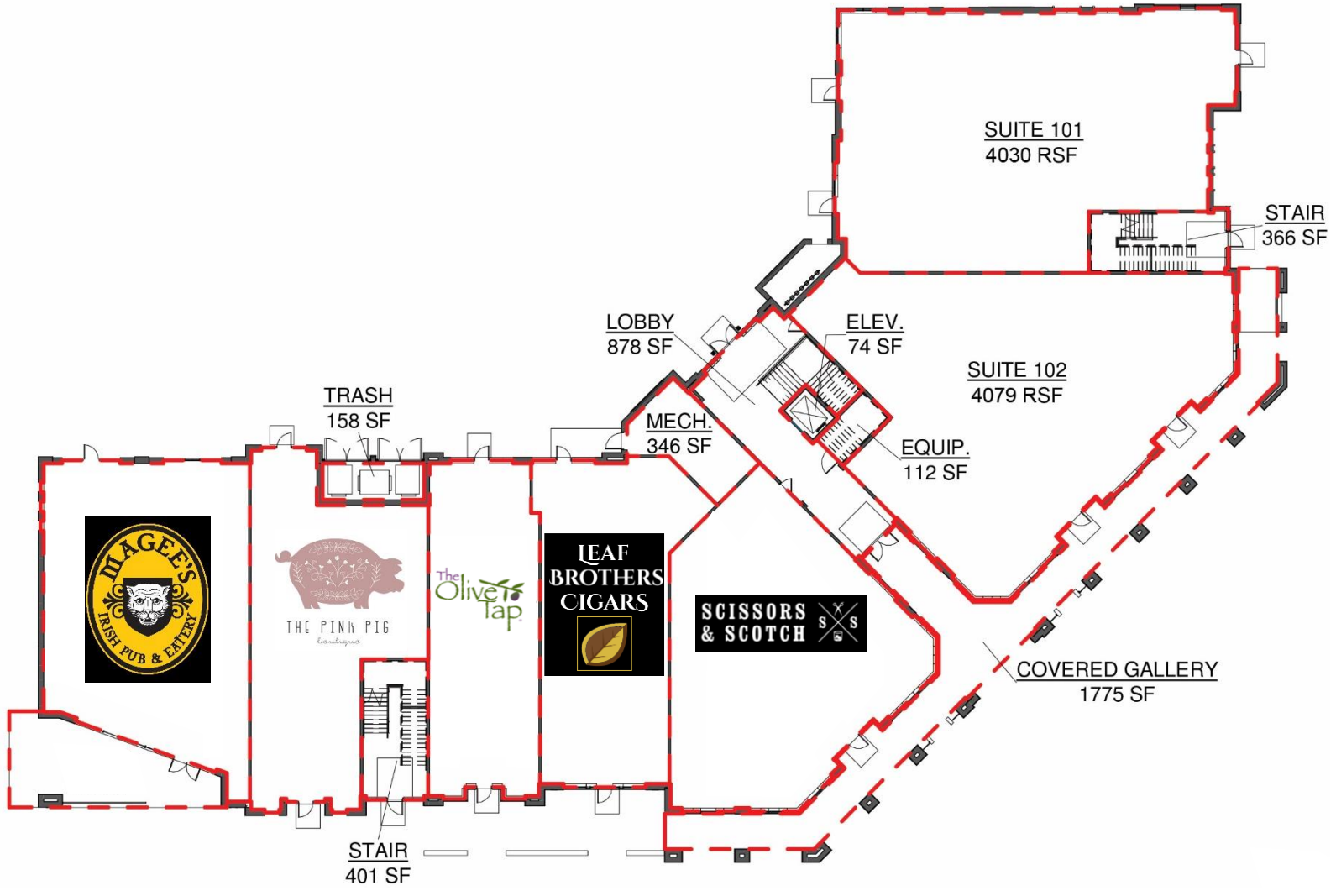
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THE DISTRICT

# 1<sup>st</sup> FLOOR PLAN & AVAILABILITY



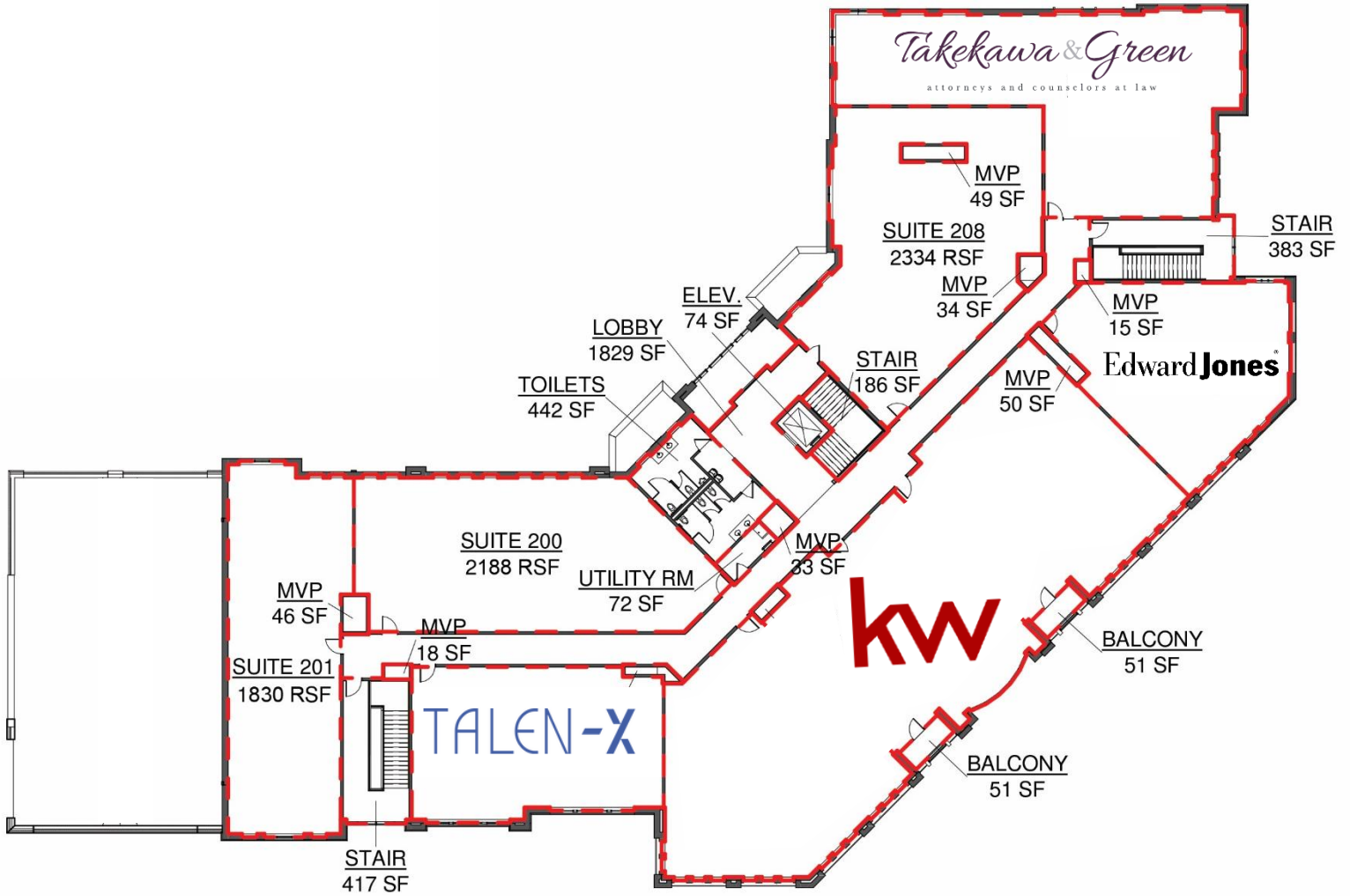
## Property Information

### - 1<sup>st</sup> Floor Retail

- Availability: 8,109 RSF
- Min: 4,030 RSF / Max: 8,109 RSF
- Lease Rate: \$20.00/RSF - \$22.00/RSF NNN
- TI Allowance: \$20.00/RSF
- Estimated Operating Expenses: upon request
- Total Building Area: 36,456 RSF

Suite	Availability	Lease Rate/SF/NNN
101	4,030 RSF	\$22.00
102	4,079 RSF	\$20.00
103	LEASED	LEASED
104	LEASED	LEASED
105	LEASED	LEASED
106	LEASED	LEASED
107	LEASED	LEASED
<b>Total</b>	<b>8,109 RSF</b>	

## 2<sup>nd</sup> FLOOR PLAN & AVAILABILITY



### Property Information

#### – 2<sup>nd</sup> Floor Office

- Availability: 6,352 RSF
- Min: 1,830 RSF / Max: 4,018 RSF
- Lease Rate: \$15.50/RSF
- TI Allowance: \$20.00/RSF
- Estimated Operating Expenses: upon request
- Total Building Area: 36,456 RSF

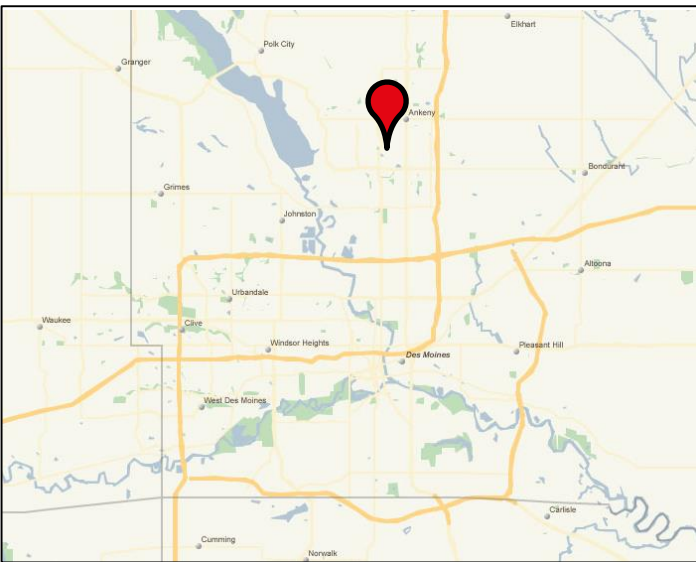
Suite	Availability	Lease Rate/RSF/NNN
200	2,188 RSF	\$15.50
201	1,830 RSF	\$15.50
202	LEASED	LEASED
203	LEASED	LEASED
204	LEASED	LEASED
205	LEASED	LEASED
206	LEASED	LEASED
207	LEASED	LEASED
208	2,334 RSF	\$15.50
<b>Total</b>	<b>6,352 RSF</b>	



Demographics			
	5 Mile	10 Miles	15 Miles
Population	76,284	350,200	557,398
Households	28,426	137,564	217,422
Average HH Income	\$102,110	\$84,653	\$89,974

Traffic Counts	
SW State Street	22,000 VPD
S. Ankeny Blvd.	21,700 VPD
SE Oralabor Rd.	20,000 VPD

## LOCATION OVERVIEW



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.

