



District 4

1615 SW Main St., Ankeny, IA 50023

# For Lease



2nd generation office space  
available in The District at  
Prairie Trail in Ankeny, Iowa

## Property overview

Available space:

Suite 202 | 1,790 RSF

Suite 207 | 1,991 RSF

Lease rate: \$24.00/RSF NNN

Est. OPEX: Available upon request

- High foot traffic area with nearly 3 million annual visitors
- Prime location at the center of The District at Prairie Trail - 525,000+ SF mixed-use development featuring office, retail, dining, entertainment, and civic uses
- Ankeny is the 10th fastest growing city in the United States (U.S. Census Bureau)
- Adjacent to DMACC serving 15,000+ college students

**Contact broker for additional information**

[jll.com/des-moines](http://jll.com/des-moines)

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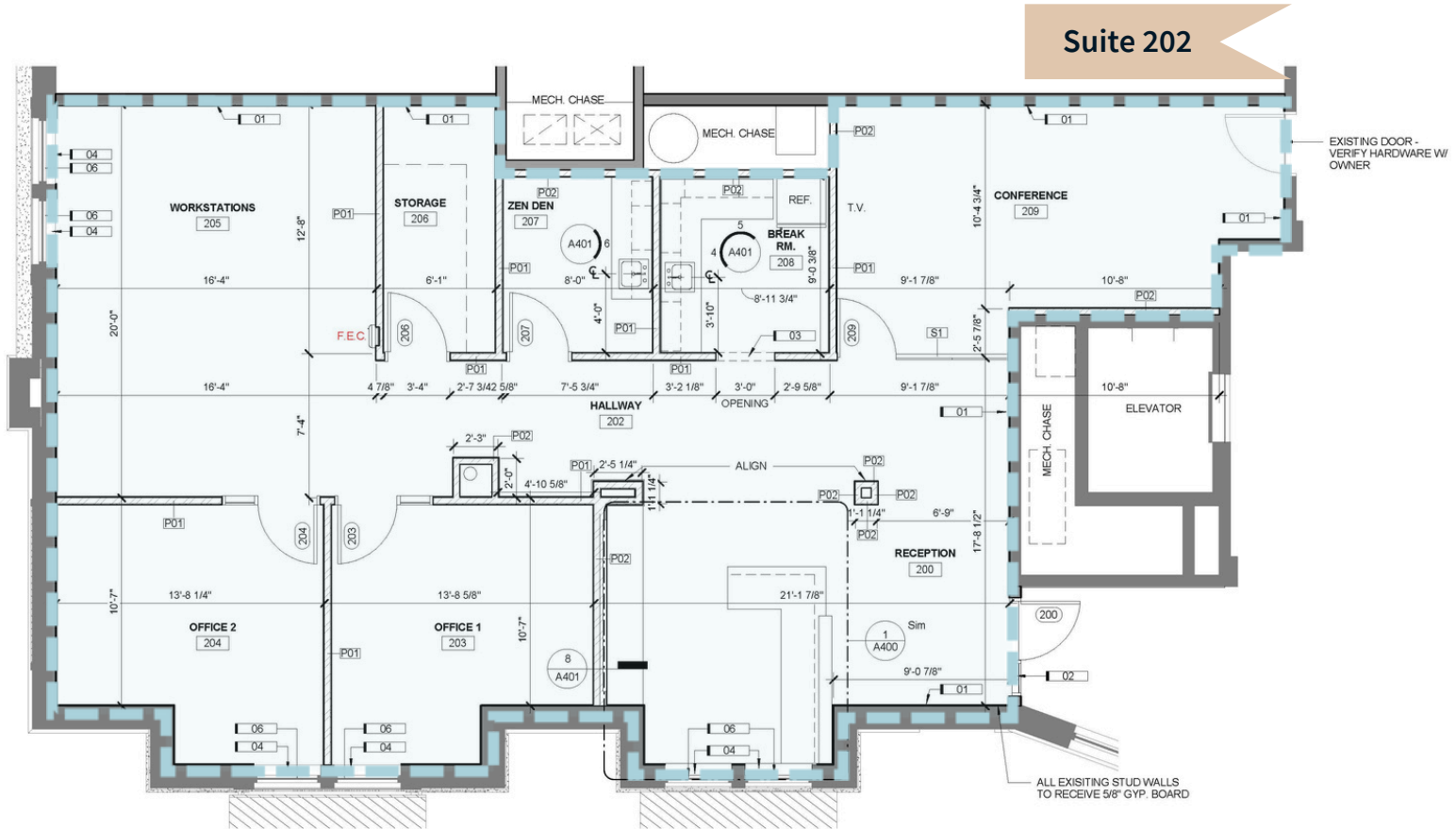
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## Suite 202 | 1,790 RSF

*\*For marketing purposes only.*

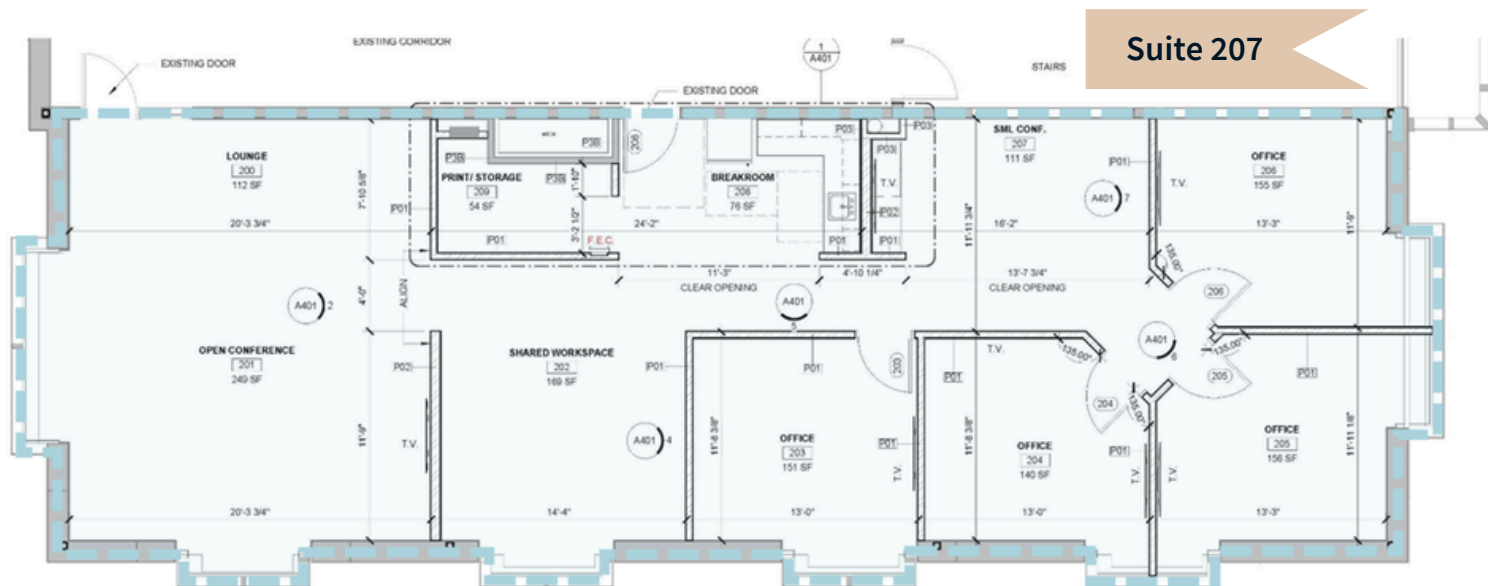


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VIDEO WALKTHRU](#)



## Suite 207 | 1,991 RSF

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*Prairie Trail is a 1,031-acre urbanism community located in the heart of Ankeny, Iowa. Featuring single-and-multi-family residences, numerous retail boutiques, restaurants, entertainment venues, office users and 200+ acres of public parks, trails and open green spaces.*

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