



 **JLL** SEE A BRIGHTER WAY

For Lease



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

District 4

1615 SW Main St., Ankeny, IA 50023

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

Meredith Hedstrom

Vice President

meredith.hedstrom@jll.com

+1 515 419 2963

Nick Anderson

Associate

nicholas.anderson@jll.com

+1 515 729 6015

Marcus R. Pitts, CCIM, SIOR

Senior Managing Director

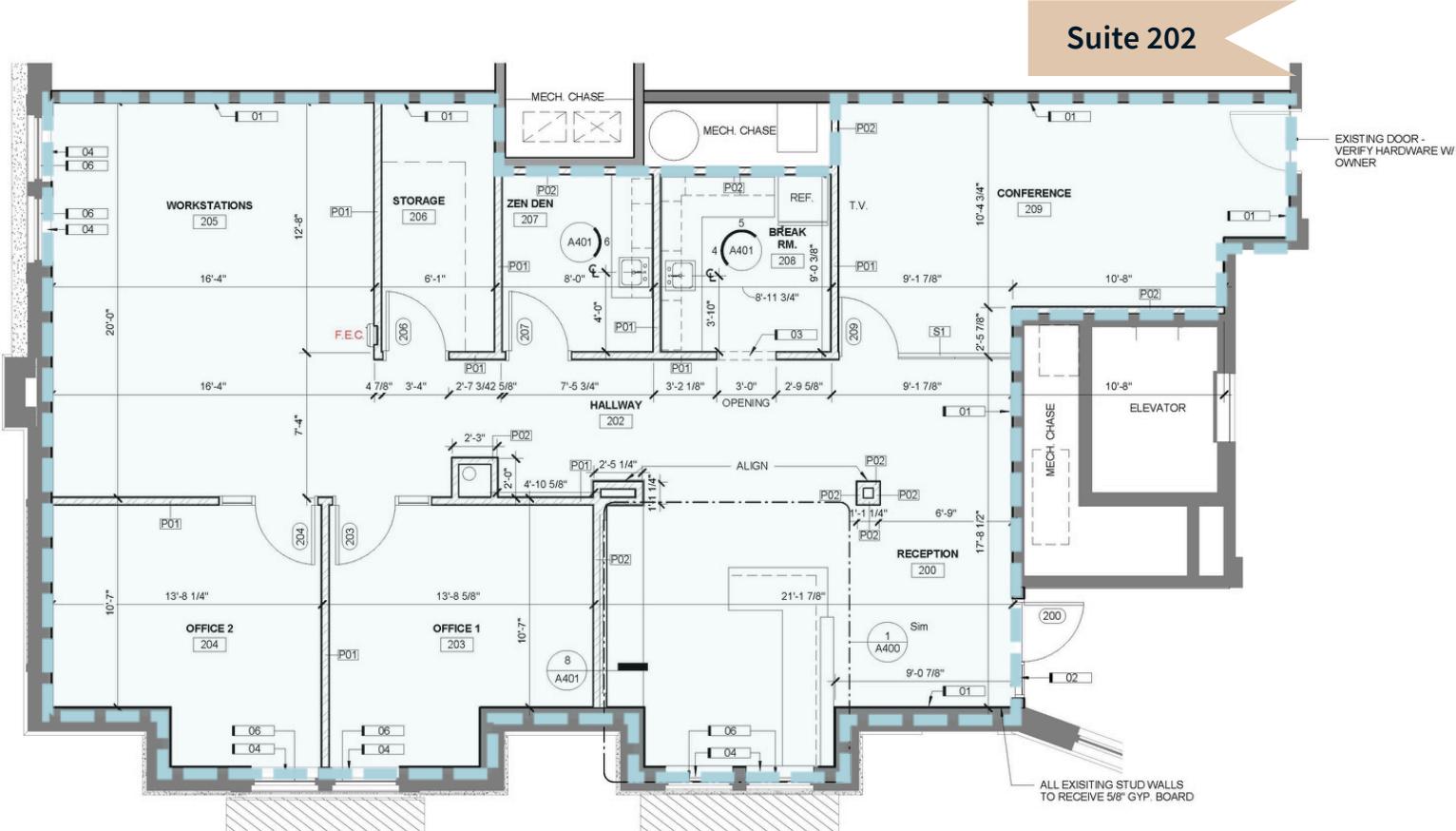
marcus.pitts@jll.com

+1 515 556 4727



Suite 202 | 1,790 RSF

**For marketing purposes only.*



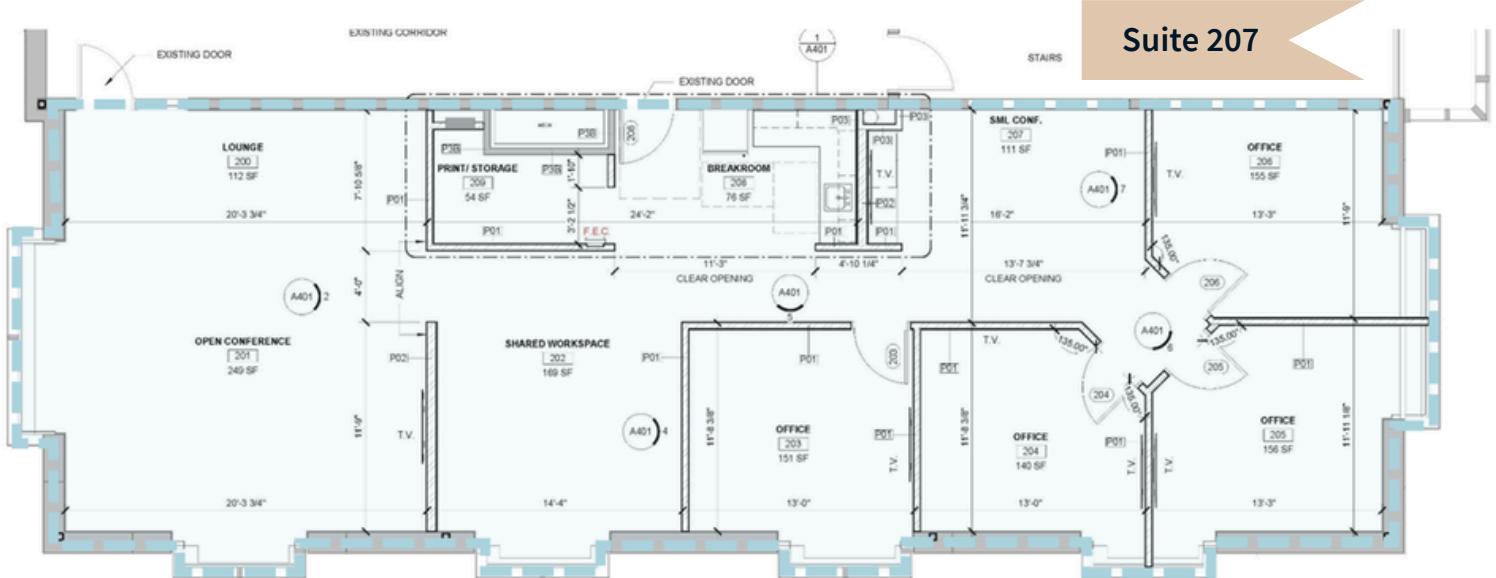
CLICK TO VIEW
VIDEO WALKTHRU





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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