



# For Lease

Class A office space  
available in The District at  
Prairie Trail in Ankeny, Iowa

**Availability: 1,160 - 2,797 RSF**

**Lease rate: \$22.00 - \$24.00/RSF NNN**

District 5  
1465 SW Park Square Dr.  
Ankeny, Iowa 50023

## Property overview

### Availability:

- Suite 203: 1,160 RSF
  - Shell space + \$40/RSF TI allowance
- Suite 204: 2,277 RSF
  - 2nd generation collaborative meeting space with kitchenette
- Suite 208: 2,797 RSF
  - 2nd generation collaborative office space with 3 private offices, large conference room, kitchenette

### Lease rate:

- \$22.00 - \$24.00/RSF NNN
- Est. OPEX: available upon request

Create a destination within a destination at The District by leveraging established retail, office, entertainment traffic and over 8,000 residents who reside in Prairie Trail.

**Contact broker for additional information**  
[jll.com/des-moines](http://jll.com/des-moines)

**Meredith Hedstrom**  
Vice President  
meredith.hedstrom@jll.com  
+1 515 419 2963

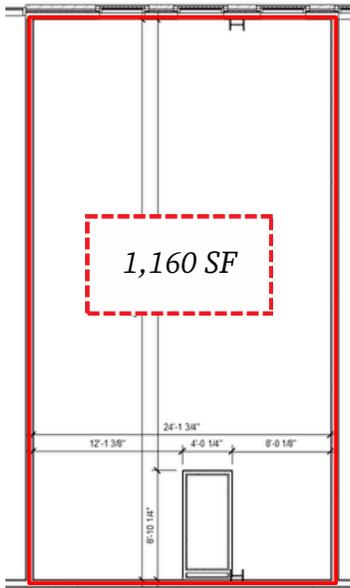
**Nick Anderson**  
Associate  
nicholas.anderson@jll.com  
+1 515 729 6015

**Marcus R. Pitts, CCIM, SIOR**  
Senior Managing Director  
marcus.pitts@jll.com  
+1 515 556 4727

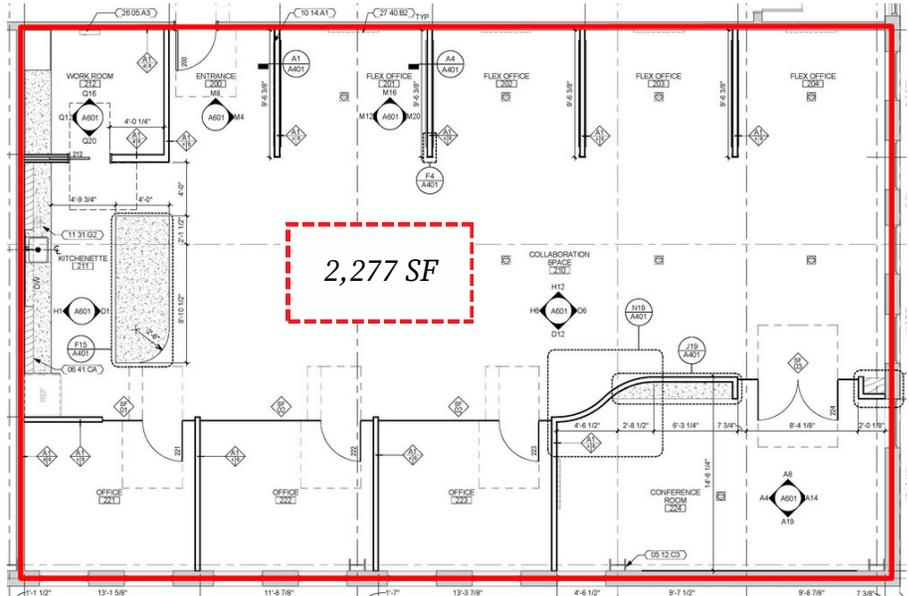
# Floor plans

*\*For marketing purposes only.*

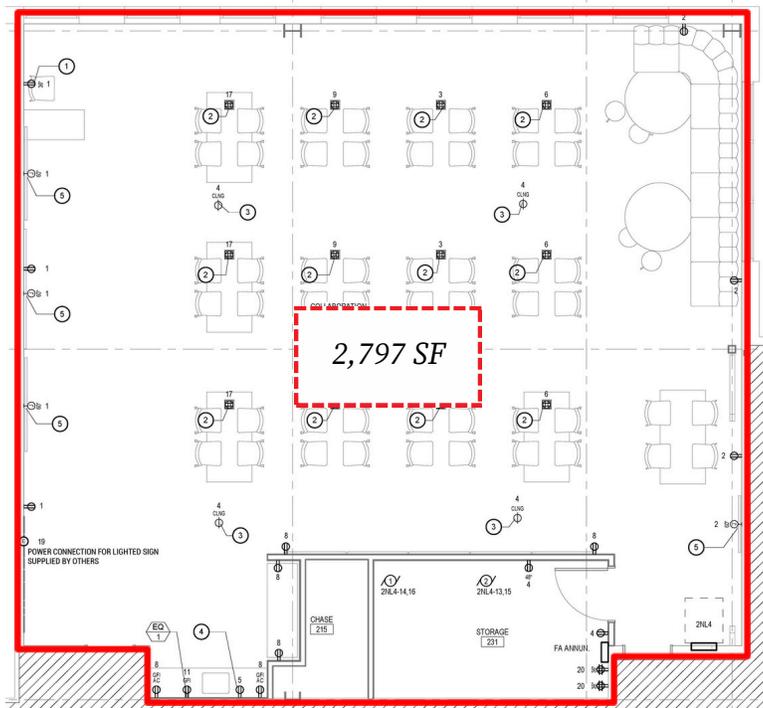
## Suite 203



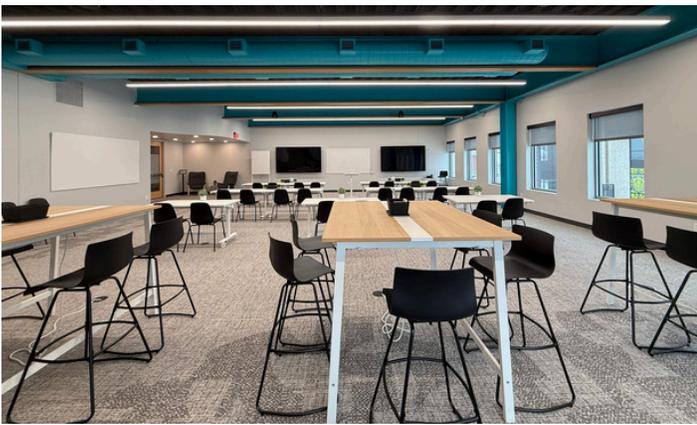
## Suite 208



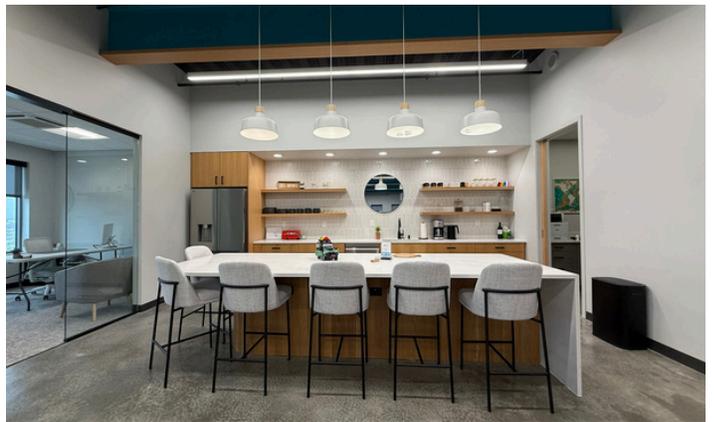
## Suite 204



## Suite 204



## Suite 208



# For Lease

1465 SW Park Square Dr, Ankeny, IA 50023



*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.*

**Contact broker for additional information**

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

**Meredith Hedstrom**

Vice President

[meredith.hedstrom@jll.com](mailto:meredith.hedstrom@jll.com)

+1 515 419 2963

**Nick Anderson**

Associate

[nicholas.anderson@jll.com](mailto:nicholas.anderson@jll.com)

+1 515 729 6015

**Marcus R. Pitts, CCIM, SIOR**

Senior Managing Director

[marcus.pitts@jll.com](mailto:marcus.pitts@jll.com)

+1 515 556 4727