

For lease

New construction speculative retail/office space available at Prairie Trail in Ankeny, Iowa

Retail 1st floor

1,384 – 18,549 RSF
End-caps with patios

Office 2nd floor

1,894 – 9,465 RSF

Park Sight

2295 SW State Street , Ankeny, IA 50023

Property overview

Retail – 1st floor

1,384 – 18,549 RSF
\$28.00 - \$32.00/RSF NNN

Office – 2nd floor

1,894 – 9,465 RSF
\$18.00/RSF NNN

- Q4 2025 building delivery
- \$40.00 PSF TI allowance
- 1st floor retail with patio opportunities, 2nd floor office
- Situated in the heart of Ankeny's Prairie Trail development, a 1,031-acre master planned community
- Ankeny, Iowa is the 10th fastest growing city as named by the United States by U.S. Census Bureau and the 6th largest city in Iowa.

Contact a broker for additional information
jll.com/des-moines

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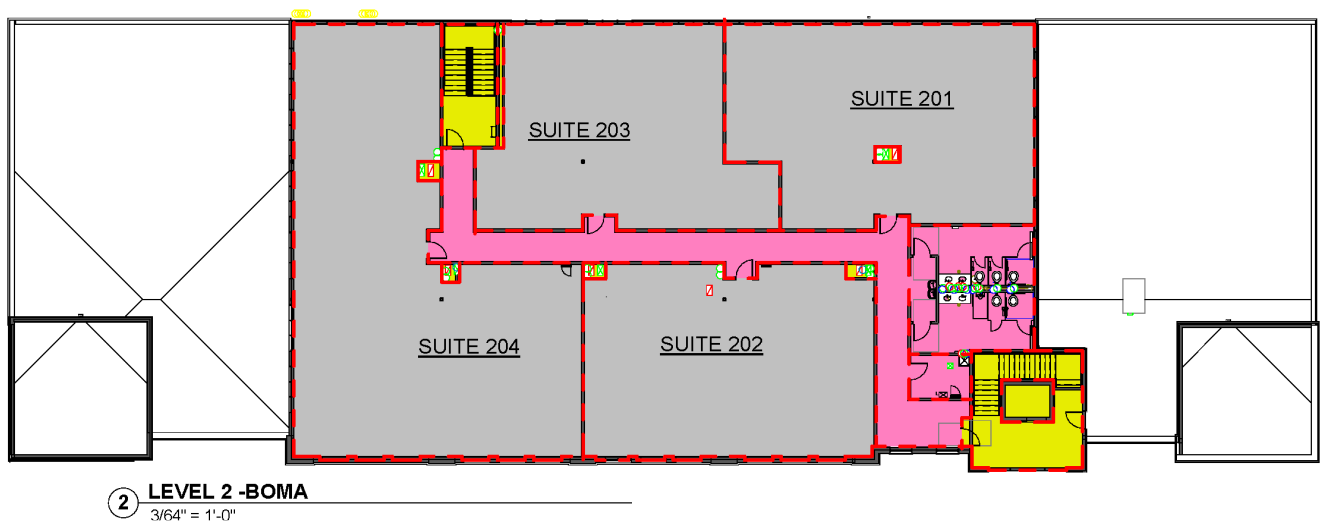
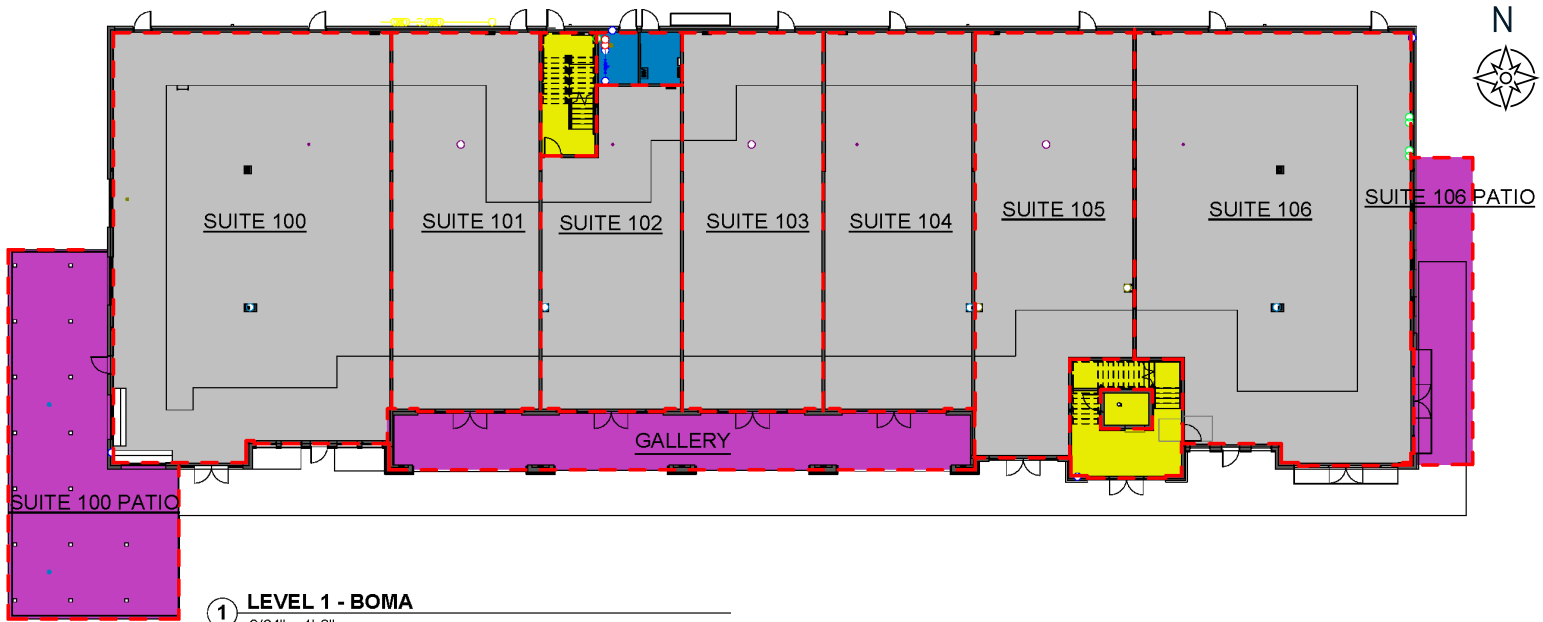
Availability

1st Floor Retail

| Suite | RSF | Rental Rate |
|-------|---------------------|-------------|
| 100 | 3,822 + 1,575 patio | \$32.00/RSF |
| 101 | 1,848 | \$28.00/RSF |
| 102 | 1,384 | \$28.00/RSF |
| 103 | 1,745 | \$28.00/RSF |
| 104 | 1,878 | \$28.00/RSF |
| 105 | 2,010 | \$28.00/RSF |
| 106 | 3,688 + 598 patio | \$30.00/RSF |

2nd Floor Office

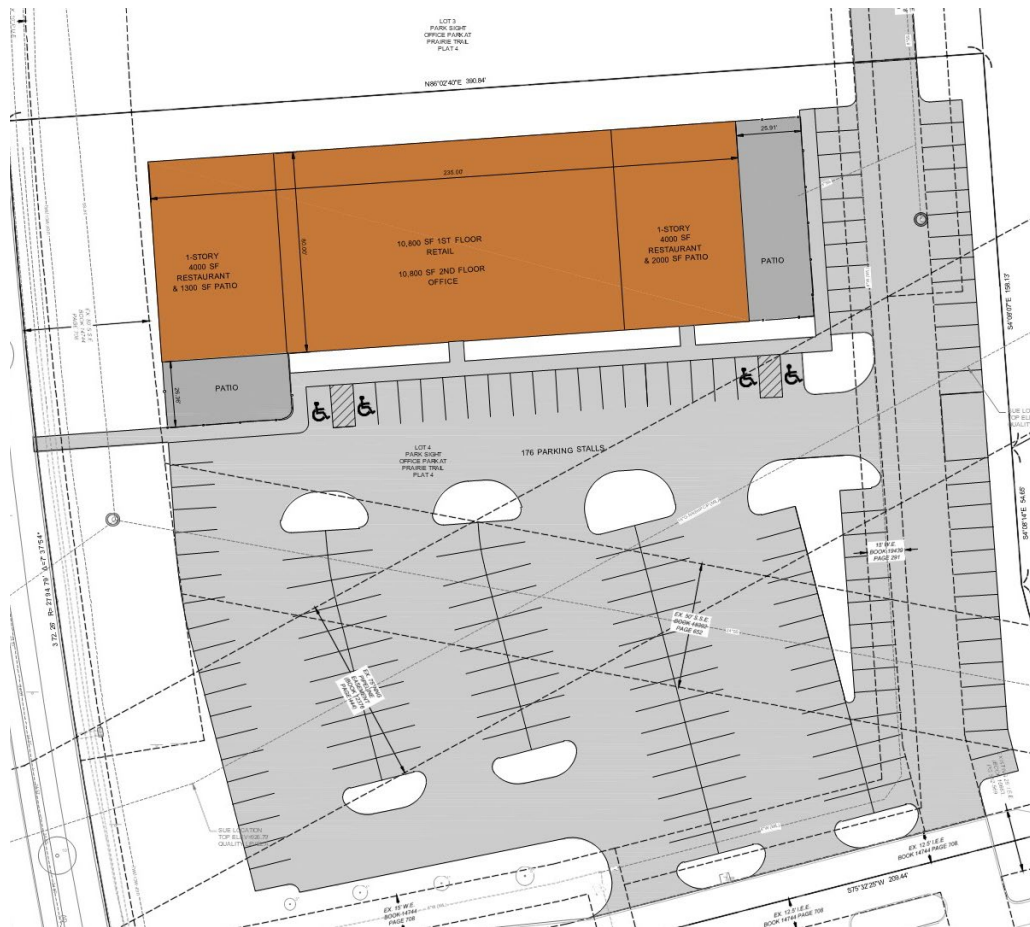
| Suite | RSF | Rental Rate |
|-------|-------|-------------|
| 201 | 2,162 | \$18.00/RSF |
| 202 | 2,065 | \$18.00/RSF |
| 203 | 1,894 | \$18.00/RSF |
| 204 | 3,343 | \$18.00/RSF |



Conceptual rendering



Site plan

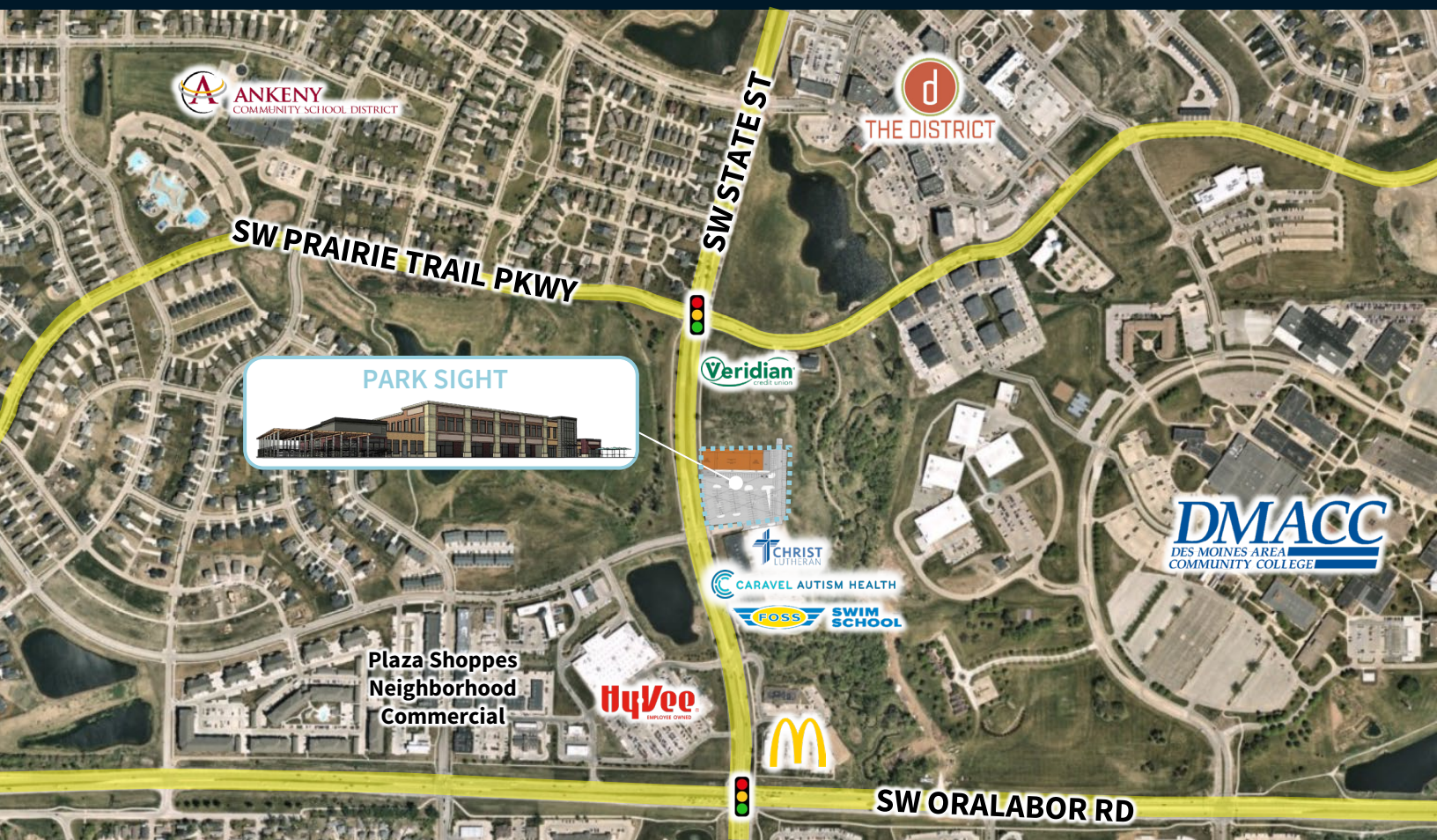


Progress photos



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