



District 4

1615 SW Main St., Ankeny, IA 50023

For Lease



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

Property overview

Available space:

Suite 108 (retail) | 1,488 RSF | \$26.00 NNN

Suite 207 (office) | 1,991 RSF | \$24.00 NNN

Est. OPEX: Available upon request

- High foot traffic area with over 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

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Suite 108 | Retail

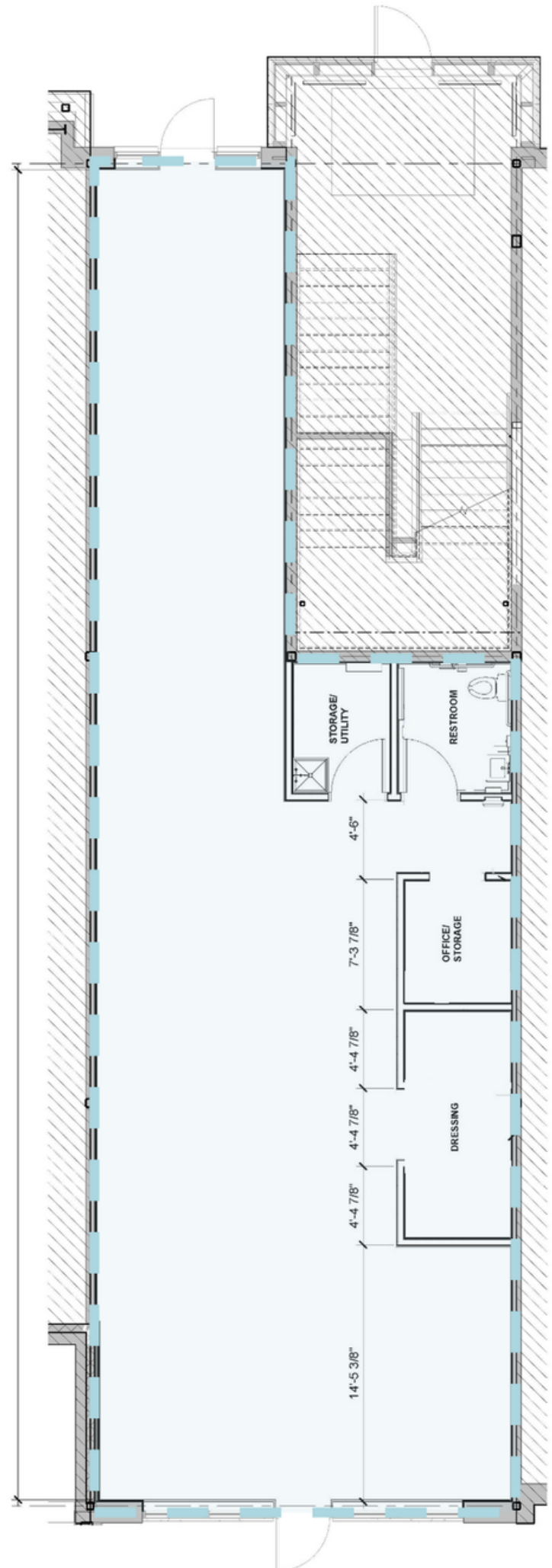
**For marketing purposes only.*

Availability:

- 2,488 RSF

Lease rate:

- \$26.00/RSF NNN
- OPEX available upon request
- Sought-after ground-floor retail space with exceptional visibility and seamless connection to The District town square
- Former boutique buildout features open sales floor, fitting rooms, and storage/operations area
- Ideal for clothing boutiques, athleisure, outdoor gear, home goods, gift shops, specialty retail, and more



Suite 207 | Office

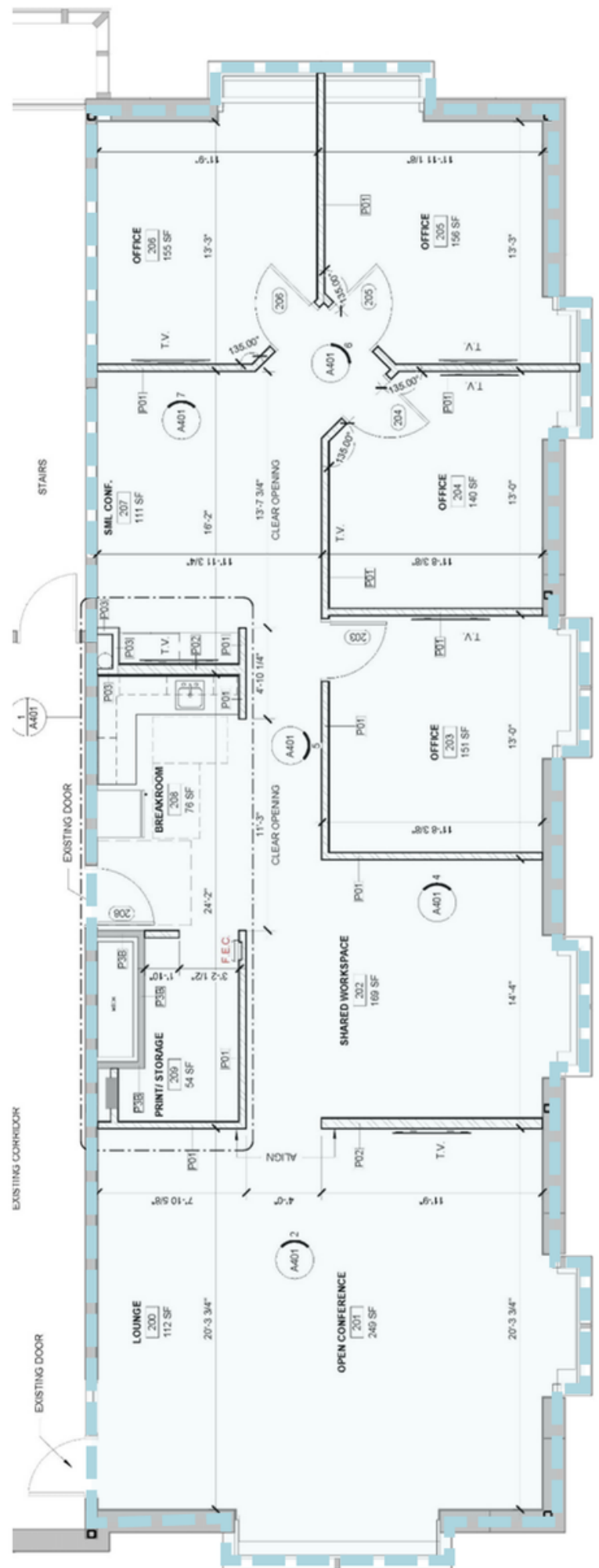
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Availability:

- 1,991 RSF

Lease rate:

- \$24.00/RSF NNN
- OPEX available upon request
- Prime end-cap office suite
- Turnkey space features 4 private offices, huddle room, open area, full break room, and reception/waiting area
- Floor to ceiling windows with industrial finishes
- Ideal for professional services, creative agencies, tech startup and more



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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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