



For Lease or Sale

Medical/Office/Retail Space Available

Vintage Business Park
1960 SW Magazine Road
Ankeny, IA 50023

Property details

Available space:	1,284 – 11,082 RSF
Lease rate:	\$24.00/RSF NNN
TI allowance:	\$40.00/RSF
Building sale price:	Negotiable
Estimated OPEX:	Available upon request
Planned delivery:	Q4 2023
Location:	Located on SW Magazine Road in Prairie Trail, west of The District at Prairie Trail, with easy access to I-35/80
Property information:	<ul style="list-style-type: none">• 5/1,000 Parking Ratio• Multi-tenant building suitable for medical, office or retail• New construction within 31-acre development• Located adjacent to multiple single-family and multi-family housing developments, & retail, commercial, and hospitality• Corporate neighbors include Prairie Trail Sports Complex, Primrose Schools, Wags Doggy Daycare, Pet Parents, and more.

JLL contacts

Meredith Young
Vice President

+1 515 419 2963

meredith.young@jll.com

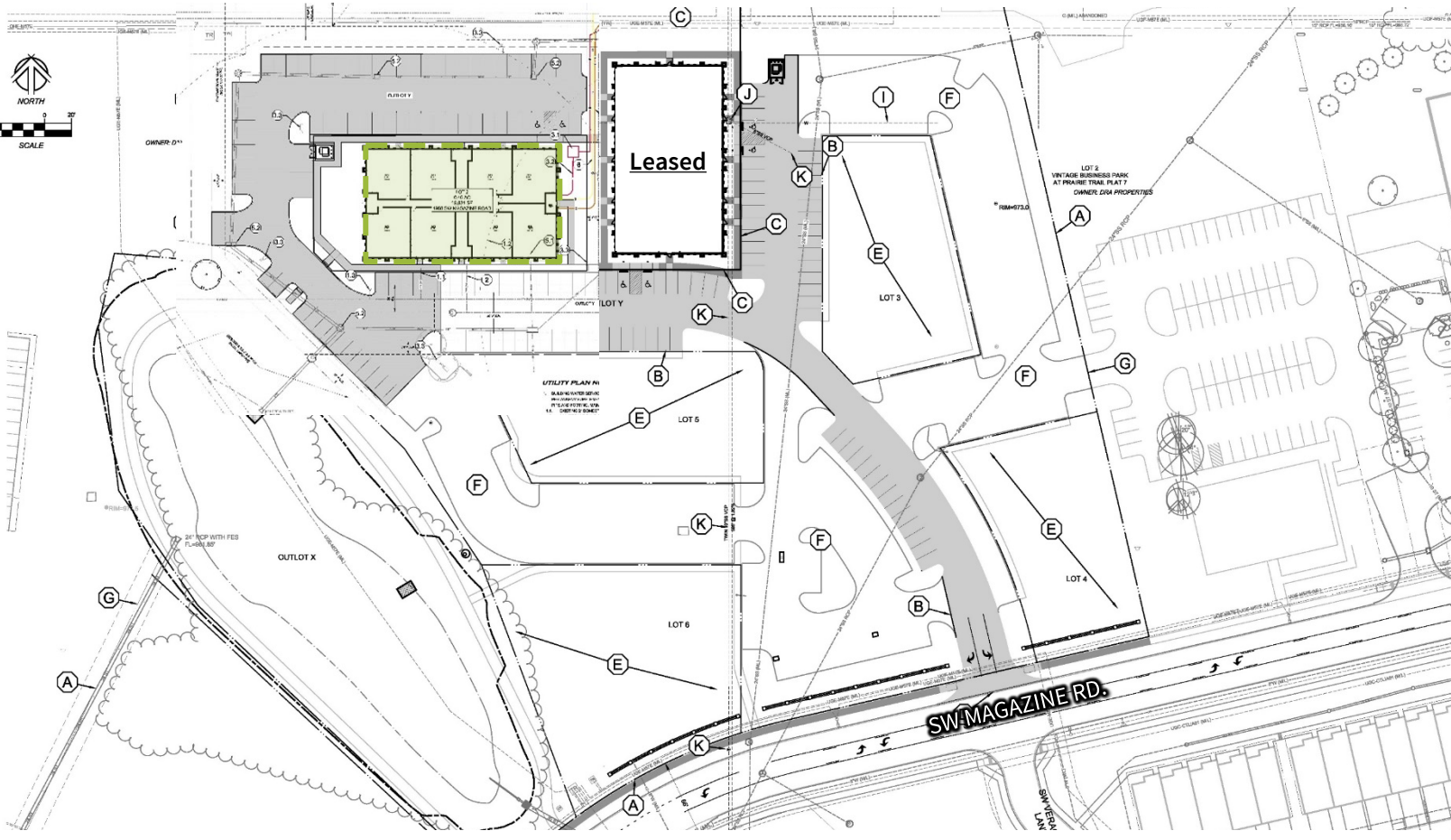
Marcus Pitts, CCIM, SIOR
Senior Managing Director

+1 515 556 4727

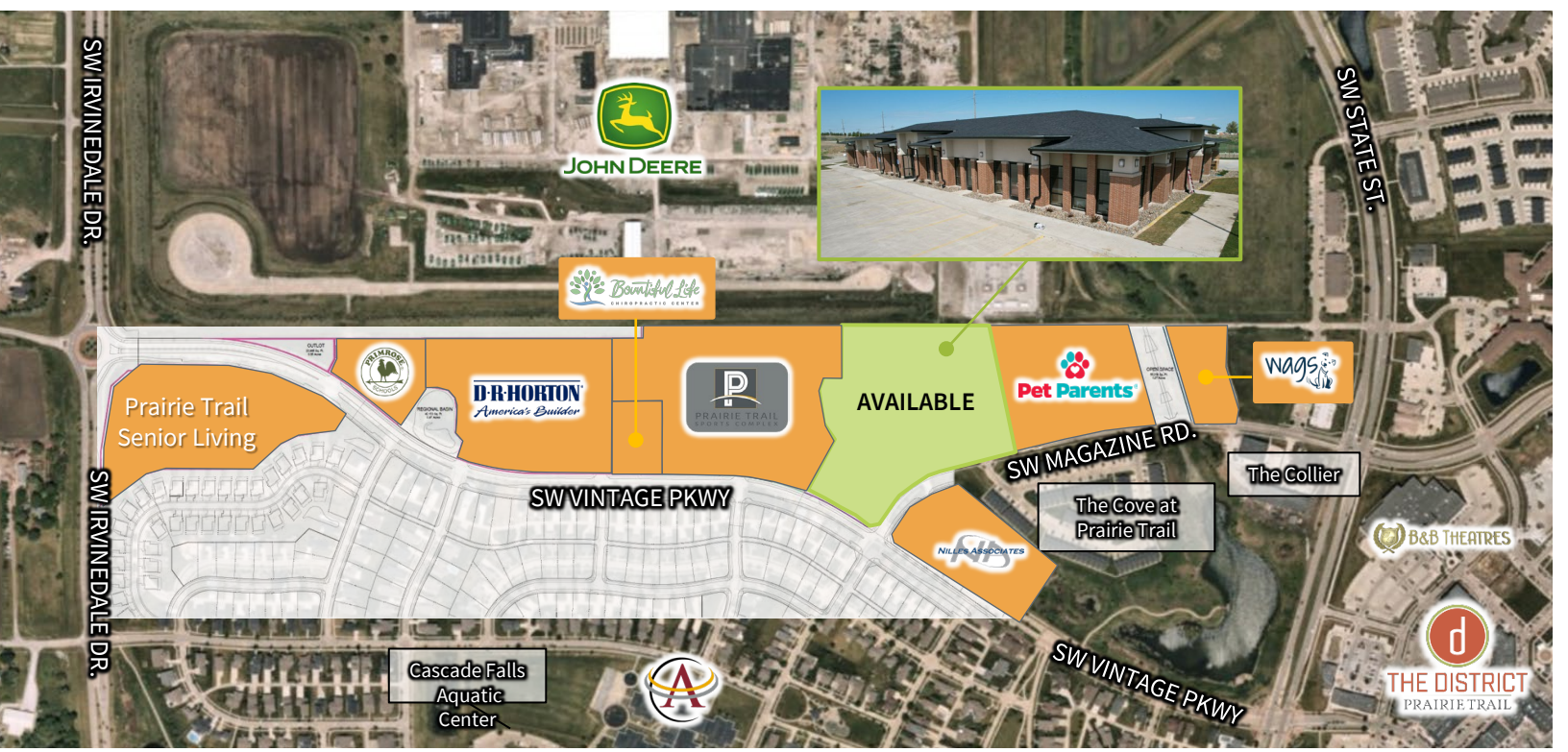
marcus.pitts@jll.com



Site plan

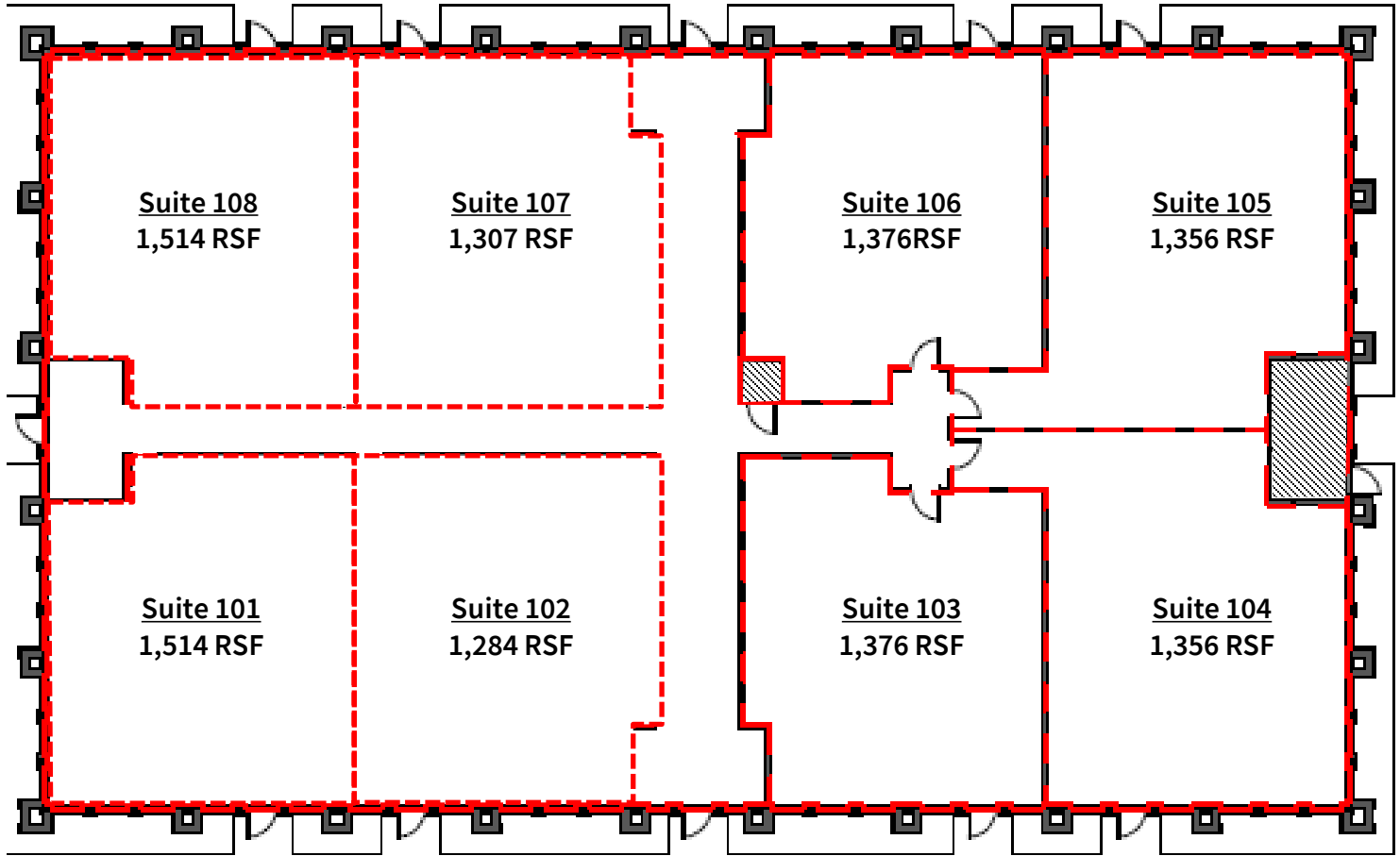


Aerial



Floor plan

* Up to 11,082 RSF for a full building user.



Availability

	Usable Square Footage	Rate	TI Allowance
Suite 101	1,514 RSF	\$24.00/RSF NNN	\$40.00/RSF
Suite 102	1,284 RSF	\$24.00/RSF NNN	\$40.00/RSF
Suite 103	1,376 RSF	\$24.00/RSF NNN	\$40.00/RSF
Suite 104	1,356 RSF	\$24.00/RSF NNN	\$40.00/RSF
Suite 105	1,356 RSF	\$24.00/RSF NNN	\$40.00/RSF
Suite 106	1,376 RSF	\$24.00/RSF NNN	\$40.00/RSF
Suite 107	1,307 RSF	\$24.00/RSF NNN	\$40.00/RSF
Suite 108	1,514 RSF	\$24.00/RSF NNN	\$40.00/RSF

Location map



Demographics

	5 Mile	10 Miles	15 Miles
Population	76,284	350,200	557,398
Households	28,426	137,564	217,422
Average HH Income	\$102,110	\$84,653	\$89,974

Traffic counts

SW Irvinedale Dr.	9,221 VPD
SW Oralabor Rd.	21,279 VPD
SW State St.	17,833 VPD
S Ankeny Blvd.	21,047 VPD

JLL contacts

Meredith Young
Vice President

+1 515 419 2963

meredith.young@jll.com

Marcus Pitts, CCIM, SIOR
Senior Managing Director

+1 515 556 4727

marcus.pitts@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

801 Grand Avenue, Suite 330 | Des Moines, Iowa 50309

jll.com/des-moines

