



For Lease or Sale

Available space: 1,506 - 9,847 RSF

Lease rate: \$24.00/RSF NNN

Sale price: Contact broker

TI allowance: \$40.00/RSF

Est. OPEX: Available upon request

- New construction single-story building in Vintage Business Park, which is located just east of The District within the Prairie Trail development.
- Ideal for a single user or multi-tenant occupancy.
- Suited for medical practices or traditional office tenants.
- Building can be leased or purchased - contact broker for sale details
- Located adjacent to multiple single-family and multi-family housing developments, & retail, commercial, and hospitality
- TIF District - Incentives available for the following industries: Technology, Logistics, Advanced Manufacturing, Biosciences, IT & Business Services

 **JLL** SEE A BRIGHTER WAY

Vintage Business Park

1930 SW Magazine Road
Ankeny, Iowa 50023



Contact broker for additional information

jll.com/des-moines

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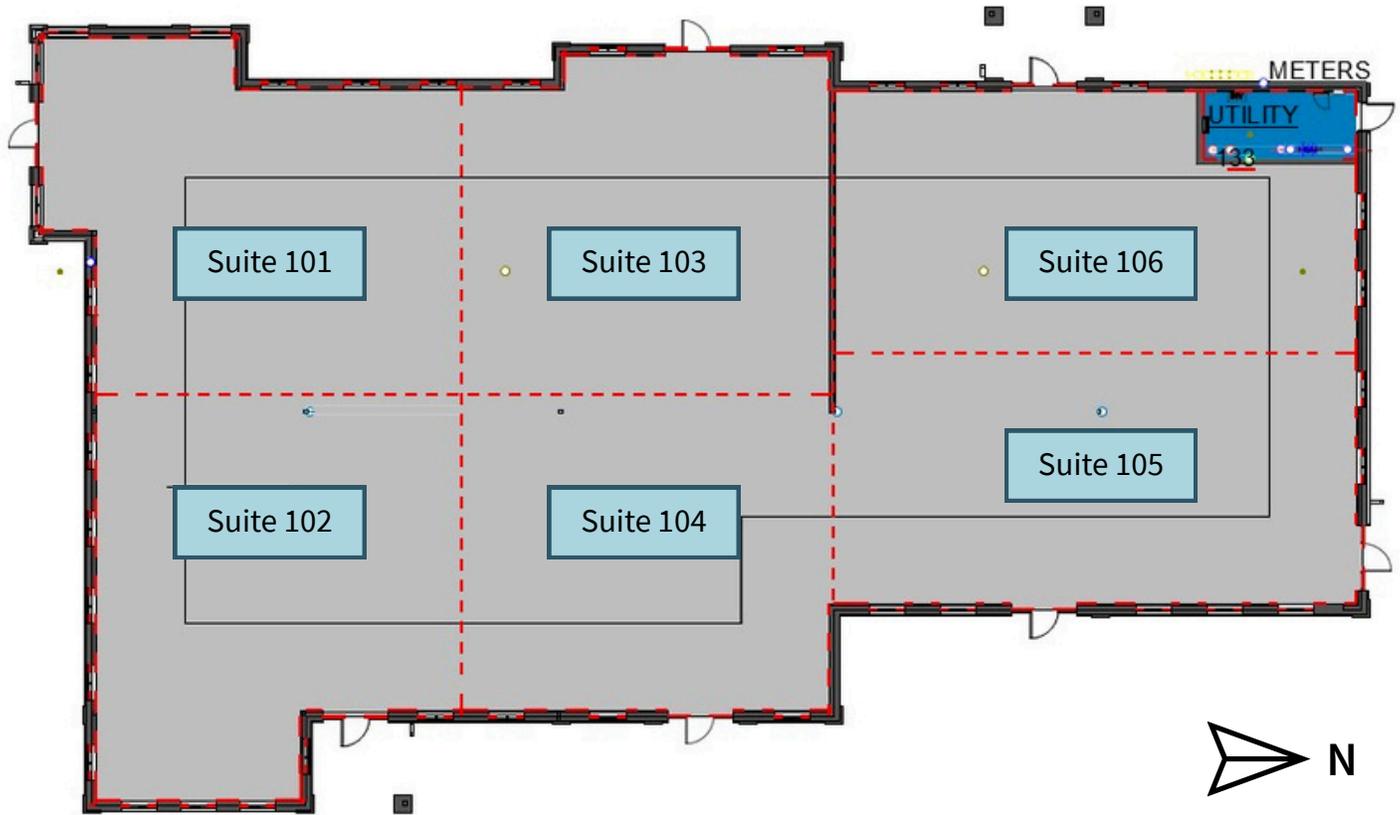
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Floor Plan



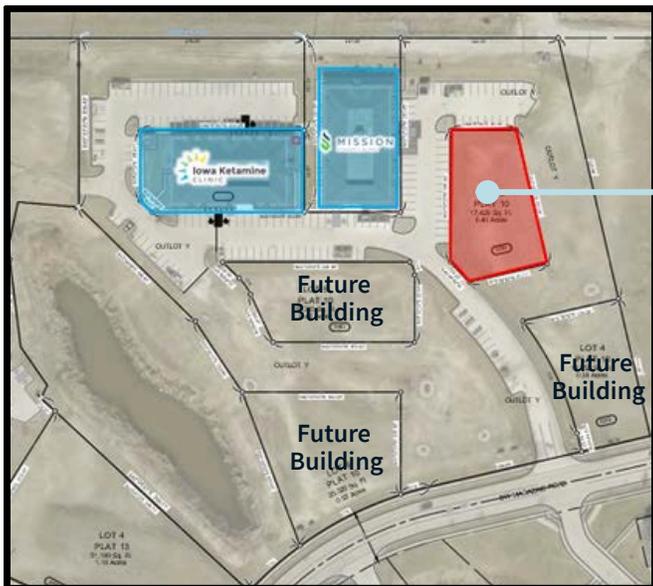
Pricing Chart

	SF	Rate	TI Allowance
Suite 101	1,681 SF	\$24/RSF NNN	\$40/RSF
Suite 102	1,725 SF	\$24/RSF NNN	\$40/RSF
Suite 103	1,583 SF	\$24/RSF NNN	\$40/RSF
Suite 104	1,506 SF	\$24/RSF NNN	\$40/RSF
Suite 105	1,647 SF	\$24/RSF NNN	\$40/RSF
Suite 106	1,705 SF	\$24/RSF NNN	\$40/RSF

Progress Photos



Vintage Business Park Site Plan



**Conceptual rendering for marketing purposes*



**Similar to...*



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Demographics	Radius of the Property		
	1-mile	3-miles	5-miles
Population	6,371	57,667	88,678
Households	2,702	23,134	34,472
Median HH Income	\$98,972	\$102,708	\$105,295

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