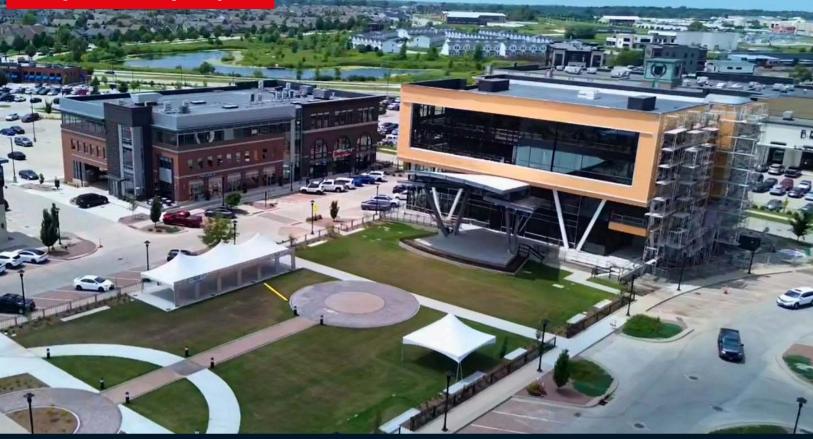
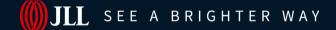
Building shell will be completed Q4 2024





# For lease

Class A new construction located in The District at Prairie Trail

Building shell will be completed Q4 2024

# Availability: 1,581 - 17,436 RSF Lease rate: \$22.00/RSF NNN

### District 7 | 1535 SW Market St. Ankeny, IA 50023

#### Availability:

- 1st Floor: 30Hop
- 2nd Floor: 2,228 8,522 RSF
- 3rd Floor: 1,581 7,461 RSF
- 4th Floor: 1,581 9,975 RSF

#### Lease Rate:

• \$22.00/RSF NNN Est. OPEX: Available upon request TI Allowance: \$40.00/RSF Total Building Size: 45,827 RSF

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. This site offers direct access to the Town Square which is anchored by 30Hop, and an event space and a performance stage programmed by The District's marketing team.

#### Contact broker for additonal information

jll.com/des-moines

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

### **Meredith Young**

Vice President meredith.young@jll.com +1 515 419 2963

# 1st floor | retail

Availability

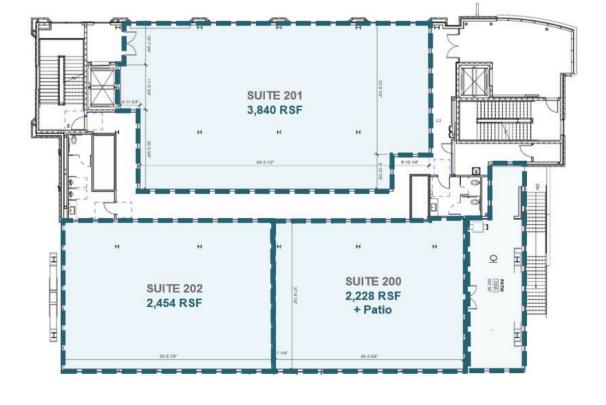
• Leased



# 2nd floor | office

Availability

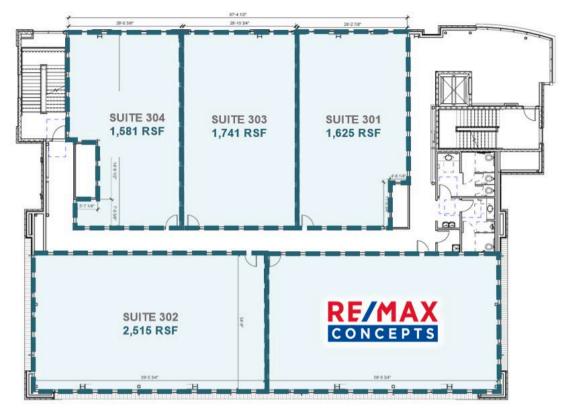
- Minimum: 2,228 RSF
- Maximum: 8,522 RSF



# 3rd floor | office

Availability

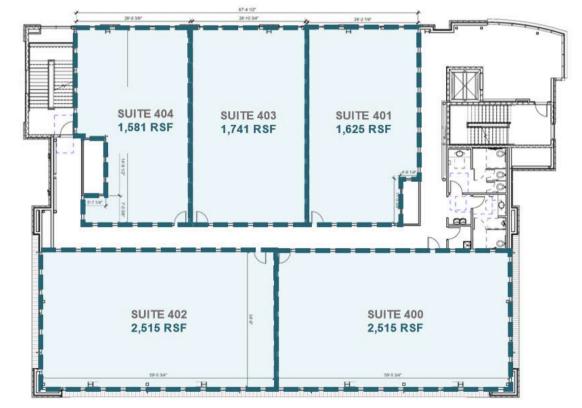
- Minimum: 1,581 RSF
- Maximum: 7,461 RSF



# 4th floor | office

Availability

- Minimum: 1,581 RSF
- Maximum: 9,975 RSF





### Building progress Building shell will be completed Q4 2024





## Building progress Building shell will be completed Q4 2024





# Aerial images Building shell will be completed Q4 2024





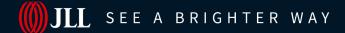
# The development

Prairie Trail is a 1,031-acre new 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.

Businesses in The District at Prairie Trail include the Marriott Residence Inn, Tru by Hilton, Home 2 Suites, Toast Event Venue, B&B Theaters, B-Roll Bowling, Legacy Fitness, Grimaldi's Pizzeria, Everbowl, Pure Barre, Yoga Six, Club Pilates, Spavia, Dolce Vita Salon Suites, the Elements by K. Sorbe, New York Life, Schneider, Ankeny Area Chamber of Commerce, Adamson Insurance, Prudential Financial, Keller Williams, ReMax, Hale Holdings, JEO Consulting, Capital Orthopedics, Mainstream Boutique, Maria Vincent Boutique, Rosalie Bridal and many more retailers, eateries, and hospitality.







**District 7** 1535 SW Market St. | Ankeny, IA 50023



#### Demographics

### Traffic counts

	5 miles	10 miles	15 miles	SW State St.	17,833 VPD
Est. population	88,801	364,834	585,179	S Ankeny Blvd.	19,488 VPD
Est. households	34,049	146,634	234,182	SE Oralabor Rd.	15,844 VPD
Est. average HH income	\$92,044	\$75,622	\$77,688		

#### Contact broker for additonal information

jll.com/des-moines

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

### Meredith Young Vice President meredith.young@jll.com +1 515 419 2963

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes 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. The Property may be withdrawn without notice. Neither Owner nor JLL accepts 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 regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states