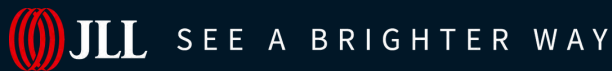


Building shell will be completed Q4 2024



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

# For lease

Class A new construction  
located in The District at  
Prairie Trail

*Building shell will be completed Q4 2024*

**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

**Availability: 1,581 - 17,436 RSF**

**Lease rate: \$22.00/RSF NNN**

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  
additional information

[jll.com/des-moines](http://jll.com/des-moines)

**Marcus R. Pitts, CCIM, SIOR**  
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+1 515 556 4727

**Meredith Young**  
Vice President  
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# 1st floor | retail

Availability

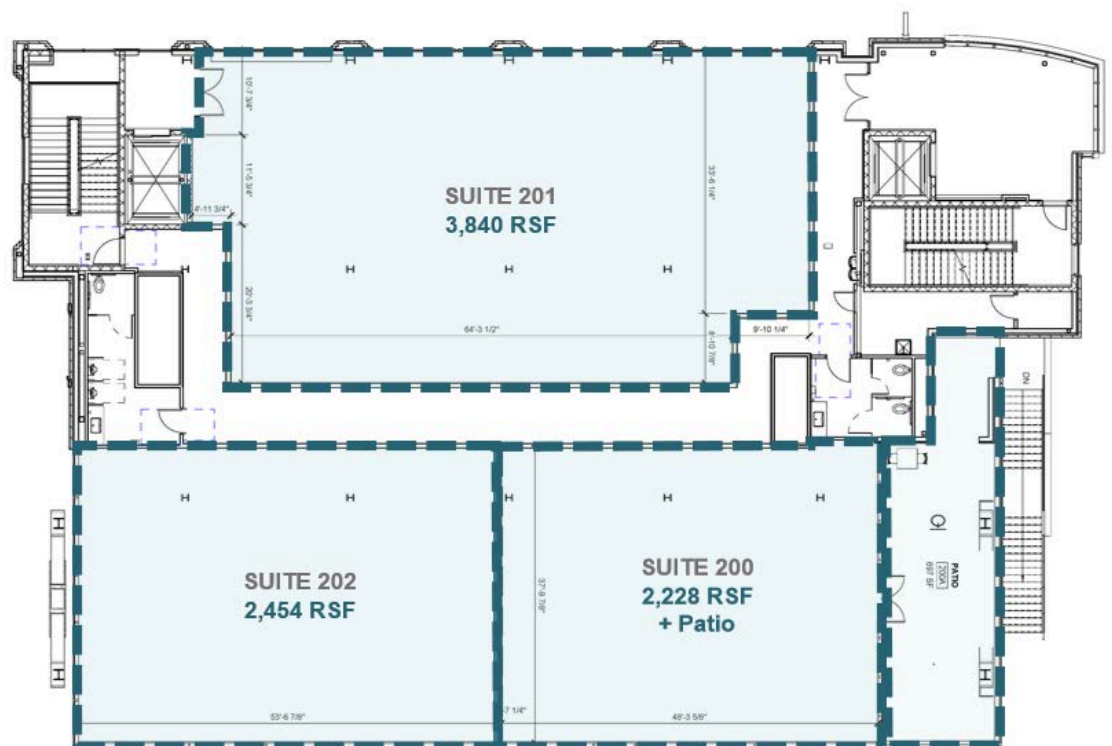
- Leased



# 2nd floor | office

Availability

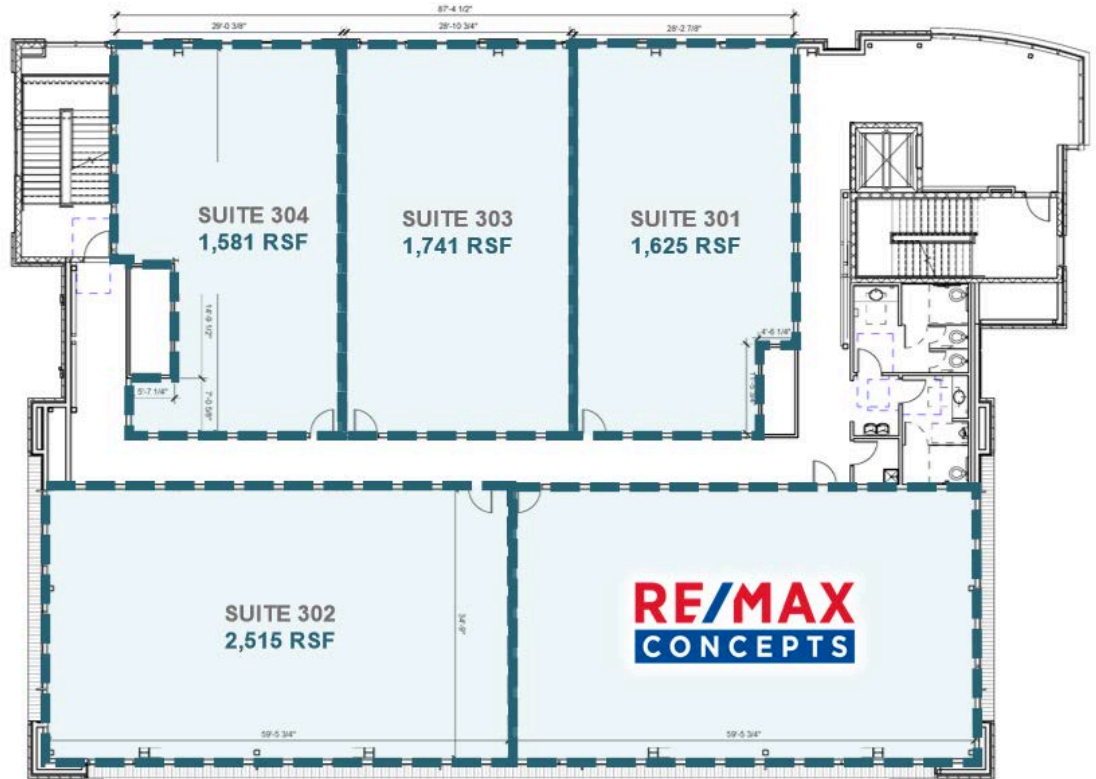
- Minimum: 2,228 RSF
- Maximum: 8,522 RSF



## 3rd floor | office

Availability

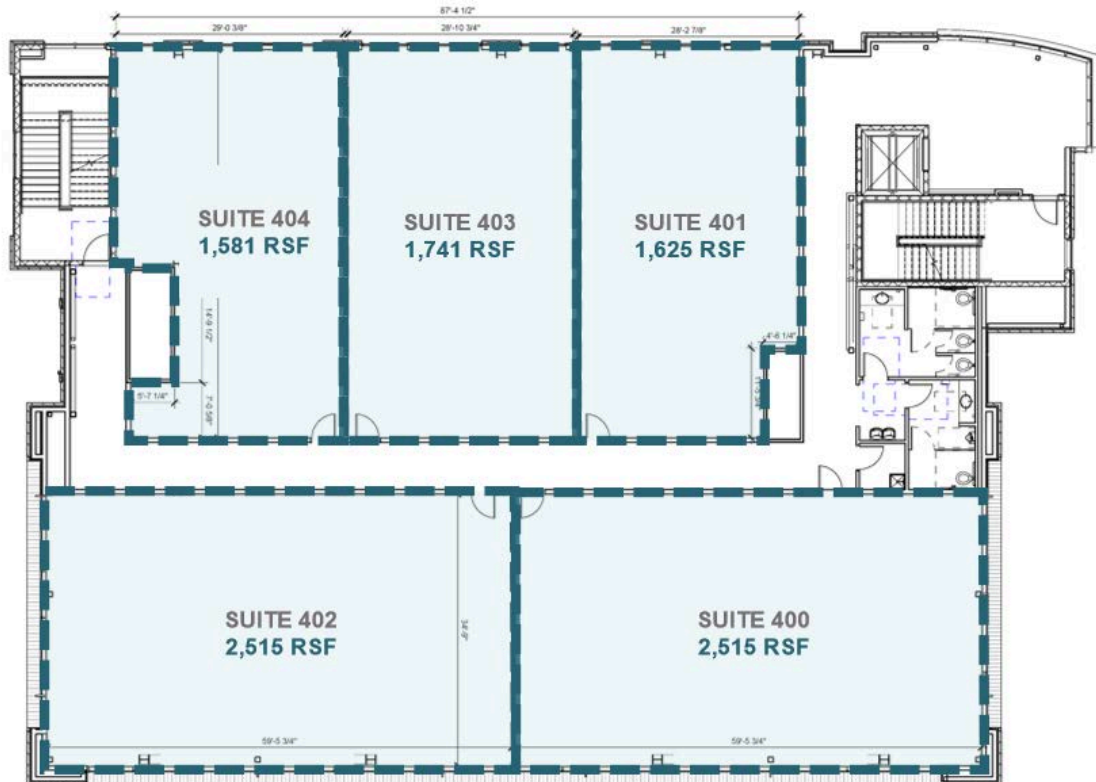
- Minimum: 1,581 RSF
- Maximum: 7,461 RSF



## 4th floor | office

Availability

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



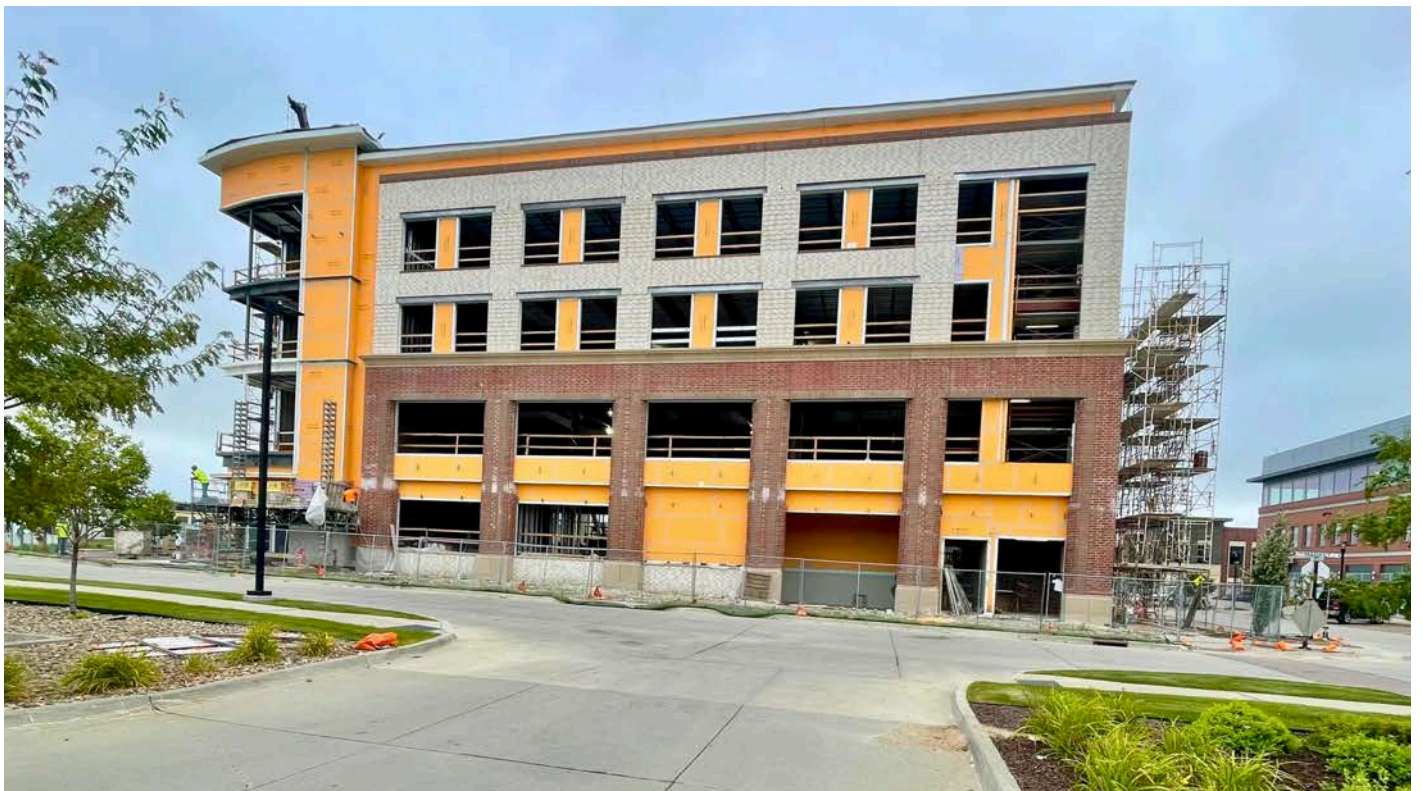
# Building progress

*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

	5 miles	10 miles	15 miles
Est. population	88,801	364,834	585,179
Est. households	34,049	146,634	234,182
Est. average HH income	\$92,044	\$75,622	\$77,688

## Traffic counts

SW State St.	17,833 VPD
S Ankeny Blvd.	19,488 VPD
SE Oralabor Rd.	15,844 VPD

Contact broker for additional information

[jll.com/des-moines](http://jll.com/des-moines)

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