

# 2120 NE 36th Street

NE 36th & NE Spectrum Drive  
Ankeny, Iowa 50021  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## Property Details

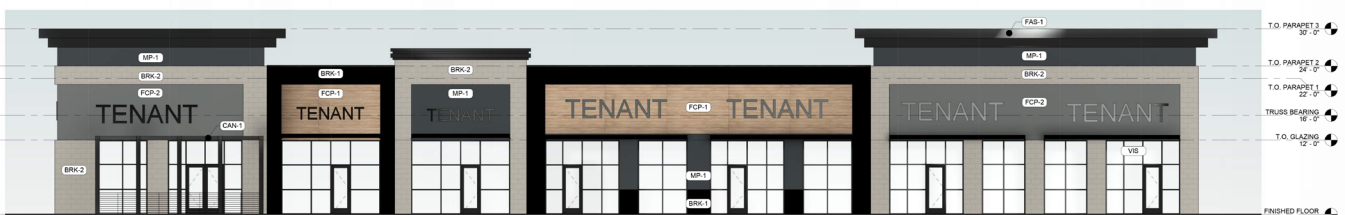
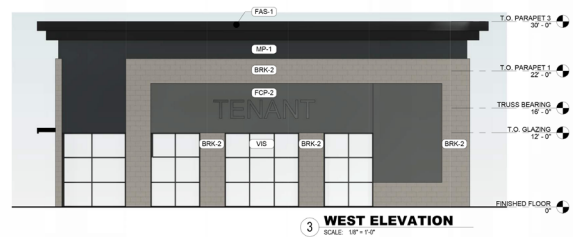
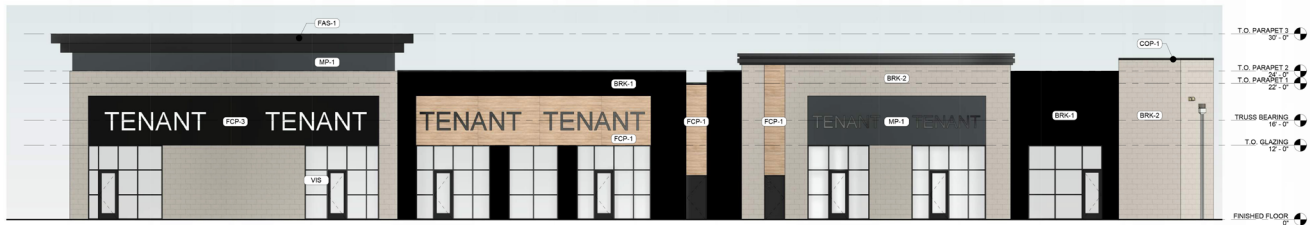
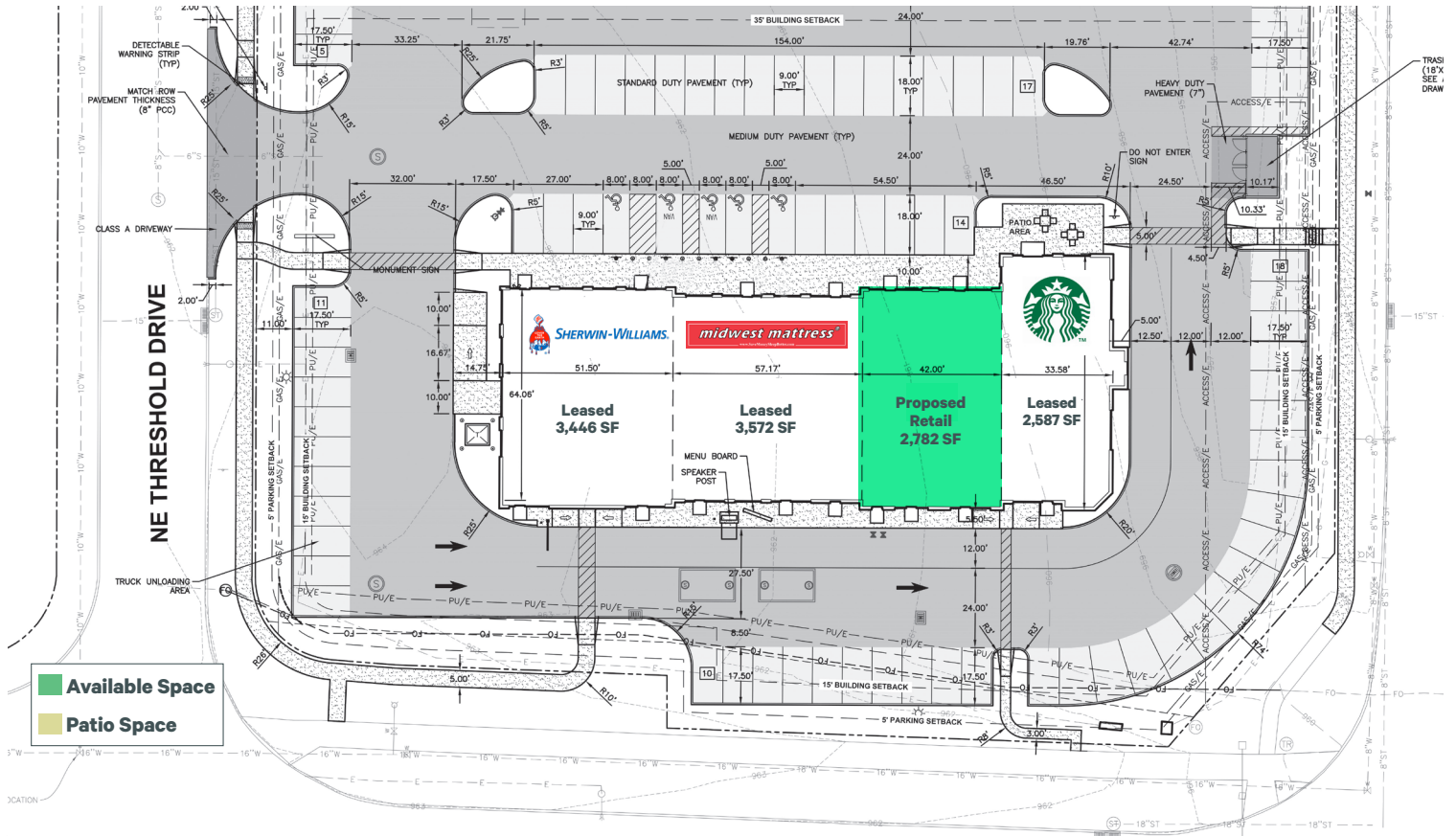
New commercial building under construction located on the growing north side of Ankeny. Nearby amenities include Costco, Otter Creek Golf Course, Briarwood Club of Ankeny, the Ankeny trail system, nearby convenience stores, other shopping, restaurants, and future commercial development.

- + 2,782 SF Suite suitable for restaurant & other retail uses
- + Lease Rates Negotiable
- + Located on lighted intersection at Costco main entrance
- + Two sides of building signage & monument signage available
- + Ankeny IA is 10th fastest growing city in the US (*US Census Bureau*)
- + Traffic Counts - 42,830 on I-35, & 9,052 on NE 36th Street

## Under Construction Delivering Q1 2025



# Floor Plan



# Spectrum 36 Site Plan

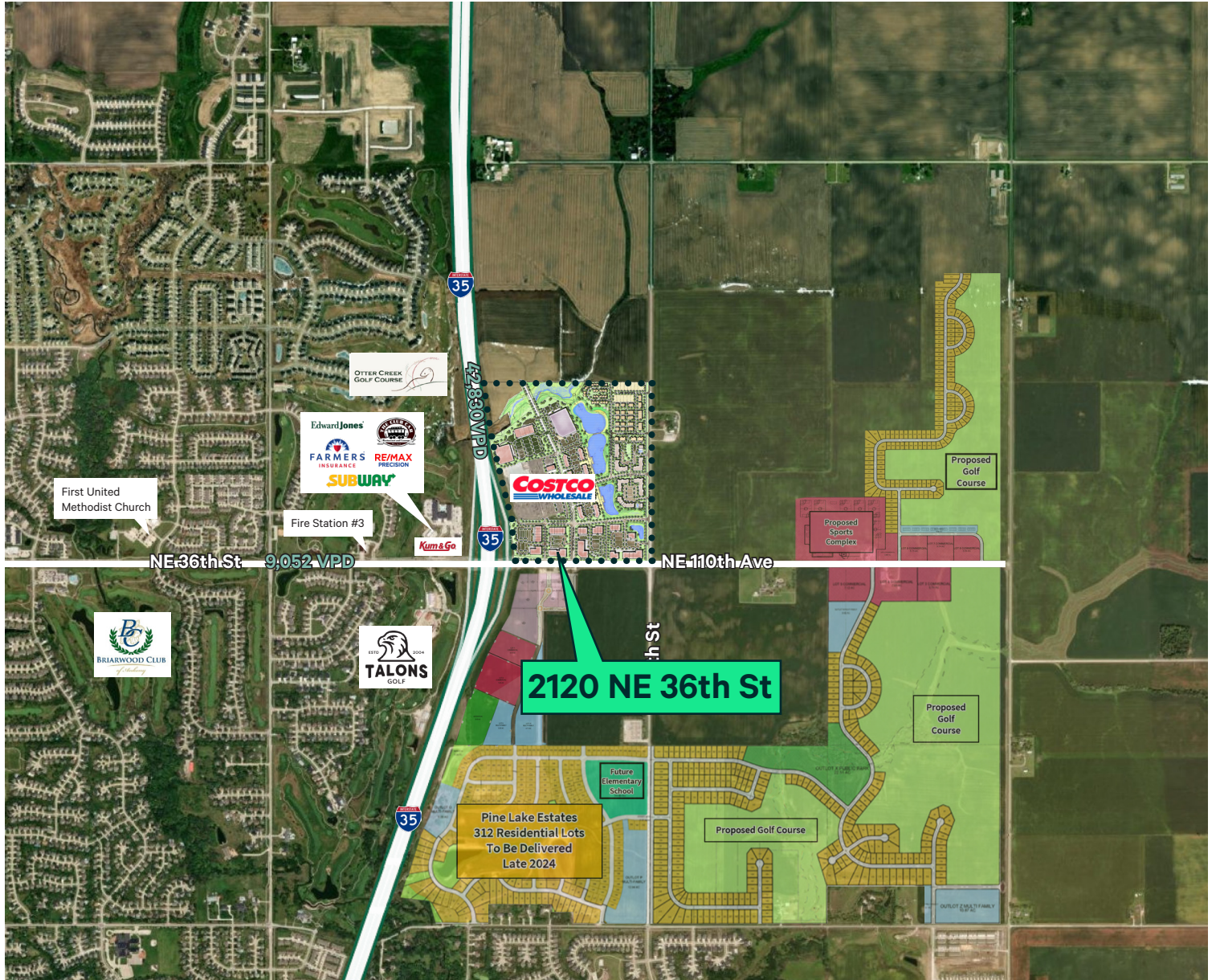


Retail Space

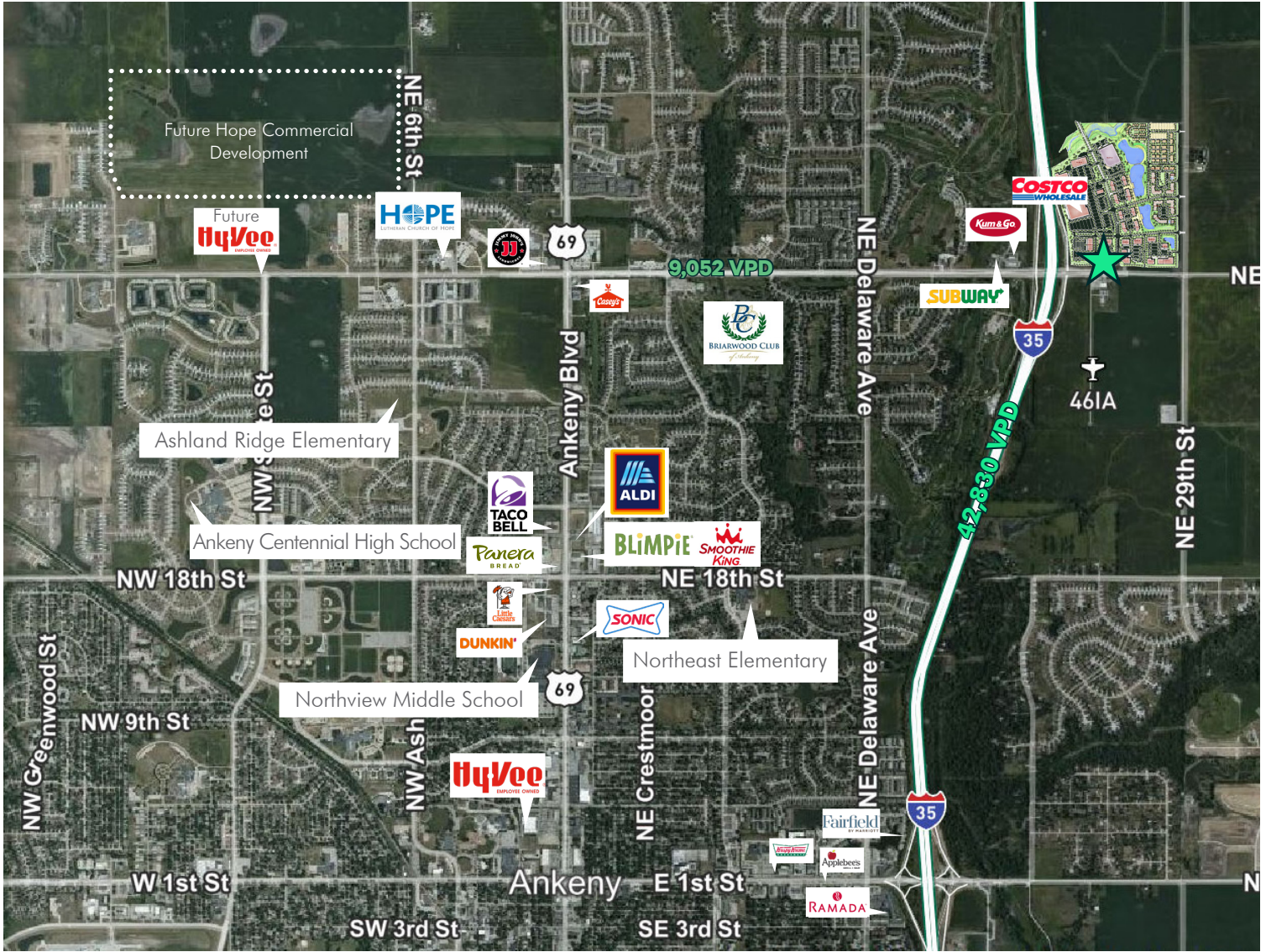
2120 NE 36th Street, Ankeny, Iowa

For Lease

# Location



# Location



## Contact Us

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