



For Lease

2nd generation, end-cap
retail space available in
The District at Prairie
Trail in Ankeny, Iowa

Existing grease trap in place.

Availability: 2,351 RSF

Lease rate: \$26.00/RSF NNN

1345 SW Park Square Dr. #100
Ankeny, Iowa 50023

Property overview

Available space: Suite 100 | 2,351 RSF

Lease rate: \$26.00/RSF NNN

Est. OPEX: Available upon request

- Positioned at the center of it all, The District is home to retail boutiques, dining and entertainment venues, civic uses, and more.
- Prairie Trail a 1,031-acre planned community built on the tradition of Iowa's greatest neighborhoods in Ankeny, Iowa.
- Ankeny, Iowa is the 10th fastest growing city in the United States by U.S. Census Bureau

**Contact broker for
additonal information**

jll.com/des-moines

Meredith Hedstrom

Vice President

meredith.hedstrom@jll.com

+1 515 419 2963

Nick Anderson

Associate

nicholas.anderson@jll.com

+1 515 729 6015

Marcus R. Pitts, CCIM, SIOR

Senior Managing Director

marcus.pitts@jll.com

+1 515 556 4727

Property photos



Floor plan

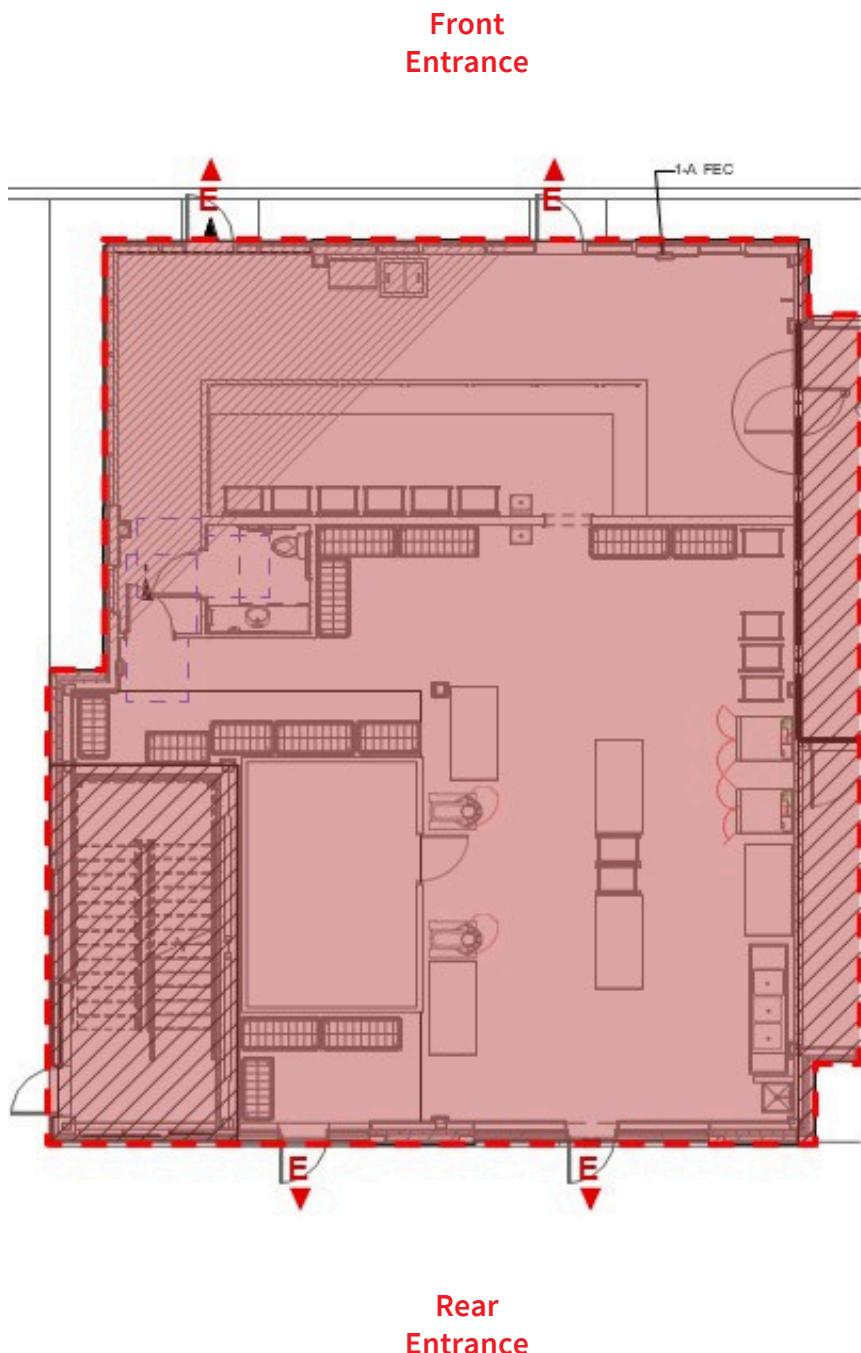
**For marketing purposes only.*

Availability:

- Suite 100 - 2,351 RSF

Lease rate: \$26.00/PSF NNN

Est. OPEX: Available upon request



For Lease

1345 SW Park Square #100, Ankeny, IA 50023



Prairie Trail is a 1,031-acre 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.

Contact broker for additional information

jll.com/des-moines

Meredith Hedstrom

Vice President

meredith.hedstrom@jll.com

+1 515 419 2963

Nick Anderson

Associate

nicholas.anderson@jll.com

+1 515 729 6015

Marcus R. Pitts, CCIM, SIOR

Senior Managing Director

marcus.pitts@jll.com

+1 515 556 4727