



# Available

## Office/Retail Space For Lease or Sale

**Availability:** 1,564 RSF

**Rental Rate:** \$18.00/RSF NNN

**Sale Price:** \$2,800,000

- Ample on-site parking
- Monument signage & building signage available
- Nearby amenities include Kum & Go, Tropical Smoothie Café, Aspen Fitness, Panera, Verizon Wireless, Hy-Vee, Starbucks, Dunkin' Donuts, Walgreen's, Fareway, Aldi's, Banker's Trust, Veridian Credit Union, Fitness World, US Cellular, Briarwood Golf Course, Otter Creek Golf Course, Ankeny Middle School and more.
- Ankeny, Iowa is the 10th fastest growing city in the United States by U.S. Census Bureau.

**Northpointe Village**  
**1875 N. Ankeny Blvd.,**  
**Ankeny, IA 50023**

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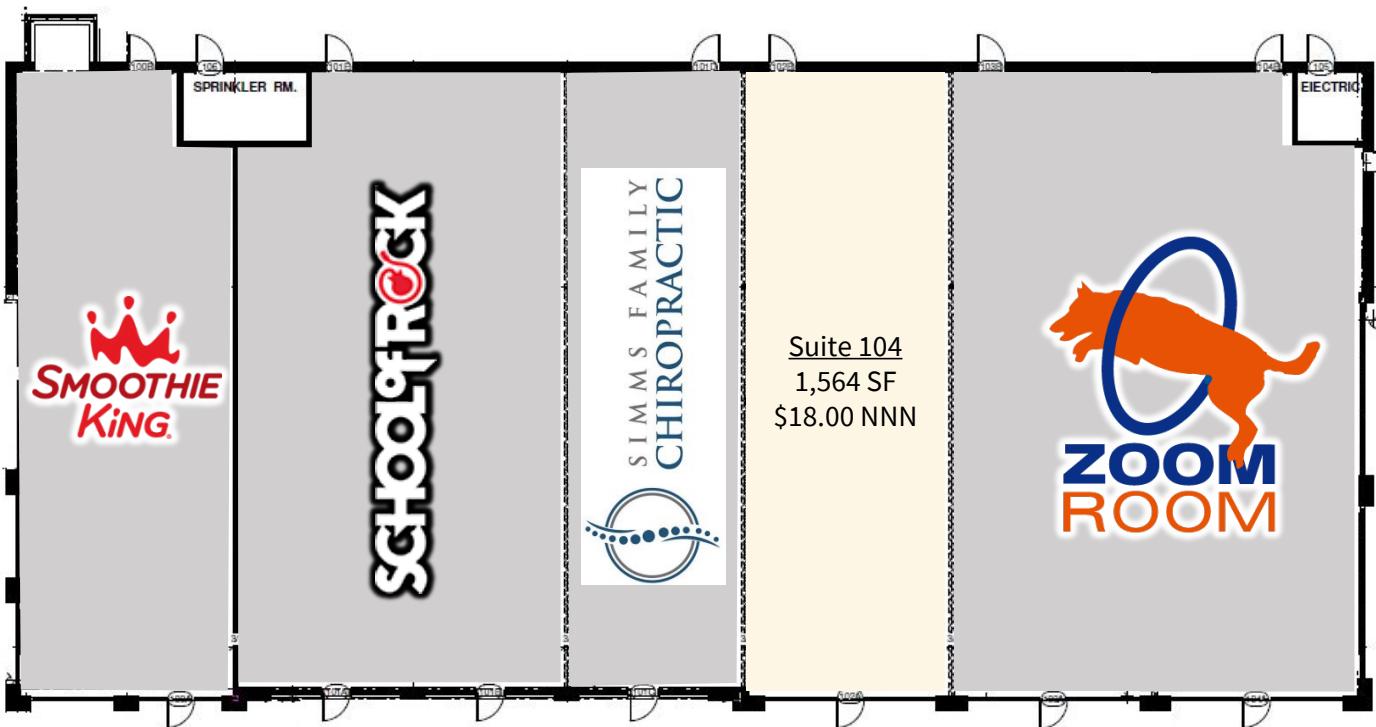
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## Floorplan & Availability



## Property Information

**Availability:** 1,564 RSF

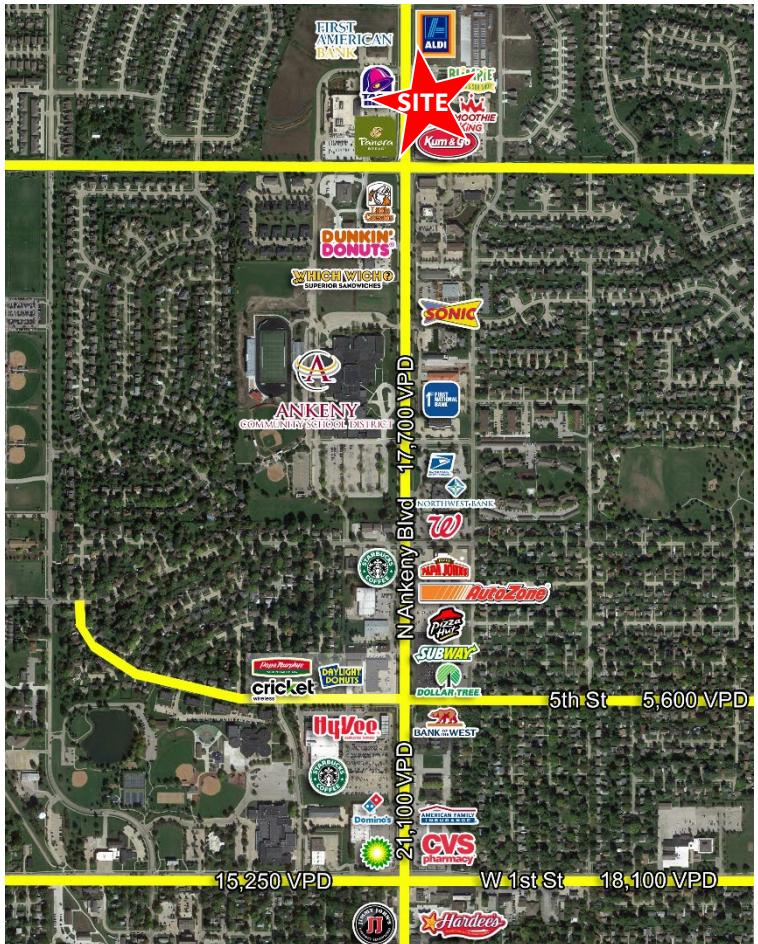
**Rental Rate:** \$18.00/RSF NNN

**Estimated Opex:** \$7.13/RSF

**TI Allowance:** \$40/RSF (shell space only)

**Total Building Area:** 10,108 RSF

- Building signage available
- Free on-site parking



Suite	Availability	Lease Rate
100	Leased	Leased
101-102	Leased	Leased
103	Leased	Leased
104	1,564	\$18.00 PSF
105-106	Leased	Leased
<b>Total</b>	<b>1,564 RSF</b>	

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

