



**JLL** SEE A BRIGHTER WAY

# For Lease

Class A office space  
available in The District at  
Prairie Trail in Ankeny, Iowa

**Availability: 1,160 - 2,797 RSF**

**Lease rate: \$22.00 - \$24.00/RSF NNN**

**District 5**  
1465 SW Park Square Dr.  
Ankeny, Iowa 50023

#### Property overview

#### Availability:

- Suite 203: 1,160 RSF
  - Shell space + \$40/RSF TI allowance
- Suite 204: 2,277 RSF
  - 2nd generation collaborative meeting space with kitchenette
- Suite 208: 2,797 RSF
  - 2nd generation collaborative office space with 3 private offices, large conference room, kitchenette

#### Lease rate:

- \$22.00 - \$24.00/RSF NNN
- Est. OPEX: available upon request

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.

**Contact broker for additional information**

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

#### **Meredith Hedstrom**

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#### **Marcus R. Pitts, CCIM, SIOR**

Senior Managing Director

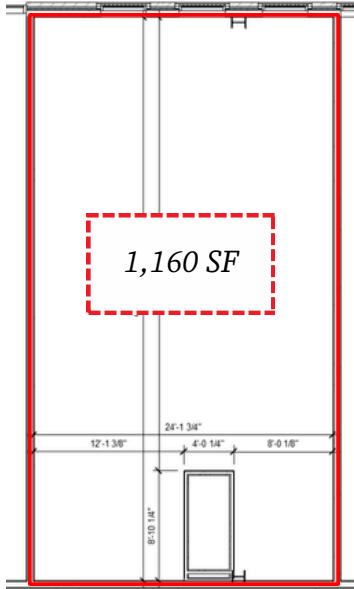
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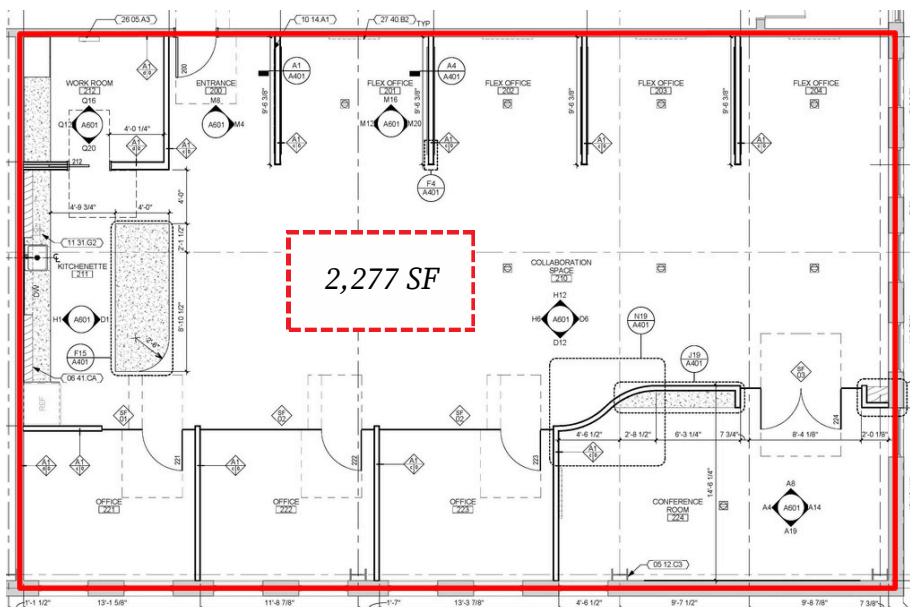
# Floor plans

\*For marketing purposes only.

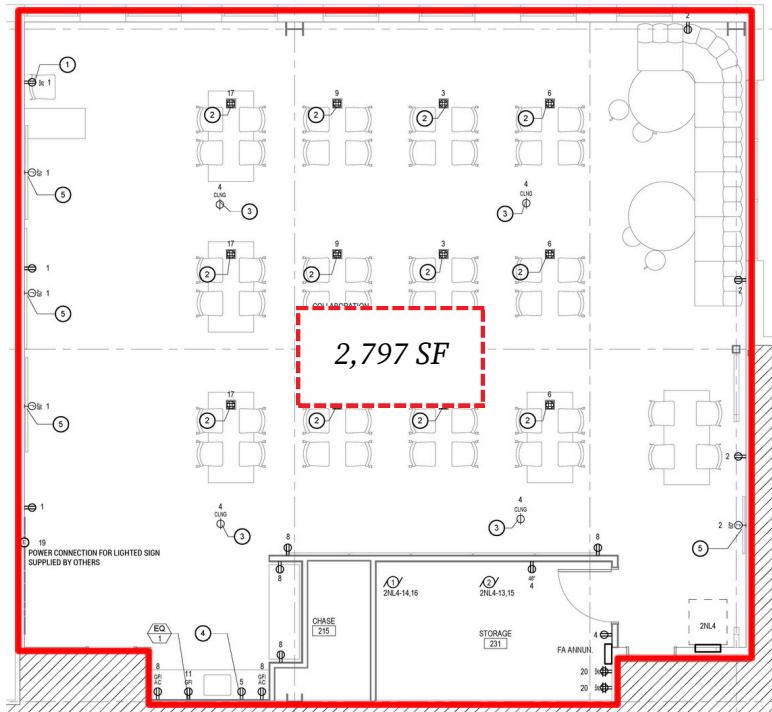
## Suite 203



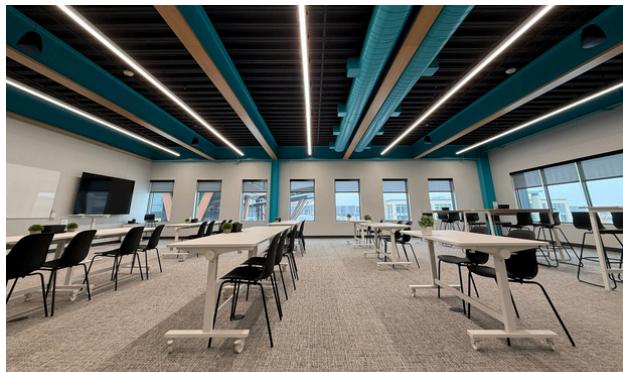
## Suite 204



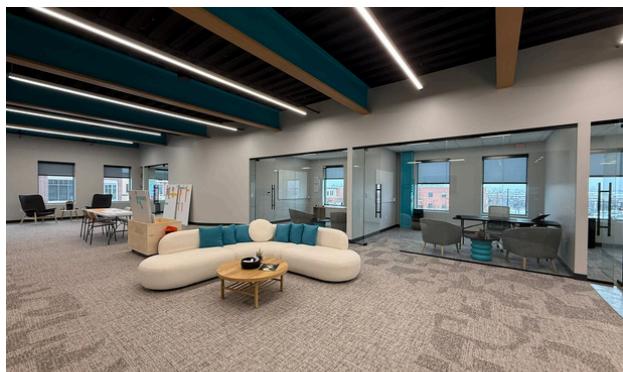
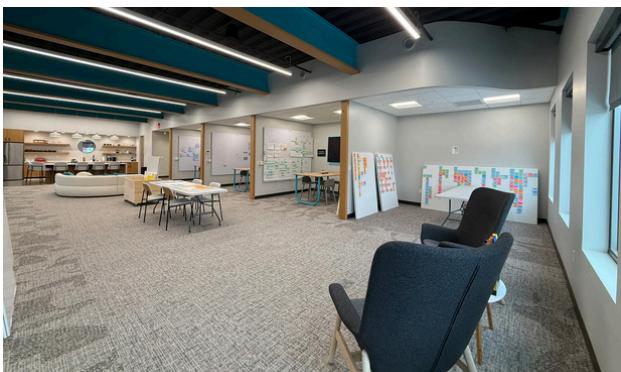
## Suite 208



## Suite 204



## Suite 208



# For Lease

1465 SW Park Square Dr, 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.*

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