

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

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

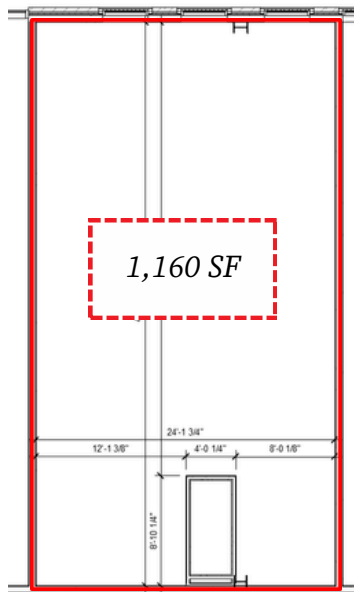
marcus.pitts@jll.com

+1 515 556 4727

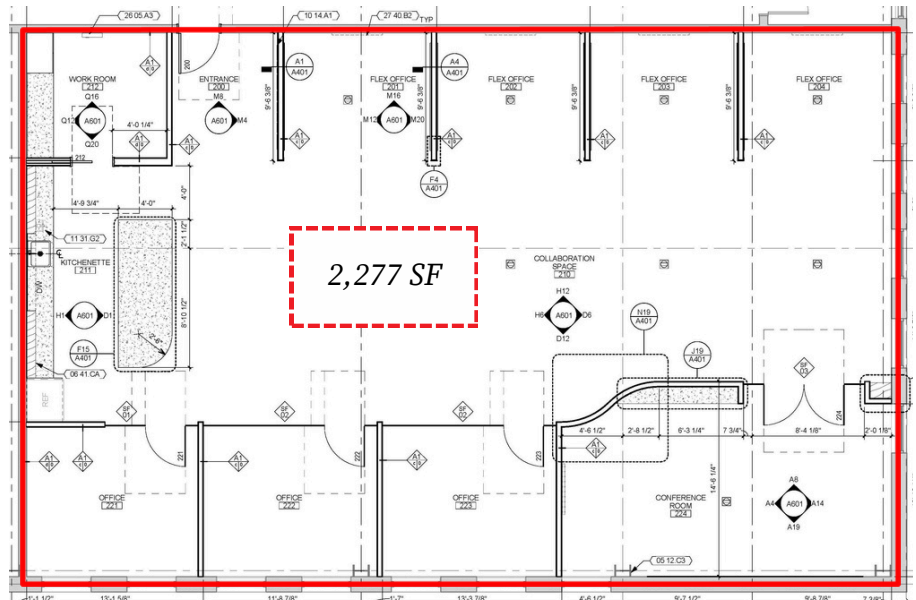
Floor plans

**For marketing purposes only.*

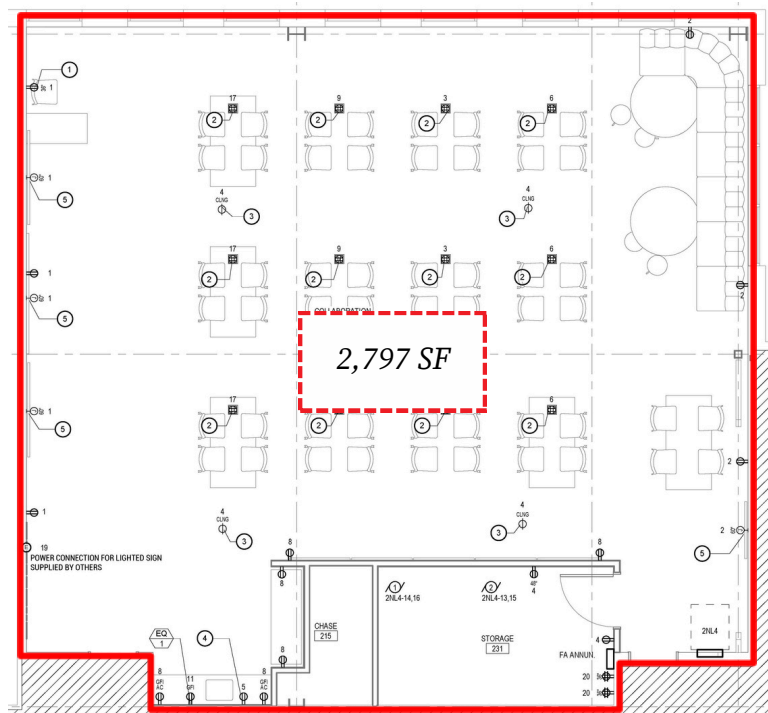
Suite 203



Suite 204



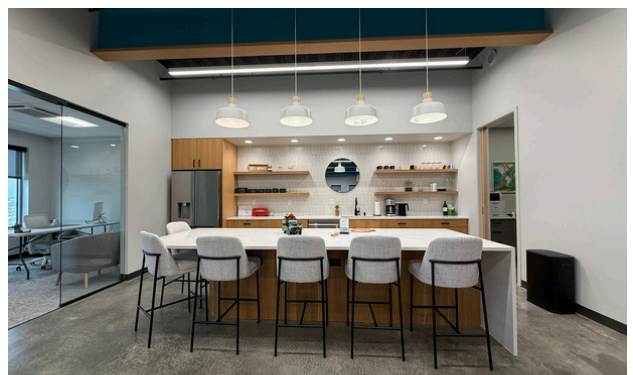
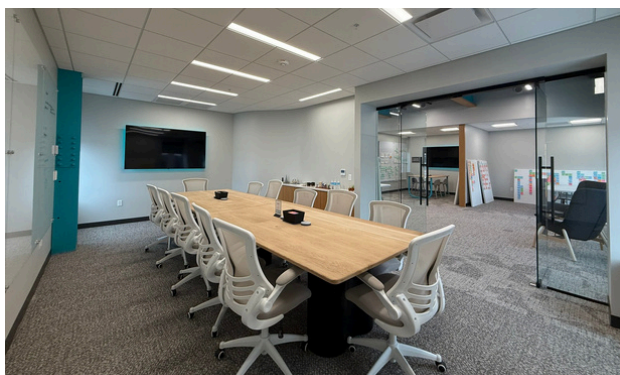
Suite 208



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.

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