

Flex Space For Lease

Saylor Creek Business Park

117 SE Lorenz Dr, Ankeny, IA 50021



Available Flex Space (Shell)

- Suite 101 and 102 Combined at 4,015 SF

Progressive Lease

	Yr	Price/SF/Yr
• 5 Year Lease	1	\$ 8.00
	2	\$ 9.00
• CAM \$4/SF/Yr	3 to 5	\$10.00

Space Features

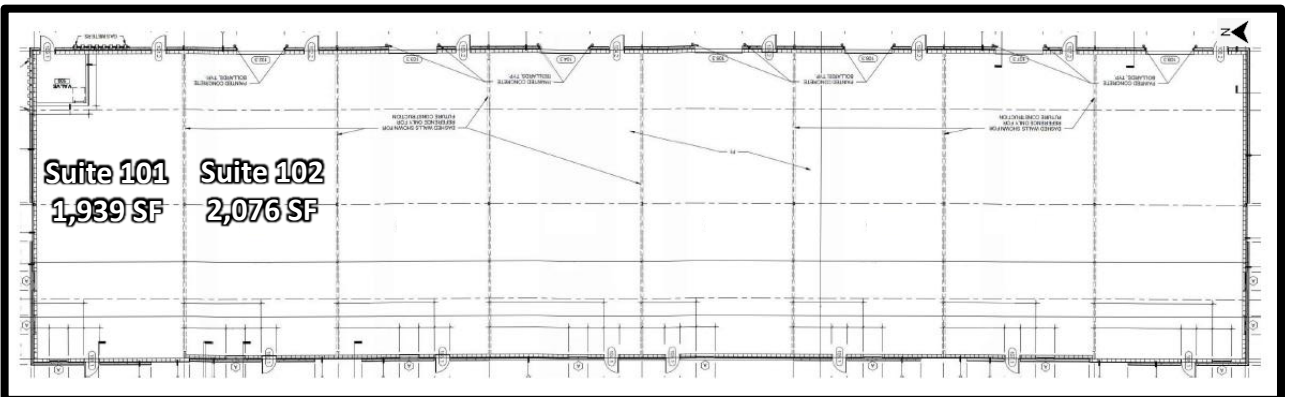
- Drive-In 10' x 12' Door with Inside Floor Gutter Drain in Suite 102
- Interior Height Estimate 16' and 11''
- Buildout for One Restroom, Heat and Lighting Included in Rate

Commercial Real Estate
 Broker Agent Consultants
<http://alphaoneonline.com>

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- 16,575 Total SF Built in 2019
- Zoning General Retail and Highway Oriented Commercial Business District
- Traffic Light on S Ankeny Blvd and SE Lorenz Dr
- Interstate 35 Exit 90 is 1.7 Miles to the SE



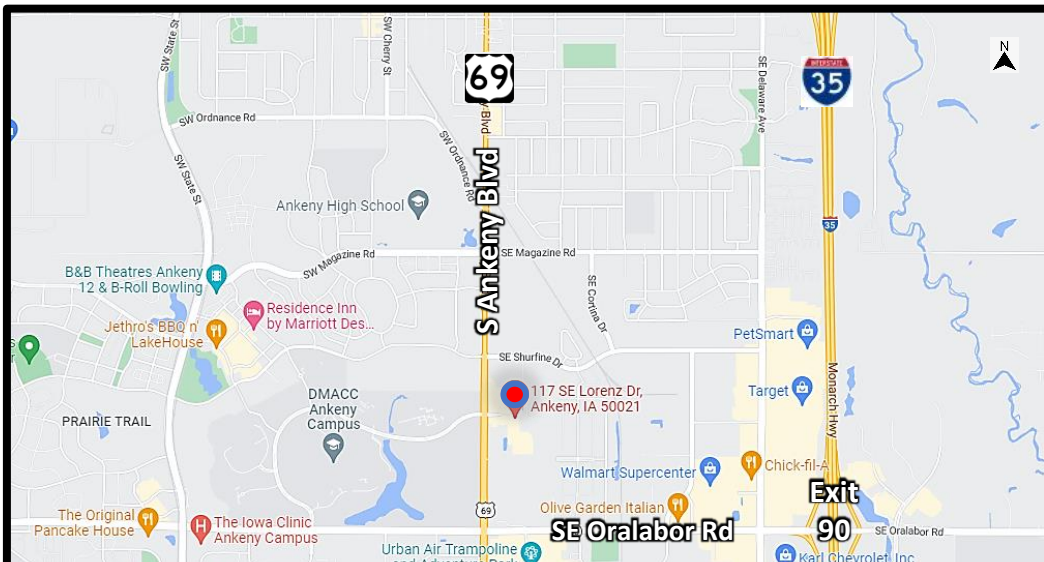
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