

2665 SE Oak Tree Ct, Unit 101

ANKENY | IOWA



PROPERTY FEATURES:

- **For Lease: \$9.55/SF/NNN**
 - ±2,464 SF office/warehouse flex space at 2665 SE Oak Tree Court, Suite 101, Ankeny, IA 50021, within a 20,549 SF multi-tenant complex
 - Finished front office with glass storefront, 3 private offices, 1 restroom, and an open work area — bright, professionally built out
 - Rear flex/warehouse room with a drive-in overhead door and exposed-truss ceiling, giving the space a hybrid office/warehouse footprint
 - NNN sublease available through on/about August 2027, with shared parking and easy access off Oak Tree Court

STANBROUGH REALTY COMPANY
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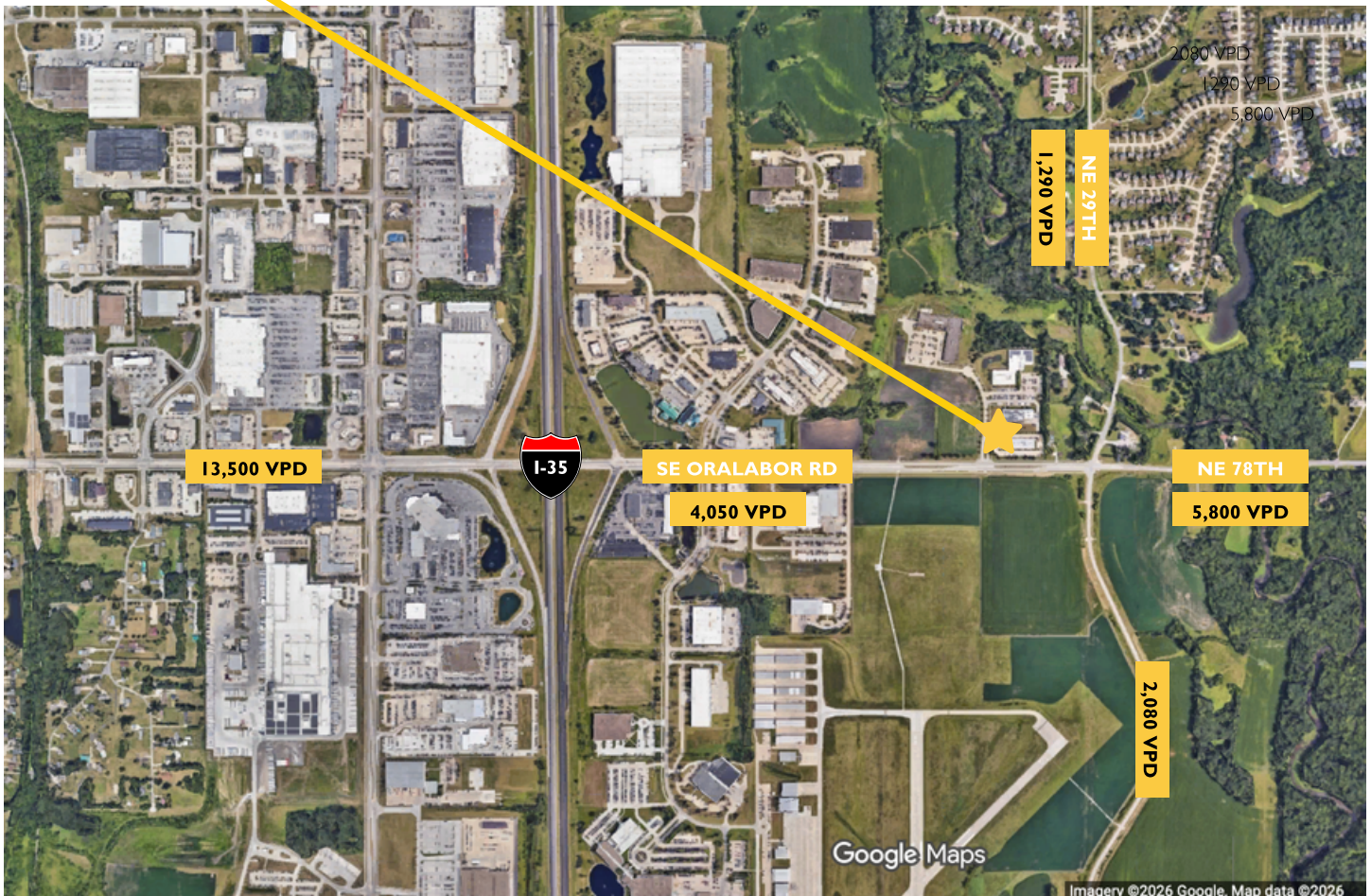
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LOCATION FEATURES:

- Centrally located in SE Ankeny's growing commercial corridor, just east of the Oralabor Road/I-35 interchange
- Near the SE Delaware Avenue retail corridor, home to Target, Walmart, The Home Depot, and Menards
- Approximately 10 minutes to downtown Des Moines and 20 minutes to the western suburbs and Ames
- Also near Ankeny Regional Airport, multiple hotels, restaurants, and daycare options



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FOR LEASE

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UNIT 101 FLOOR PLAN:



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