



# FOR SUBLEASE



**7305 SE Crosswinds Drive, Ankeny, IA 50021**



**Base Rent: \$6.75/SF  
OpEx: \$2.75/SF**

**Term: Sublease through March 2027  
Space Available: 39,000 SF  
Office: 1,525 SF  
Doors: 6 Dock High  
Ceiling Height: 28'  
Sprinkler System: ESFR**



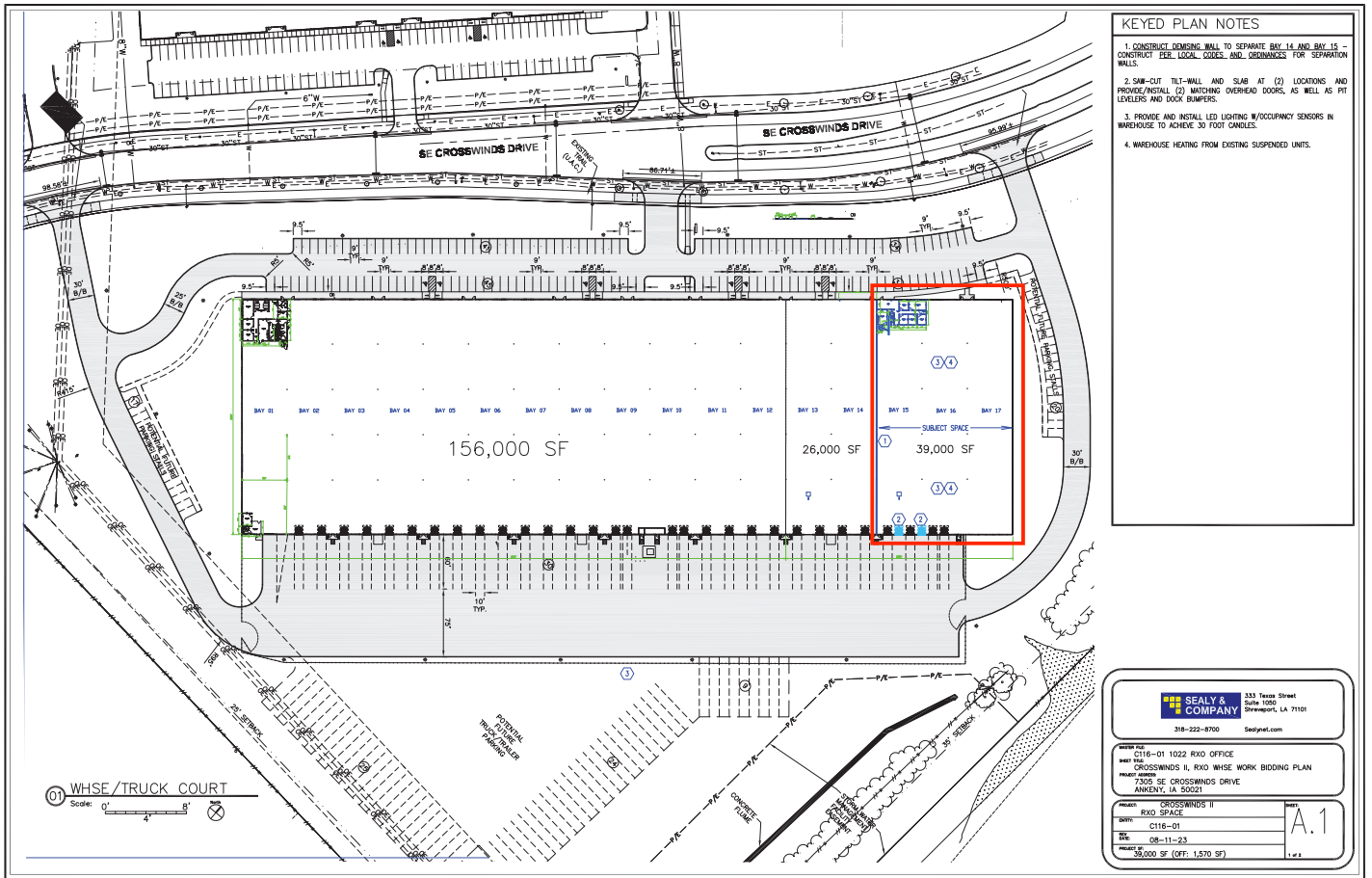
Russell Perry - Broker  
Russell@reperry.com  
Dir +1 314.406.5513  
1515 SE 17th St, #460819  
Ft. Lauderdale, FL 33316

Russell Perry Jr. - Sales Associate  
Russelljr@reperry.com  
Dir +1 314.440.7733  
1515 SE 17th St, #460819  
Ft. Lauderdale, FL 33316

William Perry - Sales Associate  
William@reperry.com  
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- KEYED PLAN NOTES**
1. CONSTRUCT DEMISING WALL TO SEPARATE BAY 14 AND BAY 15 - CONSTRUCT PER LOCAL CODES AND ORDINANCES FOR SEPARATION WALLS.
  2. SAW-CUT TILT-WALL AND SLAB AT (2) LOCATIONS AND PROVIDE/INSTALL (2) MATCHING OVERHEAD DOORS, AS WELL AS PIT LEVELERS AND DOOR FINISHERS.
  3. PROVIDE AND INSTALL LED LIGHTING & OCCUPANCY SENSORS IN WAREHOUSE TO ACHIEVE 30 FOOT CANDLES.
  4. WAREHOUSE HEATING FROM EXISTING SUSPENDED UNITS.

	333 Texas Street Suite 1000 Shreveport, LA 71101 318-222-8700 Sealynet.com
	PROJECT NO: CT16-01 1022 RKO OFFICE SHEET NO: CROSSWINDS II, RKO WHSE WORK BIDDING PLAN PROJECT ADDRESS: 7305 SE CROSSWINDS DRIVE ANKENY, IA 50021
PROJECT: CROSSWINDS II RKO SPACE DATE: CT16-01 DATE: 08-11-23 TOTAL: 39,000 SF (OFF: 1,570 SF)	SHEET: A.1 1 of 1



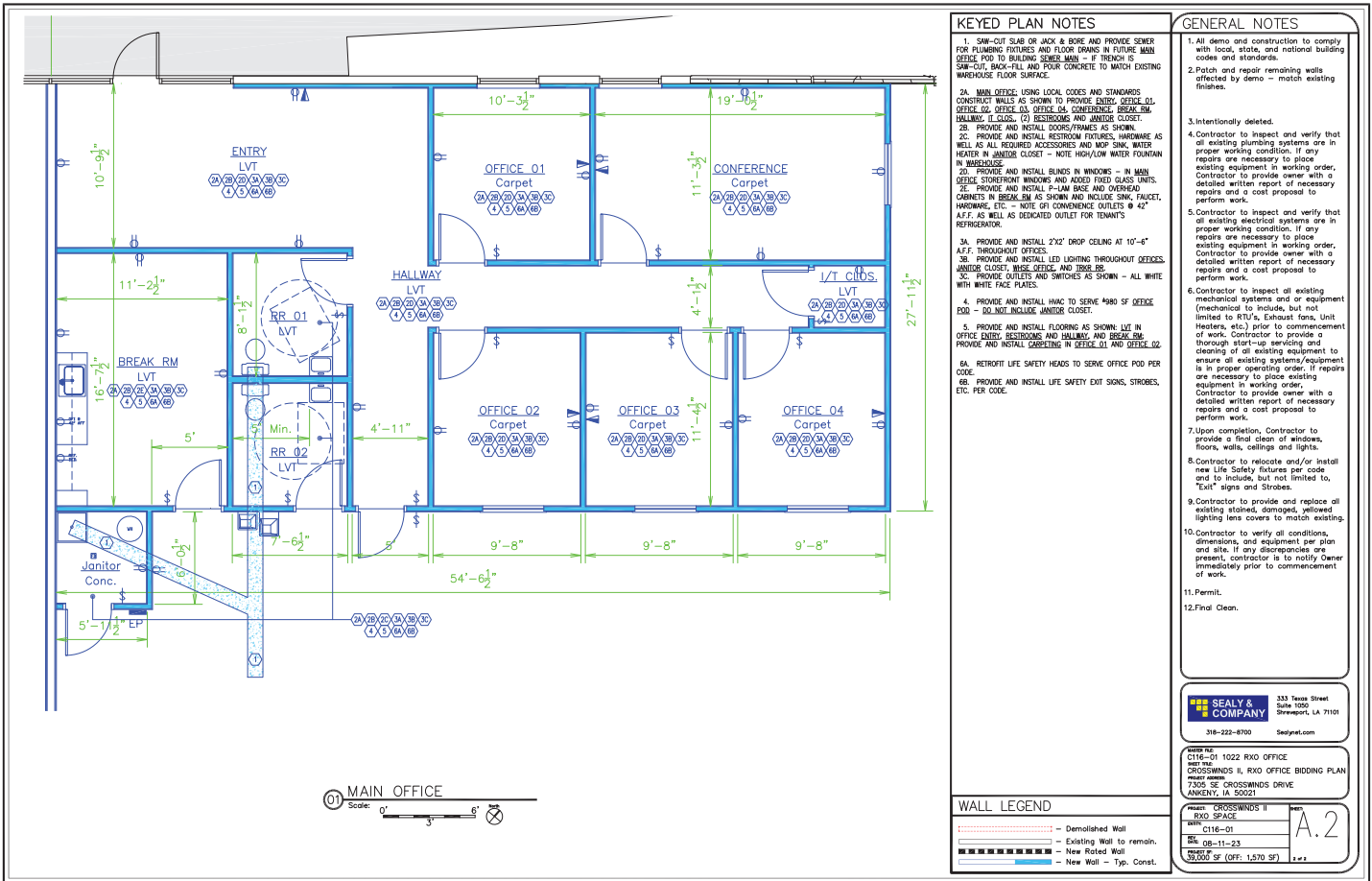
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### KEYED PLAN NOTES

1. SAW-CUT SLAB OR JACK & BORE AND PROVIDE SOWER FOR PLUMBING FIXTURES AND FLOOR DRAINS IN FUTURE MAIN OFFICE POD TO BUILDING SOWER MAIN - IF TRENCH IS SAW-CUT, BACK-FILL AND POUR CONCRETE TO MATCH EXISTING WAREHOUSE FLOOR SURFACE.
- 2A. MAIN OFFICE USING LOCAL CODES AND STANDARDS. CONSTRUCT WALLS AS SHOWN TO PROVIDE ENTRY, OFFICE 01, OFFICE 02, OFFICE 03, OFFICE 04, CONFERENCE, BREAK RM, HALLWAY, L/CLOSET, (2) RESTROOMS AND JANITOR CLOSET.
- 2B. PROVIDE AND INSTALL DOORFRAMES AS SHOWN.
- 2C. PROVIDE AND INSTALL RESTROOM FIXTURES, HARDWARE AS WELL AS ALL REQUIRED ACCESSORIES AND WOP SINK, WATER HEATER IN JANITOR CLOSET - NOTE HIGH/LOW WATER FOUNTAIN IN RESTROOMS.
- 2D. PROVIDE AND INSTALL BLINDS IN WINDOWS - IN MAIN OFFICE, STOREFRONT WINDOWS AND ADDED FIXED GLASS UNITS.
- 2E. PROVIDE AND INSTALL P-LAW BASE AND OVERHEAD CABINETS IN BREAK RM AS SHOWN AND INCLUDE SINK, FAUCET, WINDING, ETC. - NOTE 6" CONVENIENCE OUTLETS @ 42" A.F.F. AS WELL AS DEDICATED OUTLET FOR TENANT'S REFRIGERATOR.
- 3A. PROVIDE AND INSTALL 2'X2' DROP CEILING AT 10'-6" A.F.F. THROUGHOUT OFFICES.
- 3B. PROVIDE AND INSTALL LED LIGHTING THROUGHOUT OFFICES, JANITOR CLOSET, BREAK OFFICE AND TRUNK RM.
- 3C. PROVIDE OUTLETS AND SWITCHES AS SHOWN - ALL WHITE WITH WHITE FACE PLATES.
4. PROVIDE AND INSTALL HANG TO SERVE 980 SF OFFICE POD - DO NOT INCLUDE JANITOR CLOSET.
5. PROVIDE AND INSTALL FLOORING AS SHOWN. LVT IN OFFICE ENTRY, RESTROOMS AND HALLWAY, AND BREAK RM. PROVIDE AND INSTALL CARPETING IN OFFICE 01 AND OFFICE 02.
- 6A. RETROFIT LIFE SAFETY HEADS TO SERVE OFFICE POD PER CODE.
- 6B. PROVIDE AND INSTALL LIFE SAFETY EXIT SIGNS, STROBES, ETC. PER CODE.

### GENERAL NOTES

1. All demo and construction to comply with local, state, and national building codes and standards.
2. Patch and repair remaining walls affected by demo - match existing finishes.
3. Intentionally deleted.
4. Contractor to inspect and verify that all existing plumbing systems are in proper working condition. If any repairs are necessary to place existing equipment in working order, Contractor to provide owner with a detailed written report of necessary repairs and a cost proposal to perform work.
5. Contractor to inspect and verify that all existing electrical systems are in proper working condition. If any repairs are necessary to place existing equipment in working order, Contractor to provide owner with a detailed written report of necessary repairs and a cost proposal to perform work.
6. Contractor to inspect all existing mechanical systems and/or equipment (mechanical to include, but not limited to RTU's, Exhaust fans, Unit Heaters, etc.) prior to commencement of work. Contractor to provide a thorough start-up servicing and cleaning of all existing equipment to ensure all existing systems/equipment is in proper operating order. Contractor to provide owner with a detailed written report of necessary repairs and a cost proposal to perform work.
7. Upon completion, Contractor to provide a final clean of windows, floors, walls, ceilings and lights.
8. Contractor to relocate and/or install new Life Safety fixtures per code and to include, but not limited to, "Exit" signs and Strobes.
9. Contractor to provide and replace all existing stained, damaged, yellowed lighting lens covers to match existing.
10. Contractor to verify all conditions, dimensions, and equipment per plan and site. If any discrepancies are present, contractor is to notify Owner immediately prior to commencement of work.
11. Permit.
12. Final Clean.

### WALL LEGEND

- Demolished Wall
- Existing Wall to remain.
- New Rotted Wall
- New Wall - Typ. Const.

**SEALY & COMPANY**  
333 Tenth Street  
Suite 1000  
Des Moines, IA 50319  
319-222-8700    Sealy.net.com

**CLIENT**  
C116-01 1022 RXVO OFFICE  
7305 SE CROSSWINDS DR, RXVO OFFICE BIDDING PLAN  
7305 SE CROSSWINDS DRIVE  
ANKENY, IA 50021

**PROJECT**  
CROSSWINDS II  
RXVO SPACE  
C116-01  
08-11-23  
30,000 SF (OFF: 1,570 SF)

**SCALE**  
A.2



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