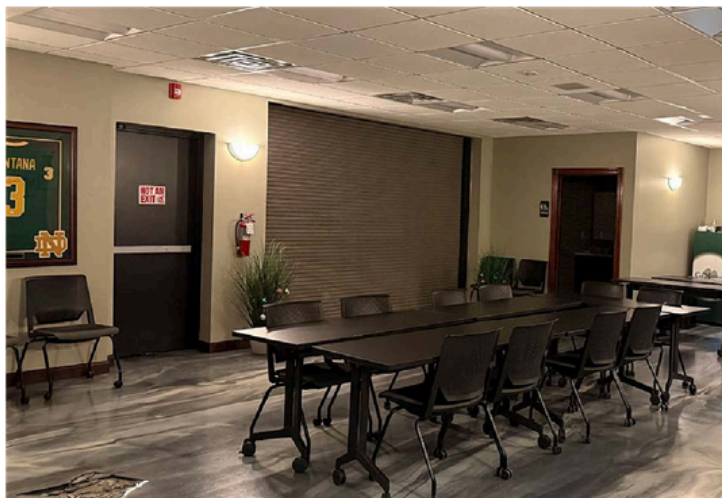
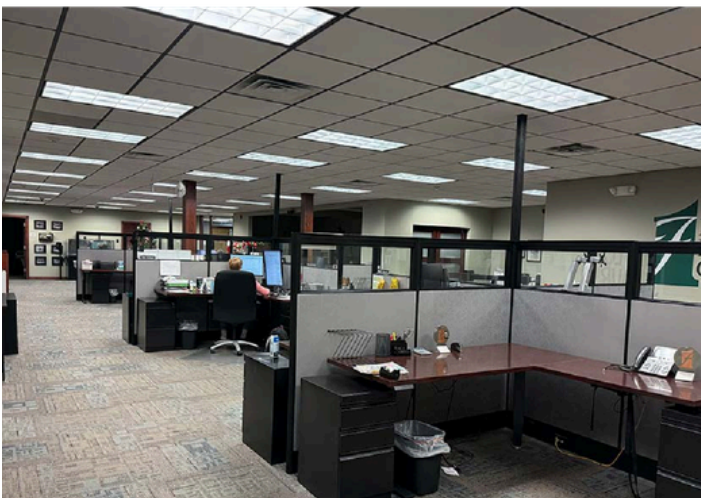


1014 SE Lorenz Drive

ANKENY | IOWA



PROPERTY FEATURES:

- **For Lease: \$12/SF/NNN**
- **13,653 SF** of flexible space, fully built-out, move-in ready and easily divisible down to $\pm 1,500$ SF
- Highly adaptable layout for professional office or light commercial use
- Amenities include 11 private offices, 1 large conference room, a full staff kitchenette, 7 single-stall restrooms
- Includes 2 garage doors, 1 external loading dock, and ample on-site parking for employees and visitors

STANBROUGH REALTY COMPANY
2775 86th Street
Urbandale, Iowa 50322
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Jeff Stanbrough
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ANKENY | IOWA



LOCATION FEATURES:

- Centrally located in SE Ankeny's rapidly growing commercial and residential corridor
- Immediate access to major retail hubs (Target, Walmart, The Home Depot, and Menards)
- Less than 1 mile to major thoroughfares with swift connectivity to Interstate 35 via Oralabor Road and State Street
- Traffic counts: 1,931 VPD on SE Lorenz Drive and 4,080 VPD on SE Hulsizer Drive



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STANBROUGH
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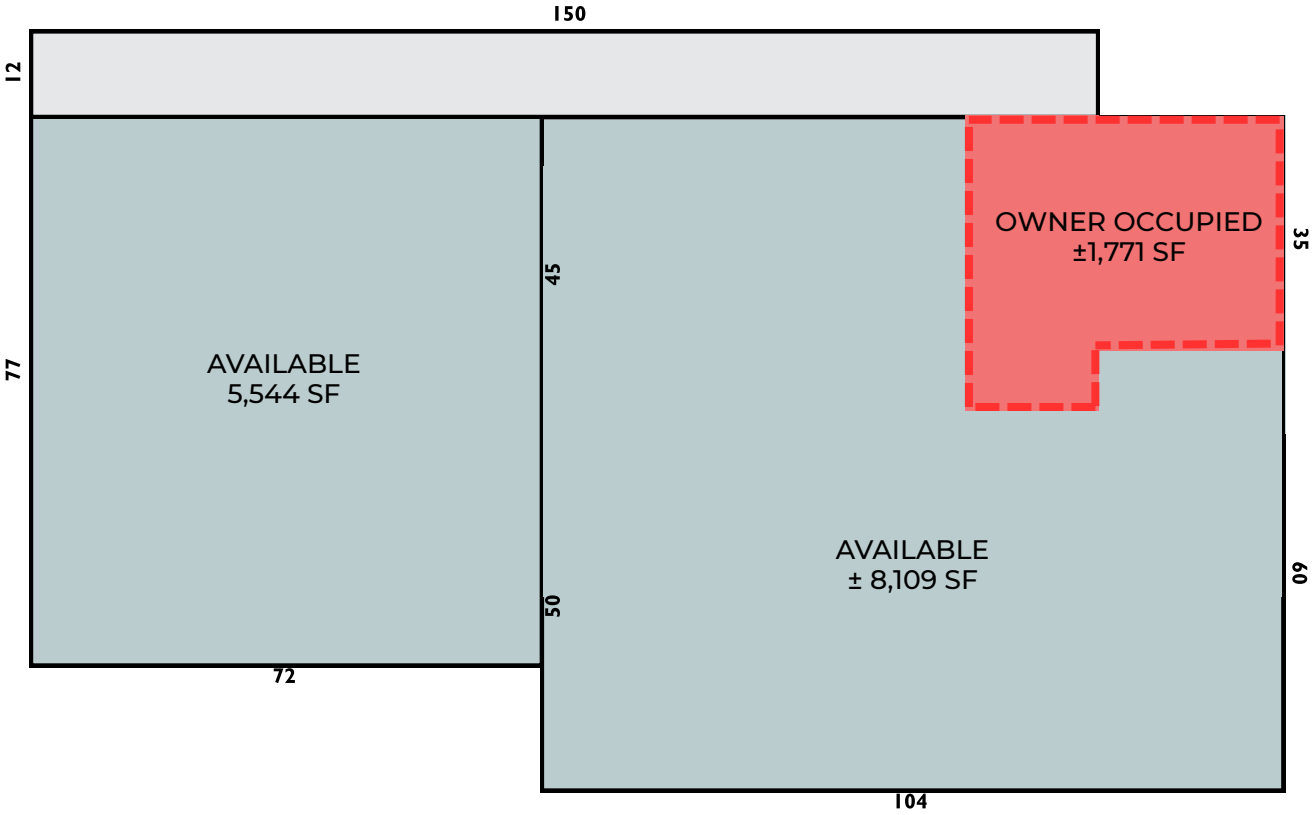


FOR LEASE

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FLOOR PLAN MEASUREMENTS:



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