



 **JLL** SEE A BRIGHTER WAY

For lease



2nd generation office and retail space available in The District at Prairie Trail in Ankeny, Iowa

District 3
1610 SW Main Street
Ankeny, Iowa 50023

Property overview

Availability:

- Suite 120B: 2,574 RSF
 - 2nd generation retail
- Suite 207: 2,456 RSF
 - 2nd generation office

Lease rate:

- \$24.00 - \$26.00/RSF NNN
- Est. OPEX: available upon request
- High foot traffic area with nearly 3 million annual visitors
- Prime location at the center of The District at Prairie Trail - 525,000+ SF mixed-use development featuring office, retail, dining, entertainment, and civic uses
- Ankeny is the 10th fastest growing city in the United States (U.S. Census Bureau)
- Adjacent to DMACC serving 15,000+ college students

Contact broker for additional information

jll.com/des-moines

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Suite 120B



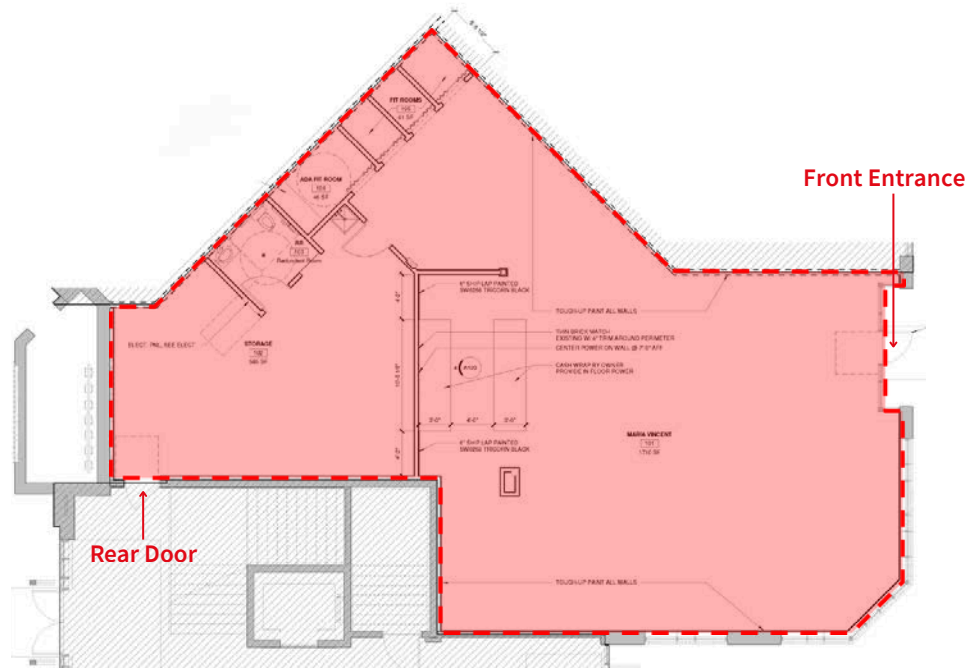
Availability:

- 2,574 RSF

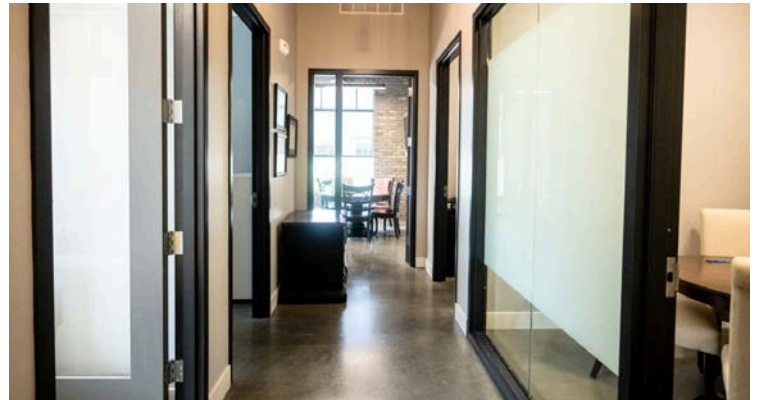
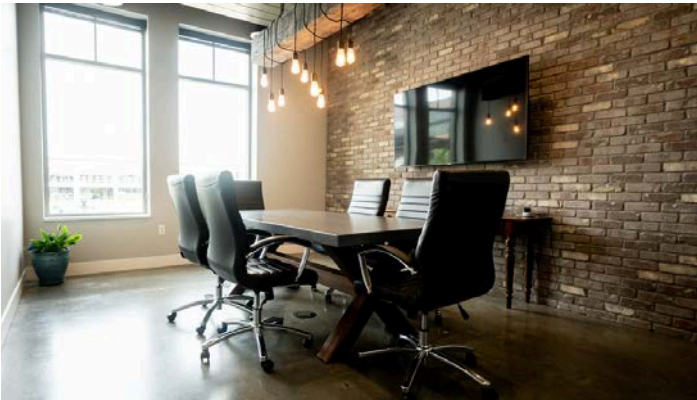
Lease rate:

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- Sought-after ground-floor retail space with exceptional visibility and seamless connection to The District town square
- Turnkey boutique buildout features open sales floor, multiple fitting rooms, and generous storage/operations area
- Ideal for clothing boutiques, athleisure, outdoor gear, home goods, gift shops, specialty retail, and more



Suite 207

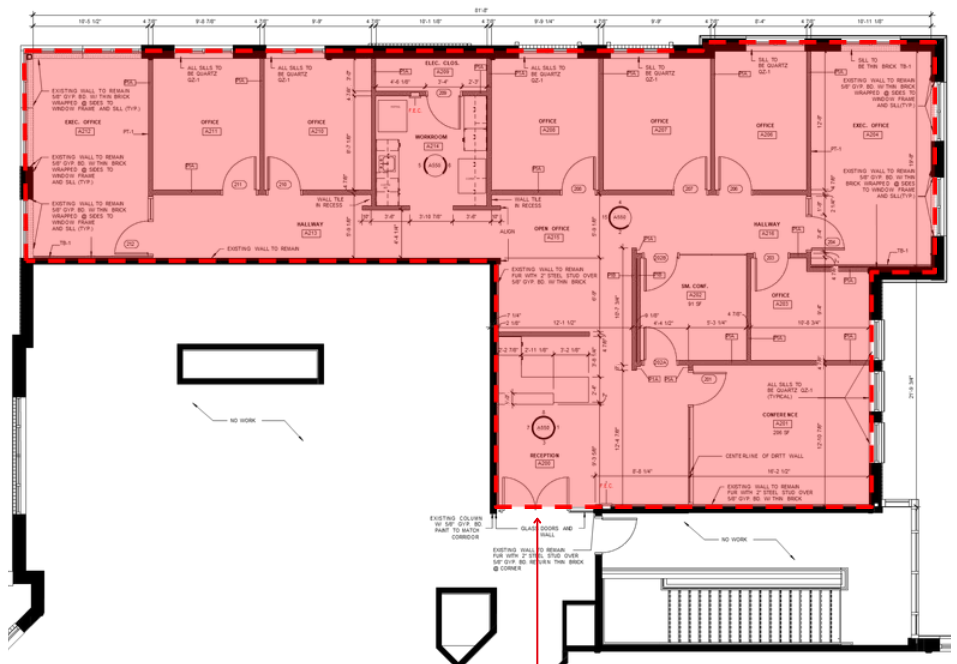


Availability:

- 2,456 RSF

Lease rate:

- \$24.00/RSF NNN
- OPEX available upon request
- Prime end-cap office suite with coveted park views overlooking The District
- Turnkey space features executive buildout with 6 private offices, huddle room, conference room, full break area, and reception/waiting area
- Exposed brick accent walls and full-glass double entry doors
- Ideal for professional services, creative agencies, or tech startups



Front Entrance

For lease

1610 SW Main Street, 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.

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