



For lease



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

District 1
1450 SW Vintage Parkway
Ankeny, IA 50023

Property overview

Available: Suites 230-240: 3,474 RSF

Lease rate: \$24.00 PSF NNN

Est. OPEX: \$12.42 PSF

- High foot traffic area with over 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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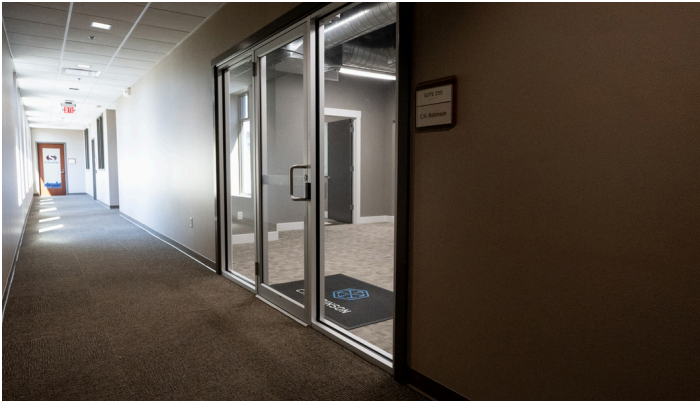
Marcus R. Pitts, CCIM, SIOR

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Images



Floorplan

Availability:

- 3,474 RSF

Lease rate:

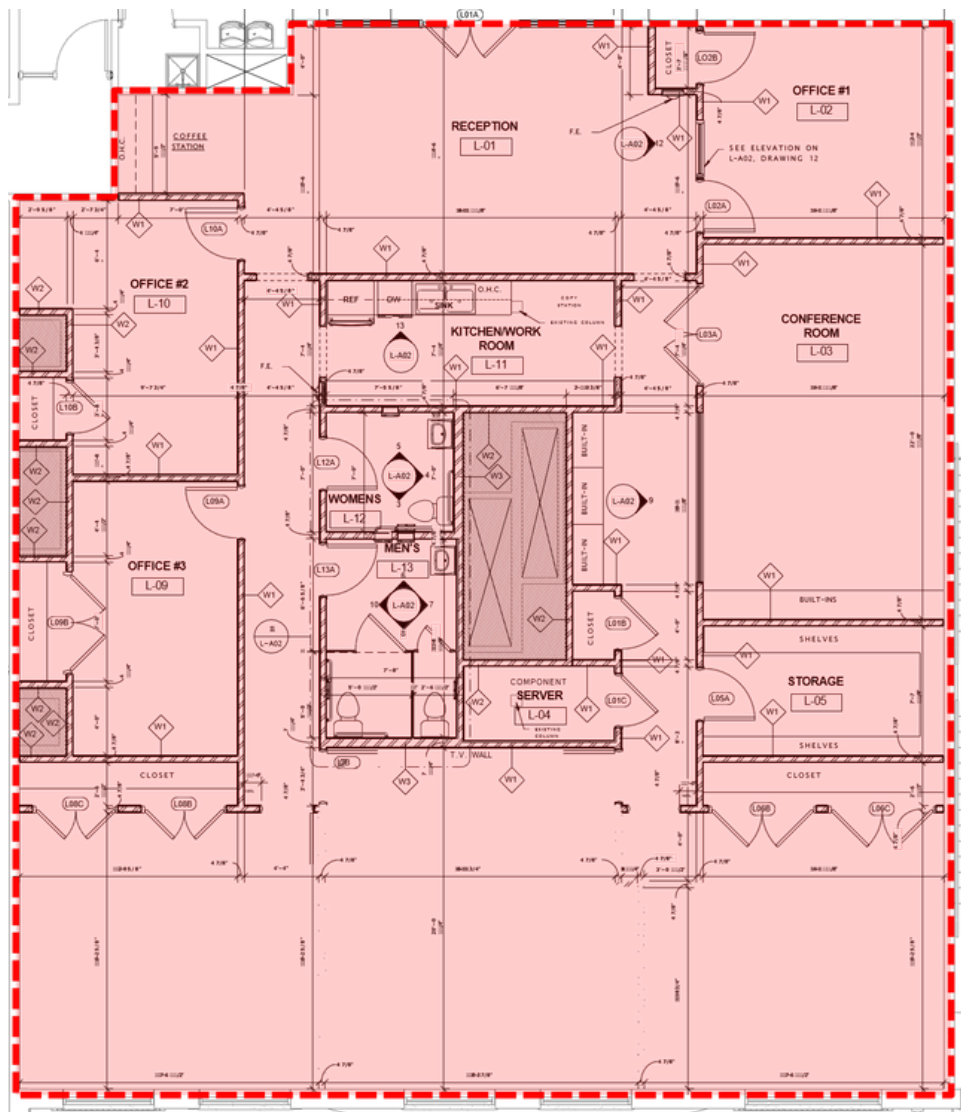
- \$24.00 PSF NNN

Est. OPEX:

- \$12.42 PSF

- 3 private offices
- Large conference room with full glass demising wall
- Large open area along window line for cubicles or future private offices
- Welcoming reception area with beverage station
- Internal restrooms + common area restrooms

Front Entrance



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District 1 | 1450 SW Vintage Pkwy., Ankeny, Iowa 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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