

**1808**

SW MAGAZINE  
RD, ANKENY, IA

# Class A Office Space For Lease

**6,974 SF - FIRST FLOOR**  
**10,262 SF - SECOND FLOOR**  
**TOTAL: 17,236 SF**



## EXECUTIVE SUMMARY

The property at 1808 SW Magazine Rd in Ankeny, Iowa, is a modern 42,649 SF facility built between 2021 and 2022 on 3.18 acres. Offering 6,792 SF on the first floor and 10,262 SF on the second floor, for a total of 17,236 SF available for lease. The current occupant, Pet Parents, a rapidly growing pet products company is looking to lease the renovated first floor of the property and unfinished second floor suites. This opportunity permits newly constructed two story Class A office space to be available for lease just outside the highly desirable District development in Ankeny, IA. Ankeny is one of the fastest growing suburbs of Des Moines, and one of the fastest growing communities in the US. The site offers a user the option of leasing 2nd generation office space, or constructing bespoke space to their needs with large window lines and desirable proximity to amenities.



# PROPERTY OVERVIEW



HIGH GROWTH  
AREA



OFFICE SPACE



OPEN FLOORS

FLEXIBLE OCCUPANCY LAYOUTS

MODERN BUILD AND INFRASTRUCTURE

EXISTING OFFICE SPACE AVAILABLE

WHITE-BOX DEVELOPMENT OPTIONS

PROXIMITY TO AMENITIES

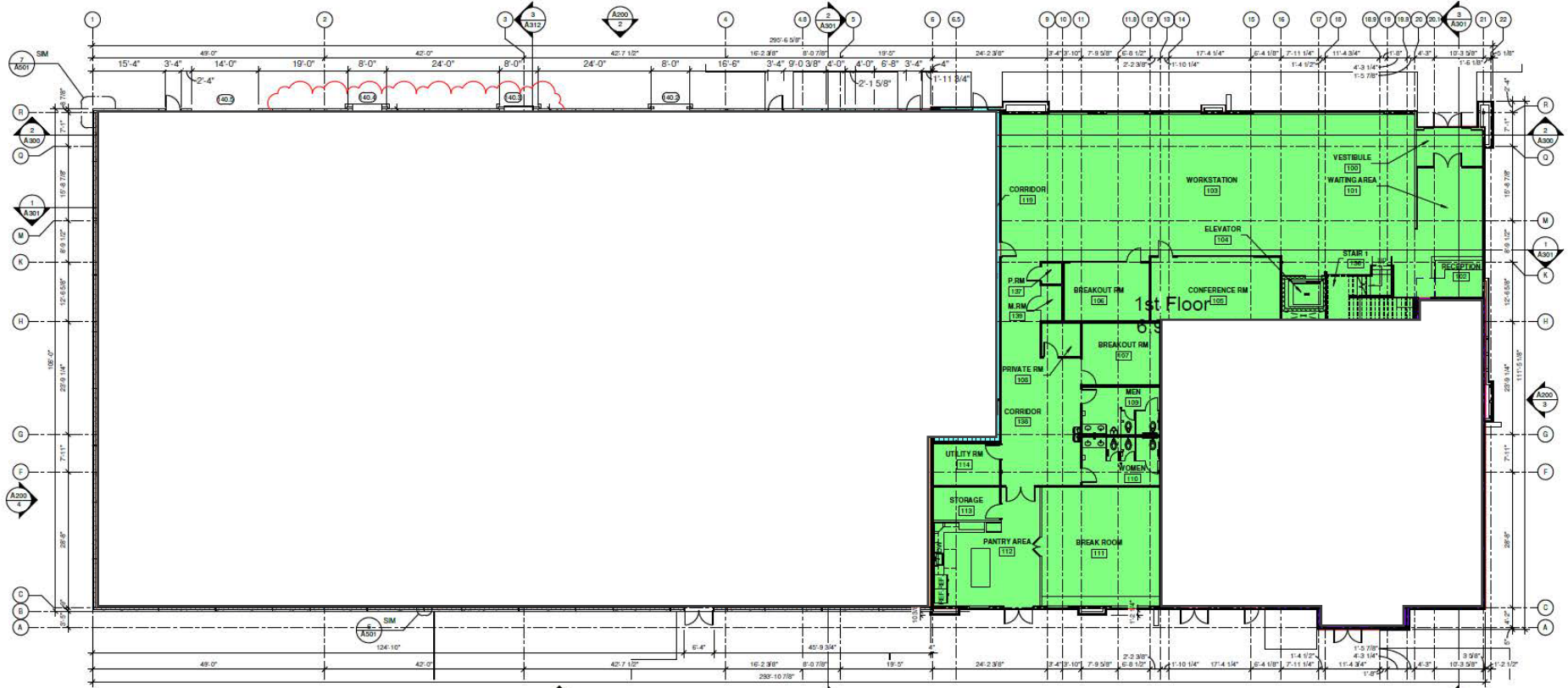
CLASS A OFFICE CONSTRUCTION

BUILDING & MONUMENT SIGNAGE



# FLOOR PLANS

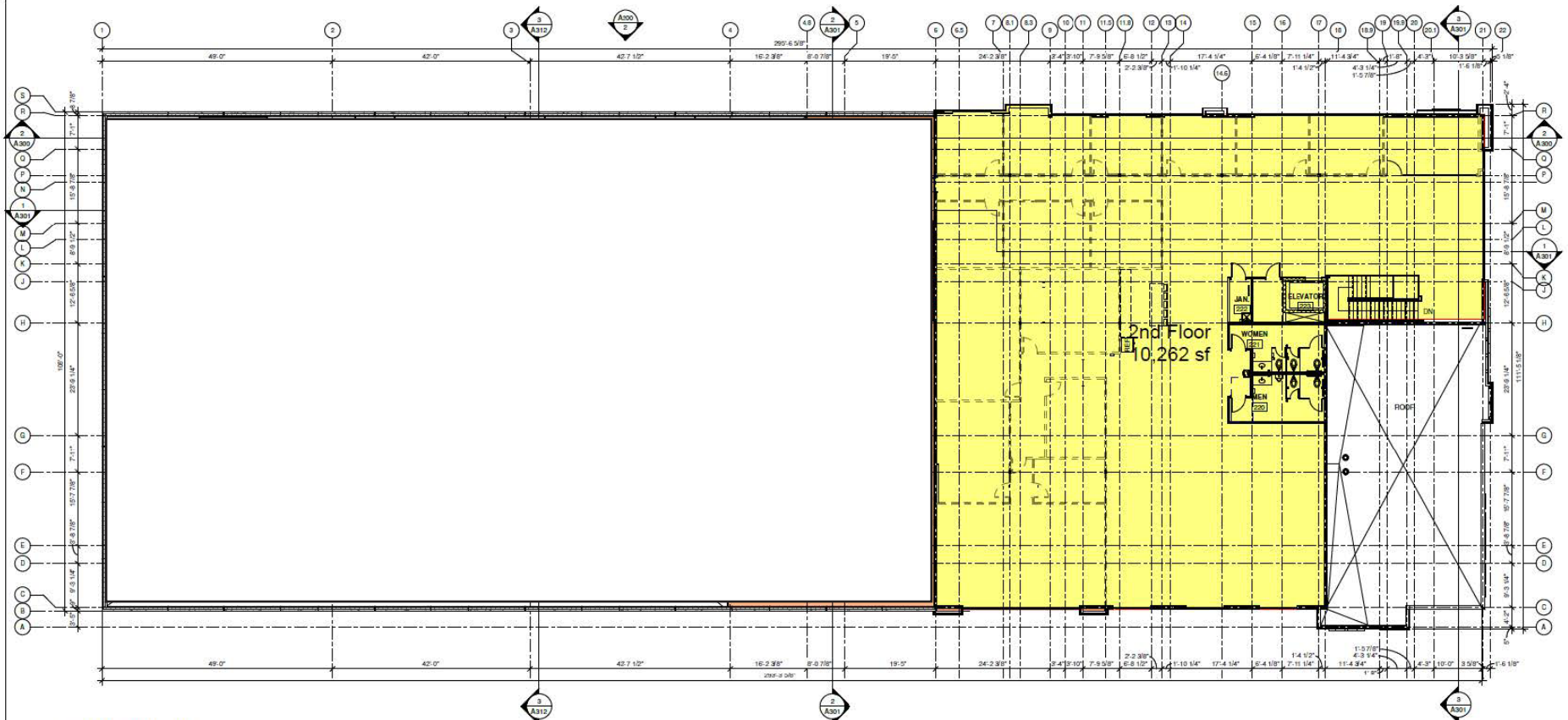
## FIRST FLOOR



### 1ST FLOOR OFFICE:

- GREEN: 6,974 SF

SECOND FLOOR



**2ND FLOOR OFFICE SPACE:**

- **YELLOW: 10,262 SF**

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## AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	5,982	64,968	92,420
2030 Population - Projection	6,692	67,820	97,010
2025-2030 Annual Population	2.27%	.86%	.97%
<b>RETAIL SALES</b>			
Grocery Sales	\$84.5M	\$322.4M	\$345.8M
<b>EMPLOYMENT DATA</b>			
Employed Population	96.3%	98.1%	98.2%
Unemployed Population	3.7%	1.9%	1.8%
<b>HOUSEHOLD INCOME</b>			
Median Household Income	\$113,459	\$105,234	\$106,244
<b>HOUSING VALUE</b>			
Median Home Price	\$162,438	\$203,565	\$214,183
Average Home Price	\$198,557	\$236,543	\$245,105
<b>HOUSING UNITS</b>			
Owner-Occupied Housing	49.3%	71.8%	73.5%
Renter-Occupied Housing	50.7%	28.2%	26.6%
<b>TRAFFIC COUNTS</b>			
SW Magazine Drive - SW State St	4,615 VDP		

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## Mike Macri III, CCIM, MRED, CRE

Vice President

+1 515 229 2313

mike.macri@cbre.com

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