

For lease

2nd generation office space
available at District 6 in The
District at Prairie Trail

Availability: 1,378 RSF

Lease Rate: \$20.00/RSF NNN

District 6 | 1345 SW Park Square Dr.
Ankeny, IA 50023

Property overview

Lease rate: \$20.00/RSF NNN

Est. OPEX: \$13.63/RSF

- Office space includes: 3-4 offices, conference room, break area, copy/printing area, front reception/waiting area
- Common area restrooms
- Positioned at the center of it all, The District is home to retail boutiques, dining and entertainment venues, civic uses, and more.
- Prairie Trail a 1,031-acre planned community built on the tradition of Iowa's greatest neighborhoods in Ankeny, Iowa.

**Contact broker for
additional information**

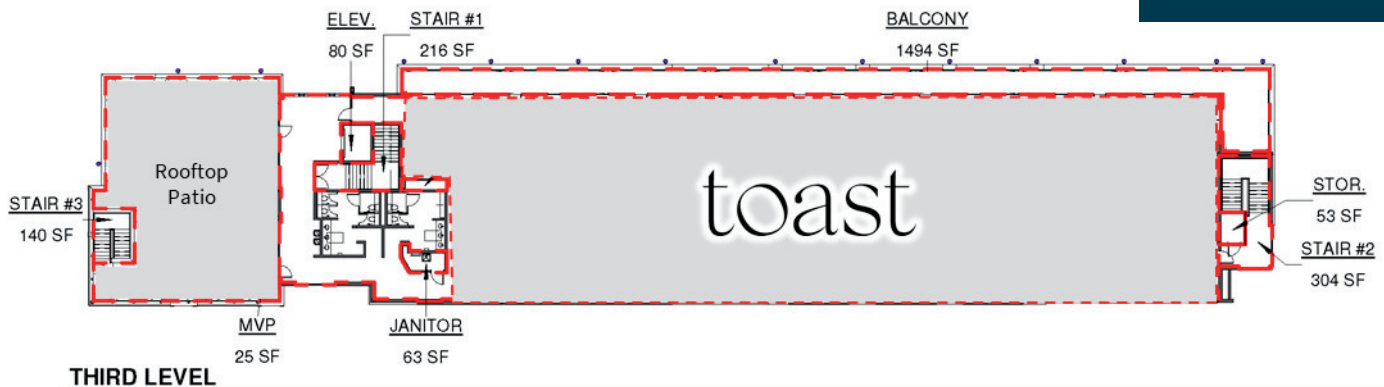
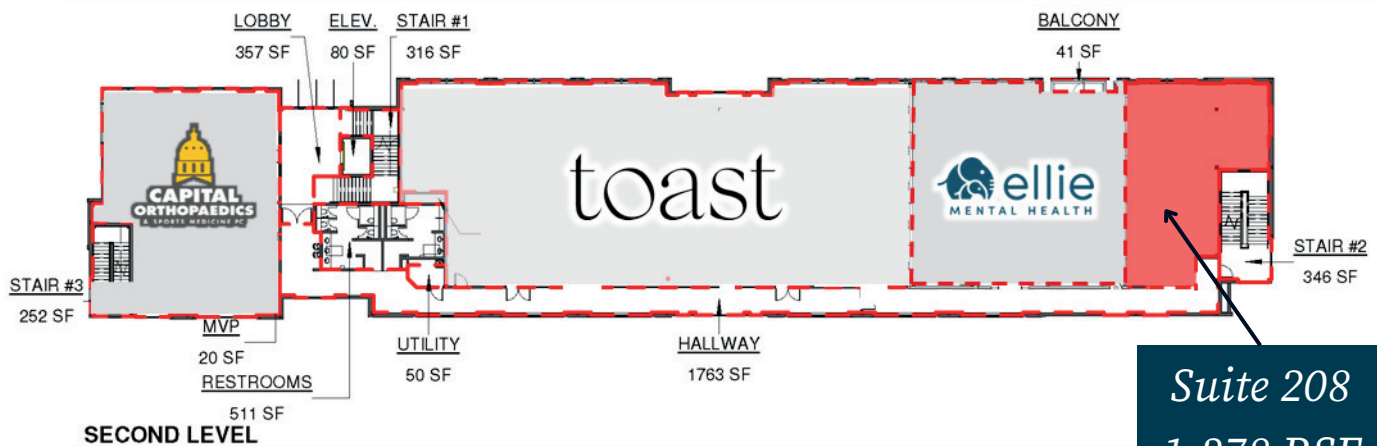
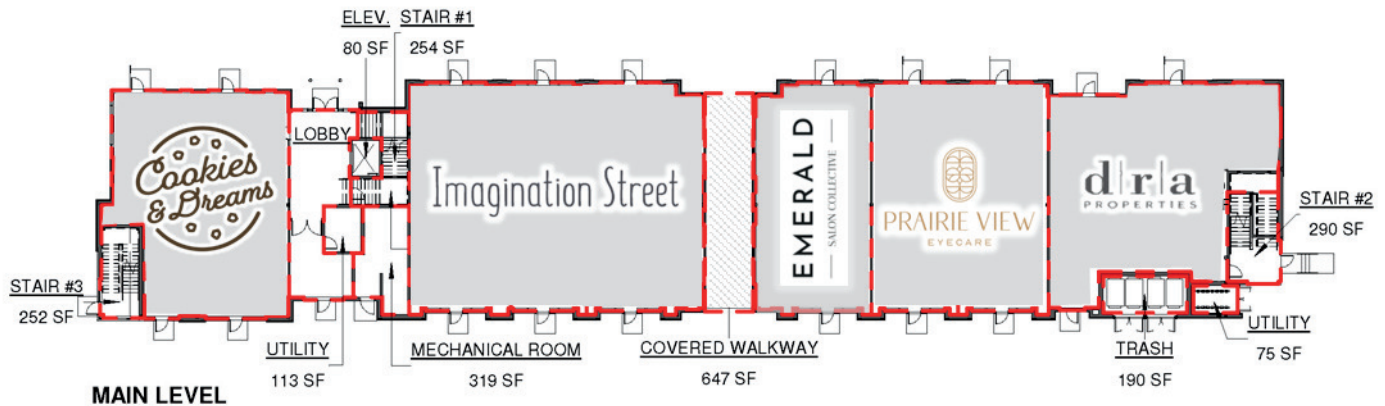
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Marcus R. Pitts, CCIM, SIOR
Senior Managing Director
marcus.pitts@jll.com
+1 515 556 4727

Meredith Young
Vice President
meredith.young@jll.com
+1 515 419 2963

Floor plan & availability

**For marketing purposes only.*



Floor plan & availability

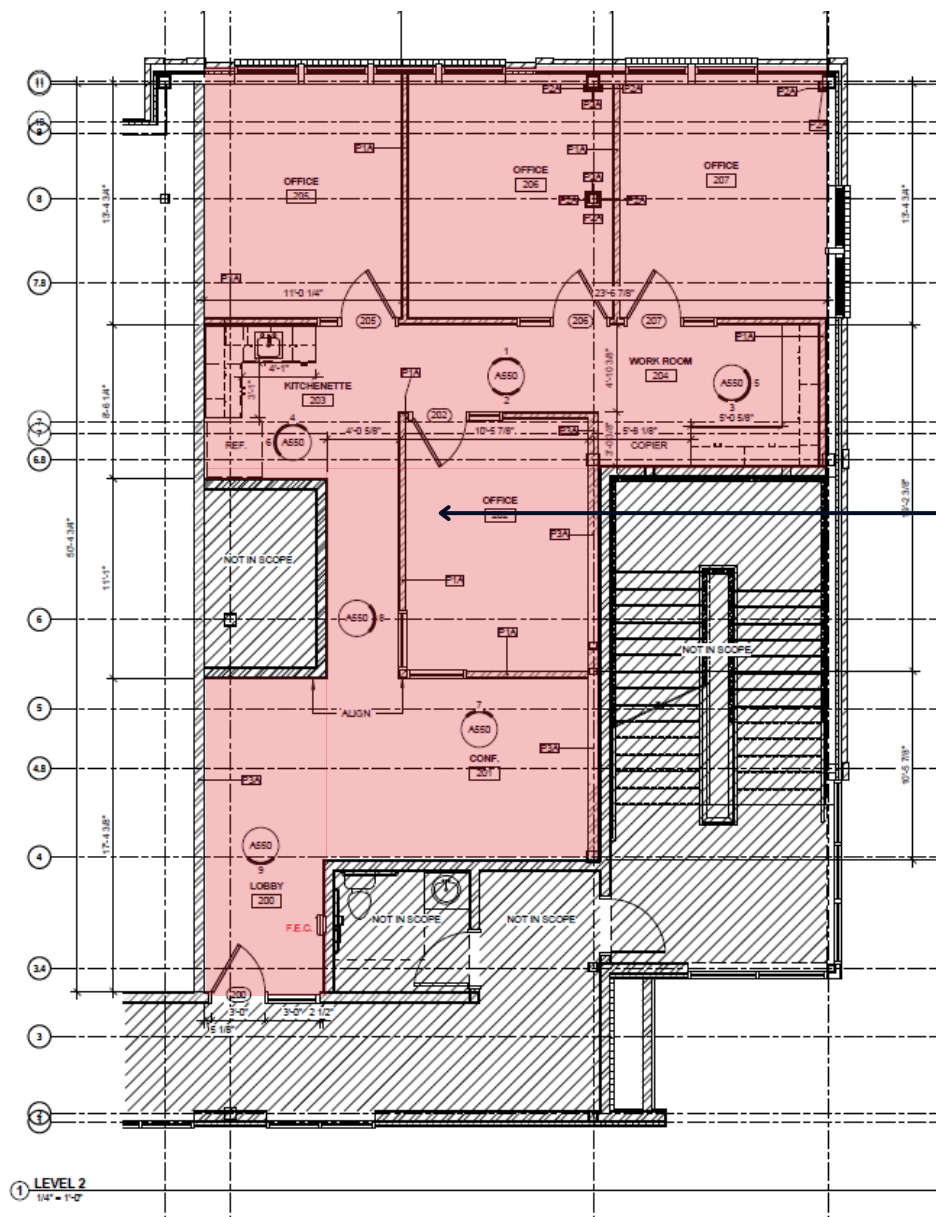
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Availability:

- Suite 208 - 1,378 RSF

Lease rate: \$20.00/RSF NNN

Est. OPEX: \$13.63/RSF



Suite 208
1,378 RSF

District 6

1345 SW Park Square Dr. | Ankeny, Iowa 50023



Demographics

	5 miles	10 miles	15 miles
Est. population	88,801	364,834	585,179
Est. households	34,049	146,634	234,182
Est. average HH income	\$92,044	\$75,622	\$77,688

Traffic counts

SW State St.	17,833 VPD
S Ankeny Blvd.	19,488 VPD
SE Oralabor Rd.	15,844 VPD

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