



# For Lease

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

Furniture negotiable. Existing grease trap in place.

**Availability: 4,195 RSF**

**Lease rate: \$26.00/RSF NNN**

1345 SW Park Square Dr. #102  
Ankeny, Iowa 50023

## Property overview

Available space: Suite 102 | 4,195 RSF

Lease rate: \$26.00/RSF NNN

Est. OPEX: Available upon request

- 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.
- Ankeny, Iowa is the 10th fastest growing city in the United States by U.S. Census Bureau

**Contact broker for  
additional information**

[jll.com/des-moines](http://jll.com/des-moines)

**Meredith Hedstrom**

Vice President

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**Marcus R. Pitts, CCIM, SIOR**

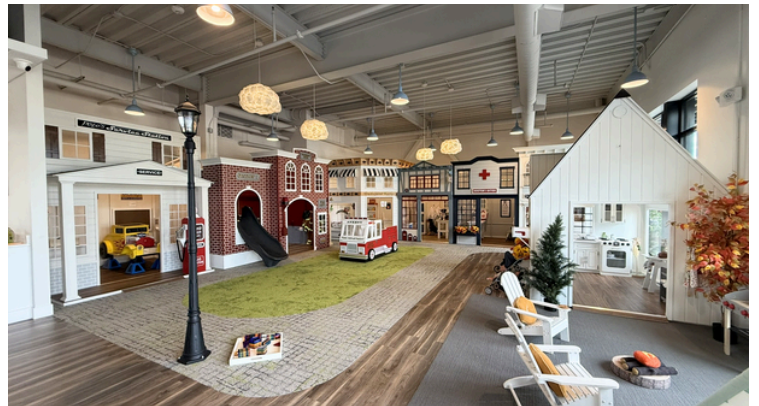
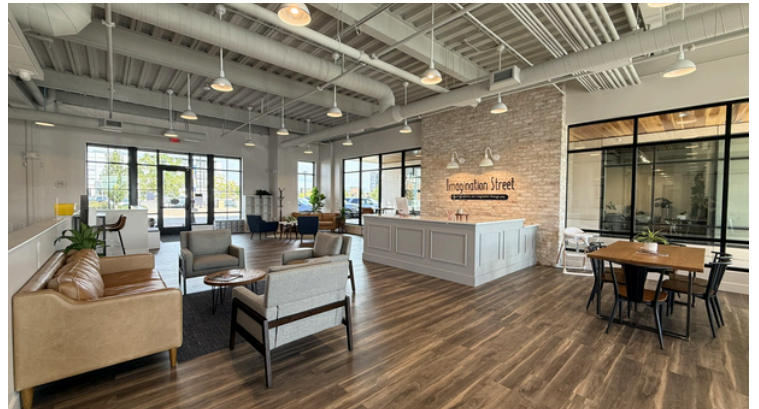
Senior Managing Director

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# Property photos







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1345 SW Park Square #102, 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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