

Available space: 1,506 - 9,847 RSF Lease rate: \$24.00/RSF NNN Sale price: Contact broker

TI allowance: \$40.00/RSF

Est. OPEX: Available upon request

Planned delivery: Q1 2026

- New construction single-story building in Vintage Business Park, which is located just east of The District within the Prairie Trail development.
- Ideal for a single user or multi-tenant occupancy.
- Suited for medical practices or traditional office tenants.
- Building can be leased or purchased contact broker for sale details
- Located adjacent to multiple single-family and multi-family housing developments, & retail, commercial, and hospitality
- TIF District Incentives available for the following industries:
 Technology, Logistics, Advanced Manufacturing, Biosciences, IT
 & Business Services



Vintage Business Park

1930 SW Magazine Road Ankeny, Iowa 50023



Contact broker for additional information

jll.com/des-moines

Meredith Hedstrom

Vice President meredith.hedstrom@jll.com +1 515 419 2963

Nick Anderson

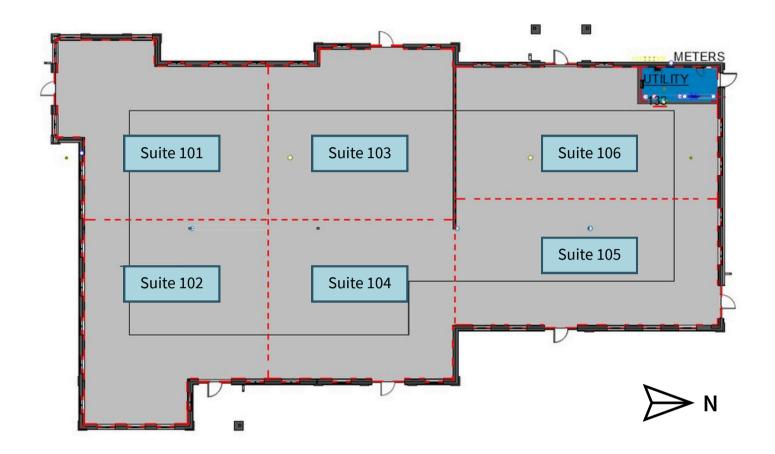
Associate nicholas.anderson@jll.com +1 515 729 6015

Marcus R. Pitts, CCIM, SIOR

Senior Managing Director marcus.pitts@jll.com +1 515 556 4727



Floor Plan



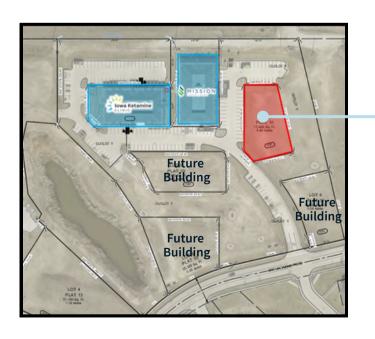
Pricing Chart

	SF	Rate	TI Allowance
Suite 101	1,681 SF	\$24/RSF NNN	\$40/RSF
Suite 102	1,725 SF	\$24/RSF NNN	\$40/RSF
Suite 103	1,583 SF	\$24/RSF NNN	\$40/RSF
Suite 104	1,506 SF	\$24/RSF NNN	\$40/RSF
Suite 105	1,647 SF	\$24/RSF NNN	\$40/RSF
Suite 106	1,705 SF	\$24/RSF NNN	\$40/RSF



Vintage Business Park Site Plan



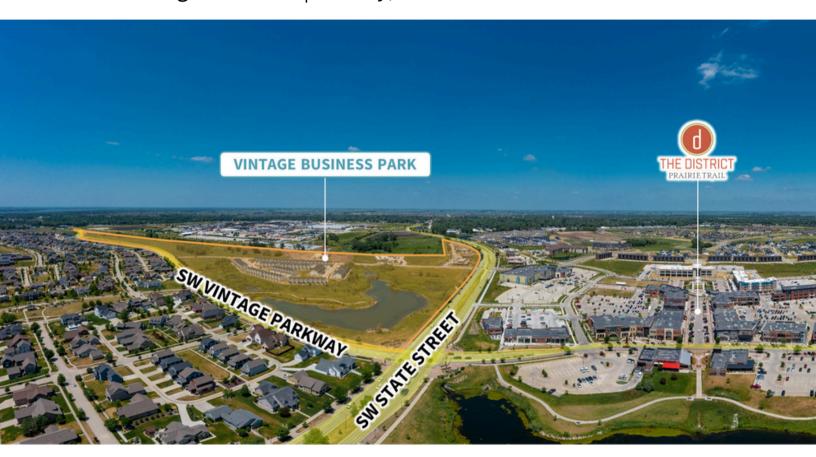






For Lease or Sale

Vintage Business Park 1930 SW Magazine Road | 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 grocery, retail, boutiques, restaurants, fitness, office users, and 200+ acres of public parks, trails and open green spaces.

Contact broker for additional information

jll.com/des-moines

Meredith Hedstrom

Vice President meredith.hedstrom@jll.com +1 515 419 2963

Nick Anderson

Associate nicholas.anderson@jll.com +1 515 729 6015 Marcus R. Pitts, CCIM, SIOR

Senior Managing Director marcus.pitts@jll.com +1 515 556 4727

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.