



# For Lease or Sale

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

 **JLL** SEE A BRIGHTER WAY

## Vintage Business Park

1930 SW Magazine Road  
Ankeny, Iowa 50023



**Contact broker for  
additional information**

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

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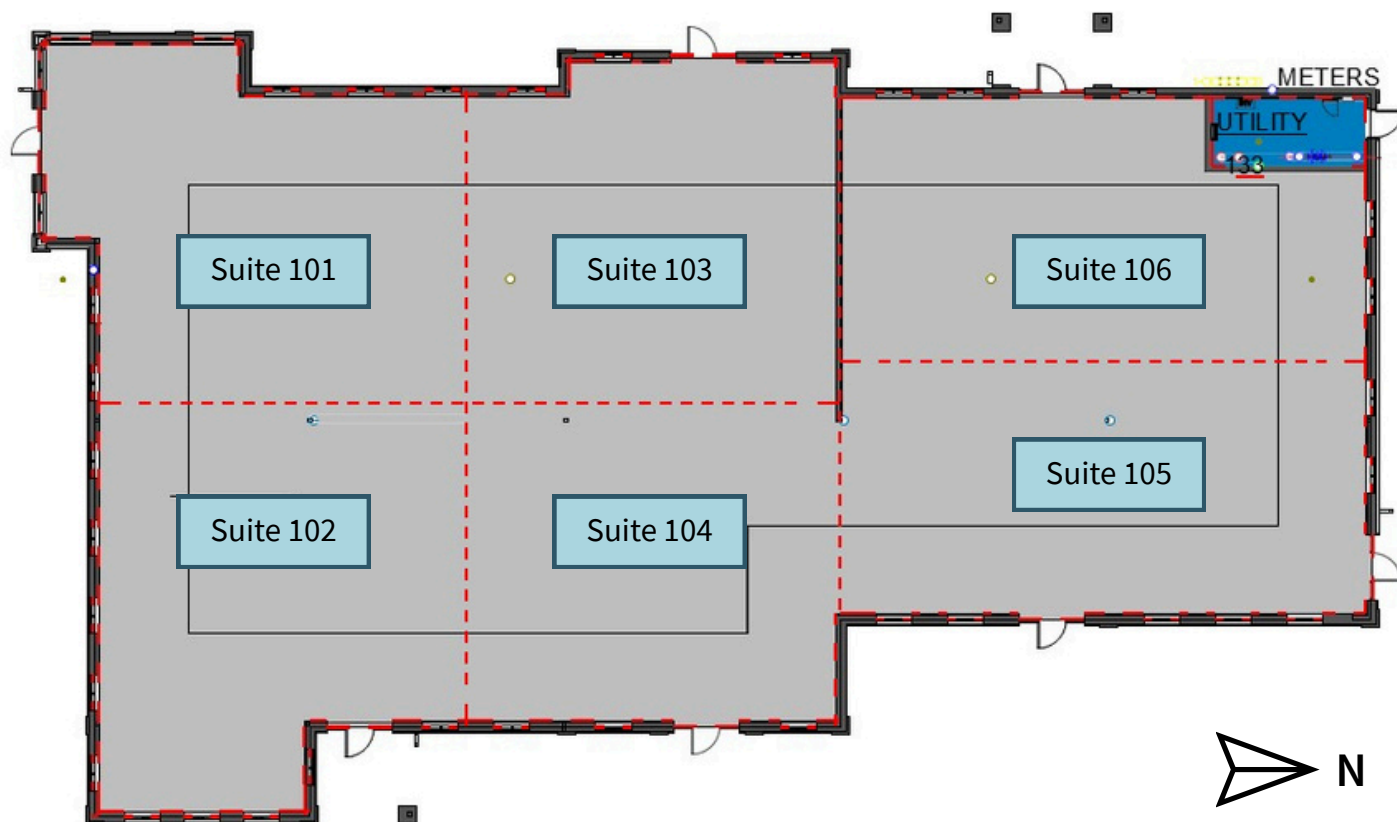
**Marcus R. Pitts, CCIM, SIOR**

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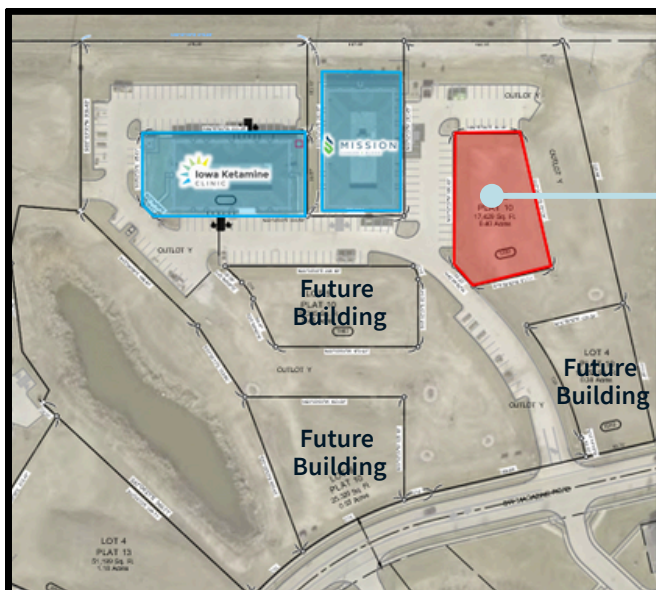
# Floor Plan



*Pricing Chart*

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

# Vintage Business Park Site Plan



*\*Conceptual rendering for marketing purposes*



*\*Similar to...*



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Vintage Business Park

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*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.*

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