

For lease

New construction speculative retail/office space available at Prairie Trail in Ankeny, Iowa

Retail

1st floor

1,583 – 19,345 RSF

End-caps with patios

Office

2nd floor

1,647 – 8,230 RSF

Park Sight

2295 SW State Street , Ankeny, IA 50023

Property overview

Retail – 1st floor

1,583 – 19,345 RSF

\$28.00 - \$32.00/RSF NNN

Office – 2nd floor

1,647 – 8,230 RSF

\$18.00/RSF NNN

- Q4 2025 building delivery
- \$40.00 PSF TI allowance
- 1st floor retail with patio opportunities, 2nd floor office
- Situated in the heart of Ankeny's Prairie Trail development, a 1,031-acre master planned community
- Ankeny, Iowa is the 10th fastest growing city as named by the United States by U.S. Census Bureau and the 6th largest city in Iowa.

Contact a broker for additional information

jll.com/des-moines

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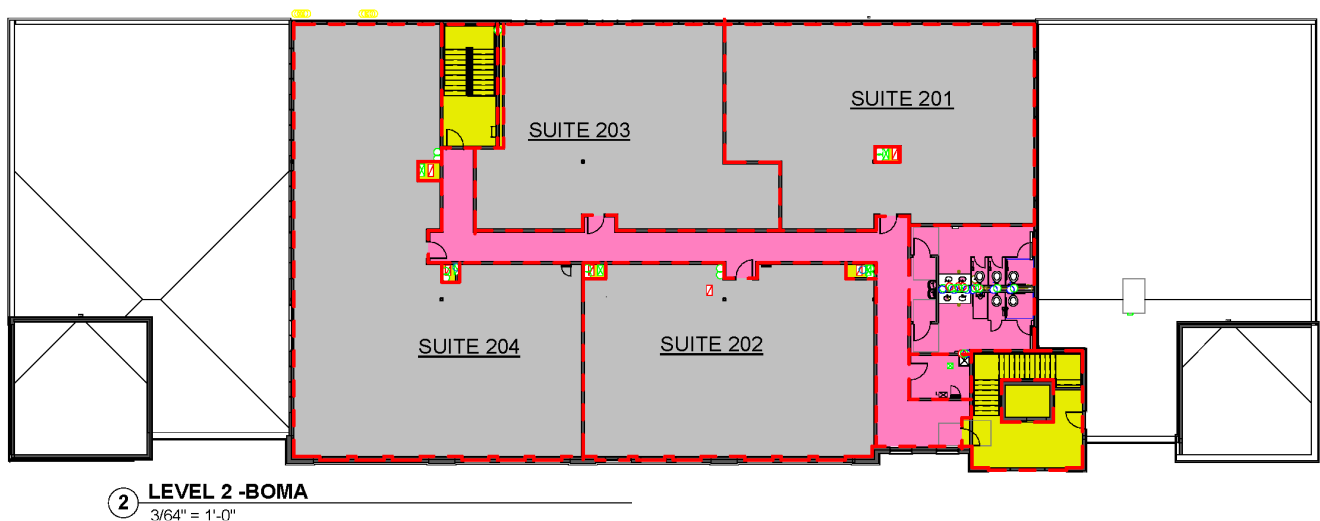
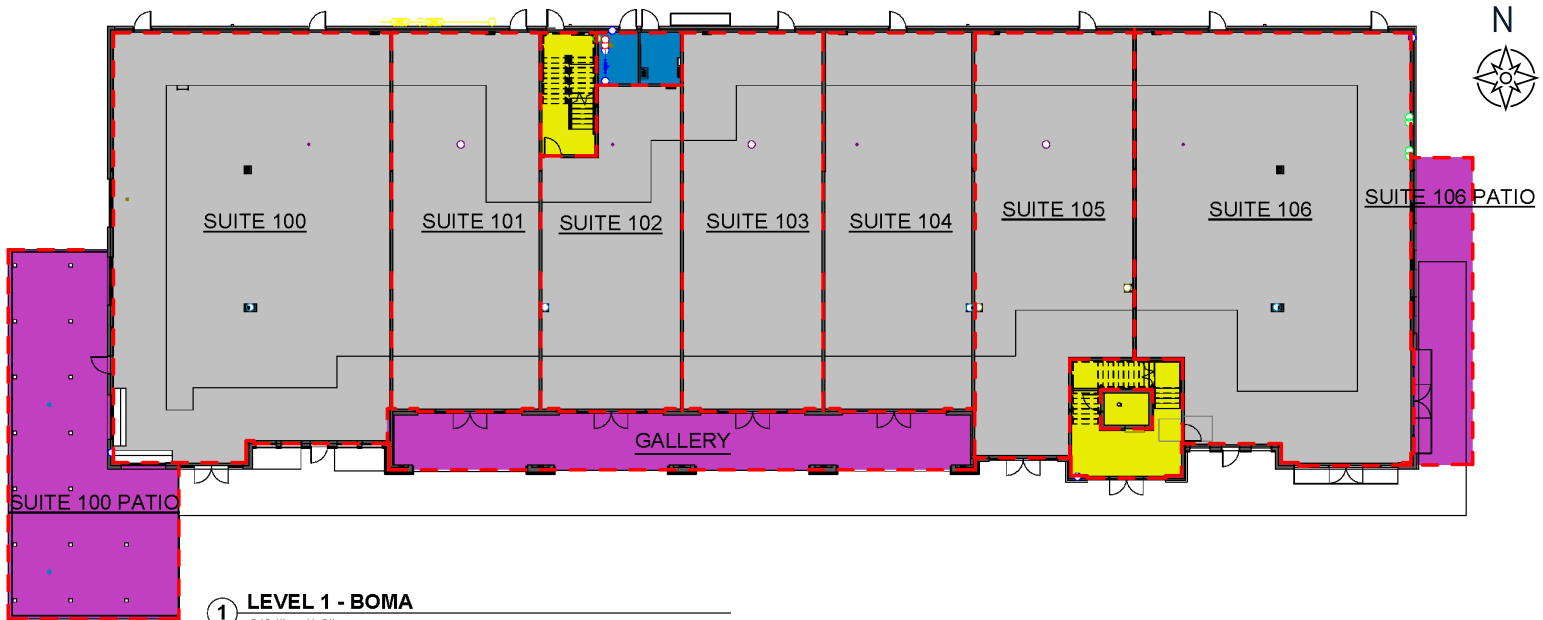
Availability

1st Floor Retail

Suite	RSF	Rental Rate
100	3,747 + 1,575 patio	\$32.00/RSF
101	2,113	\$28.00/RSF
102	1,583	\$28.00/RSF
103	1,996	\$28.00/RSF
104	2,147	\$28.00/RSF
105	1,971	\$28.00/RSF
106	3,616 + 598 patio	\$30.00/RSF

2nd Floor Office

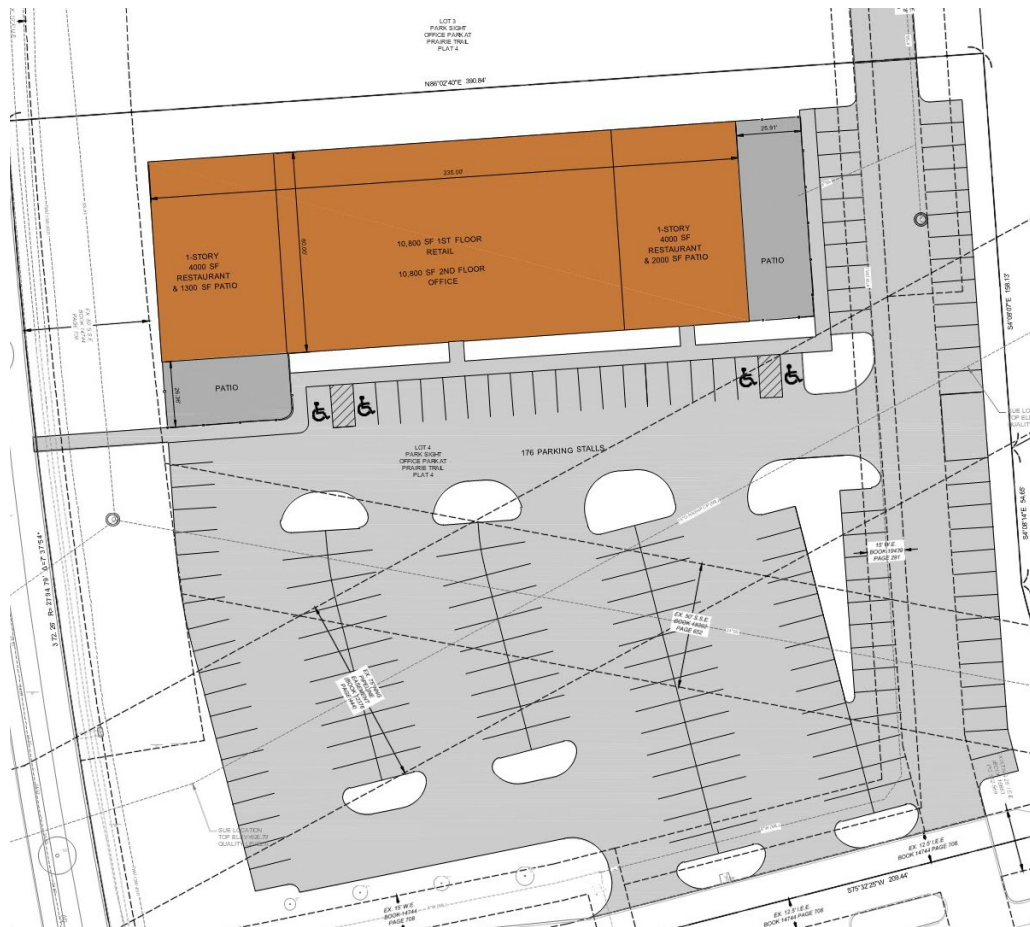
Suite	RSF	Rental Rate
201	1,880	\$18.00/RSF
202	1,796	\$18.00/RSF
203	1,647	\$18.00/RSF
204	2,907	\$18.00/RSF



Conceptual rendering



Site plan

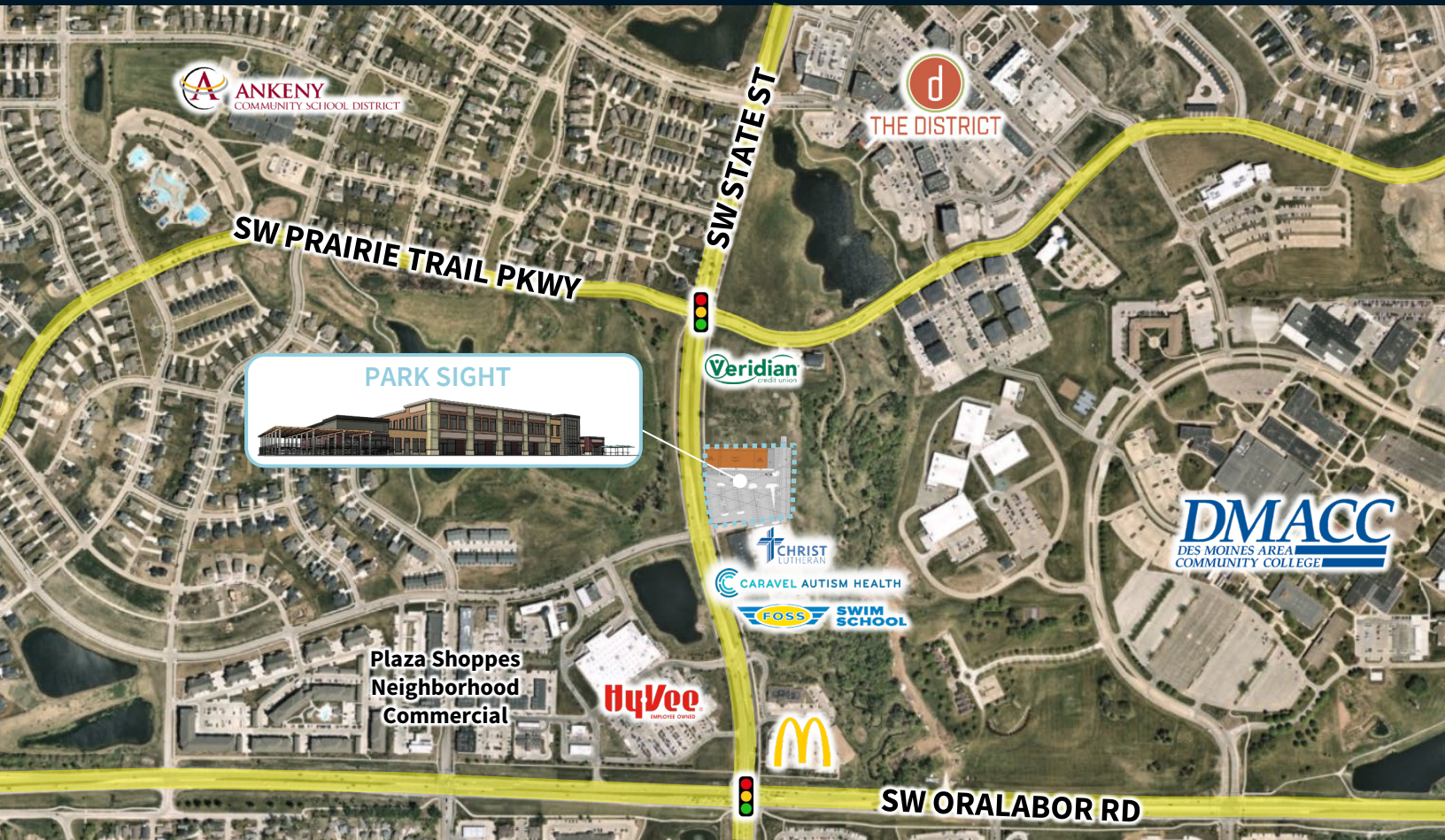


Progress photos



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