

# For lease



Retail space available for lease in Uptown Ankeny along the High Trestle Trail 320 - 326 SW Maple Street Ankeny, IA 50023

### **Property overview**

Available: 1,084 RSF - Suite 324

Lease rate: \$15.00/RSF NNN

Est. OPEX (2025): \$7.71/RSF (utilities included)

- Multi-tenant building suitable for office or retail uses
- Located adjacent to multiple single-family and multi-housing developments, retail, commercial, and hospitality.

Contact broker for additional information

ill.com/des-moines

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### **Nick Anderson**

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### Marcus R. Pitts, CCIM, SIOR

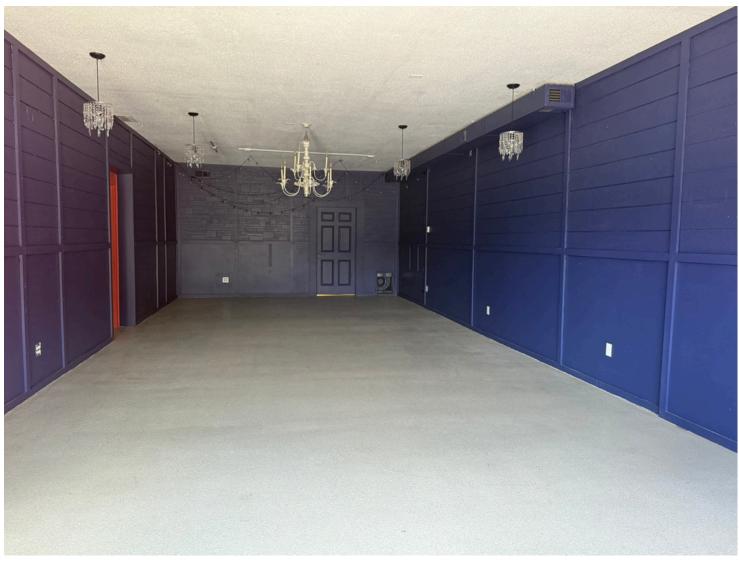
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## **JLL** SEE A BRIGHTER WAY

Images show previous tenant space. Furniture and fixtures not included in lease.

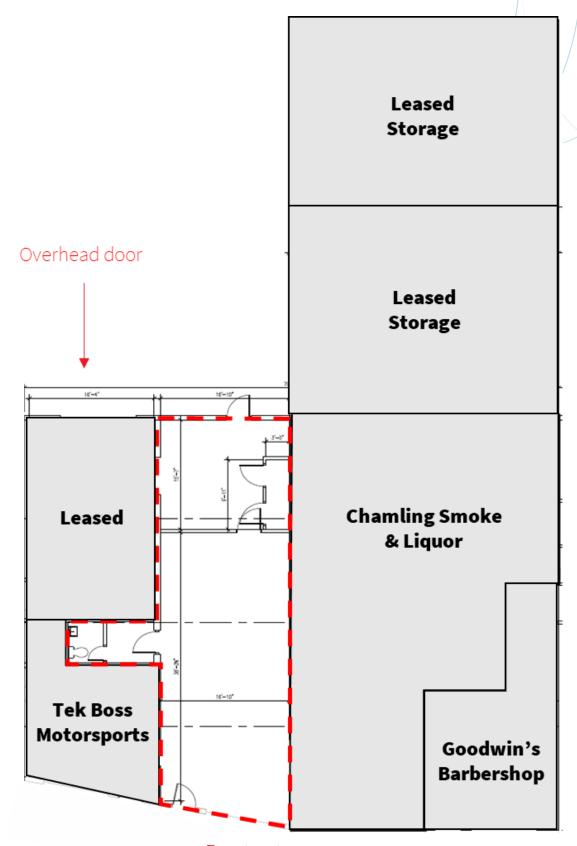








# Floorplan



Front entrance SW Maple St.



### 320 - 326 SW Maple St.

Ankeny, IA 50023



### **Uptown Ankeny**

The Uptown Ankeny business district is a thriving retail and commercial area that promotes entertainment, events, and tourism. Located in the heart of Ankeny on SW 3<sup>rd</sup>, from Ankeny Ankeny Blvd. all the way through SW Maple, are many locally owned businesses that have been established over the years and have helped mold Ankeny's economy to what it is today.

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