



 **JLL** SEE A BRIGHTER WAY

For lease

Former daycare space -
prime end-cap opportunity

4,405 SF

1606 NW Irvinedale Drive
Ankeny, Iowa 50023

Property overview

Availability: 4,405 SF

Lease rate: \$18.00 PSF NNN

Est. OpEx: \$8.50

Total Building: 12,960 SF

- 2nd generation end-cap with flexible layout and enhanced visibility
- Premium location at fully signalized intersection (NW Irvinedale/NW 18th Street)
- Ample parking for customers and employees
- Strong co-tenancy - Zigi's Coffee and Dogtopia
- High demand corridor with new ownership
- Ideal for: Professional office, retail, medical/wellness, educational services

Contact broker for additional information

jll.com/des-moines

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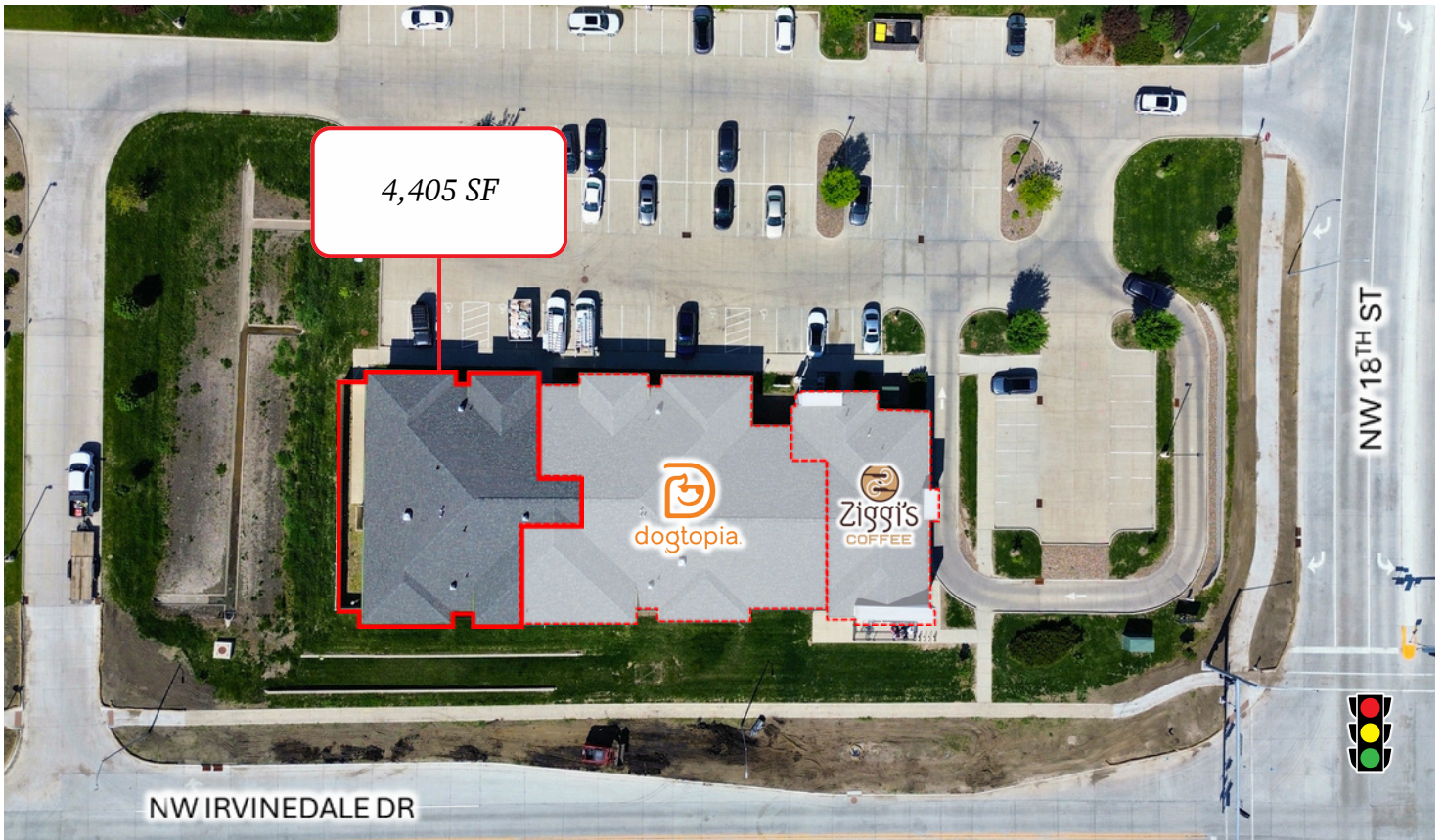
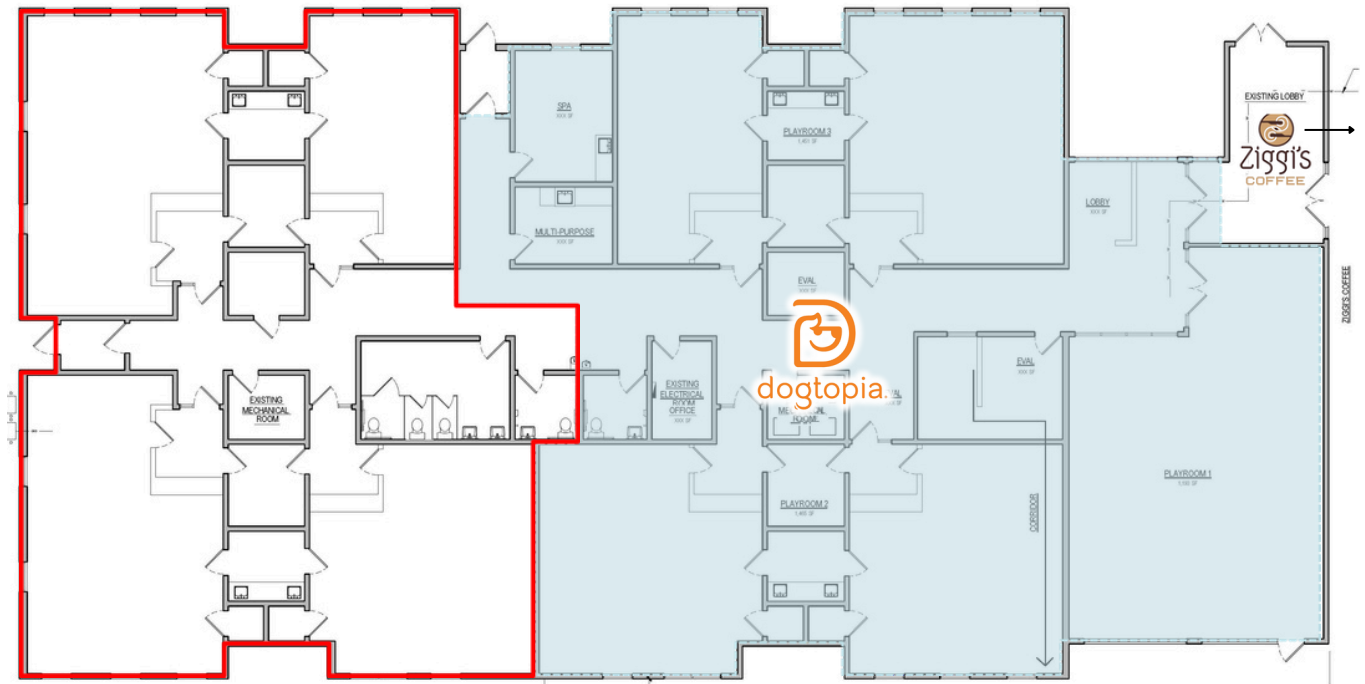
Thomas Edwards

Associate

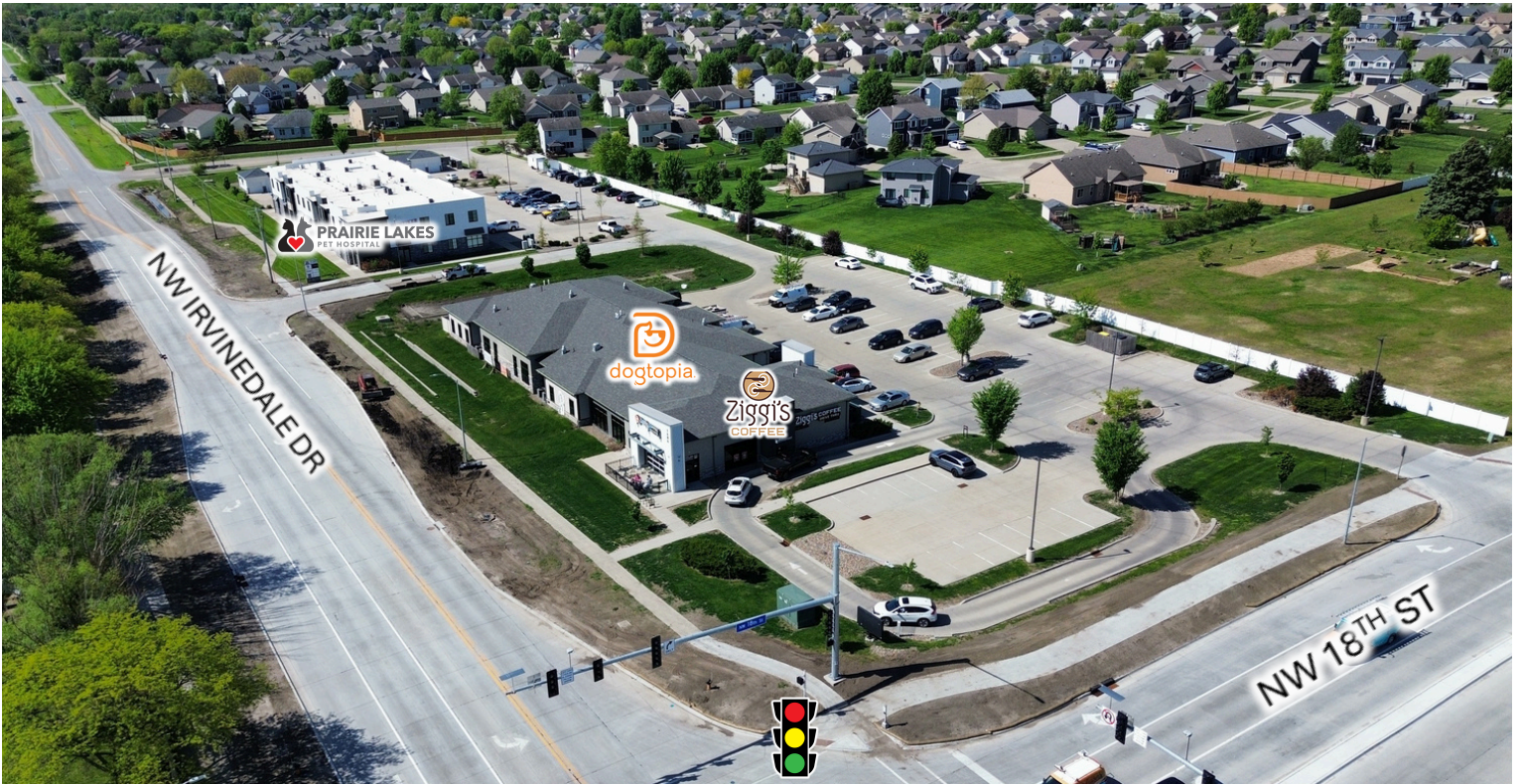
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Site plan



Images



For lease

1606 NW Irvinedale Drive , Ankeny, Iowa 50023



Demographics	Radius of the Property		
	1-mile	3-miles	5-miles
Population	11,322	50,601	89,278
Households	4,077	19,890	34,673
Average HH Income	\$134,649	\$132,515	\$135,043

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