



1465 Park Square Drive, Suite 300 Ankeny, Iowa 50023

Property Highlights

- Entire 3rd Floor with flexible, open layout
- 3 Conference Rooms or Executive Offices
- Large Break Room
- 4 Restrooms including 2 Private Restrooms
- Employee Wellness Room

Property Overview

Newly built out Class A Office Space in Ankeny's Prairie Trail District. This beautifully maintained property offers a high-end, contemporary work environment ideal for professional services, healthcare, financial, or technology firms.

The space features high ceilings, abundant natural light, and a flexible floor plan designed to accommodate both open-concept work areas and private offices. High-quality finishes, a welcoming reception area, conference rooms, and a break room provide everything your team needs to thrive.



Offering Summary

Lease Rate:	\$17.75 SF/yr (NNN)
Available SF:	15,089 SF

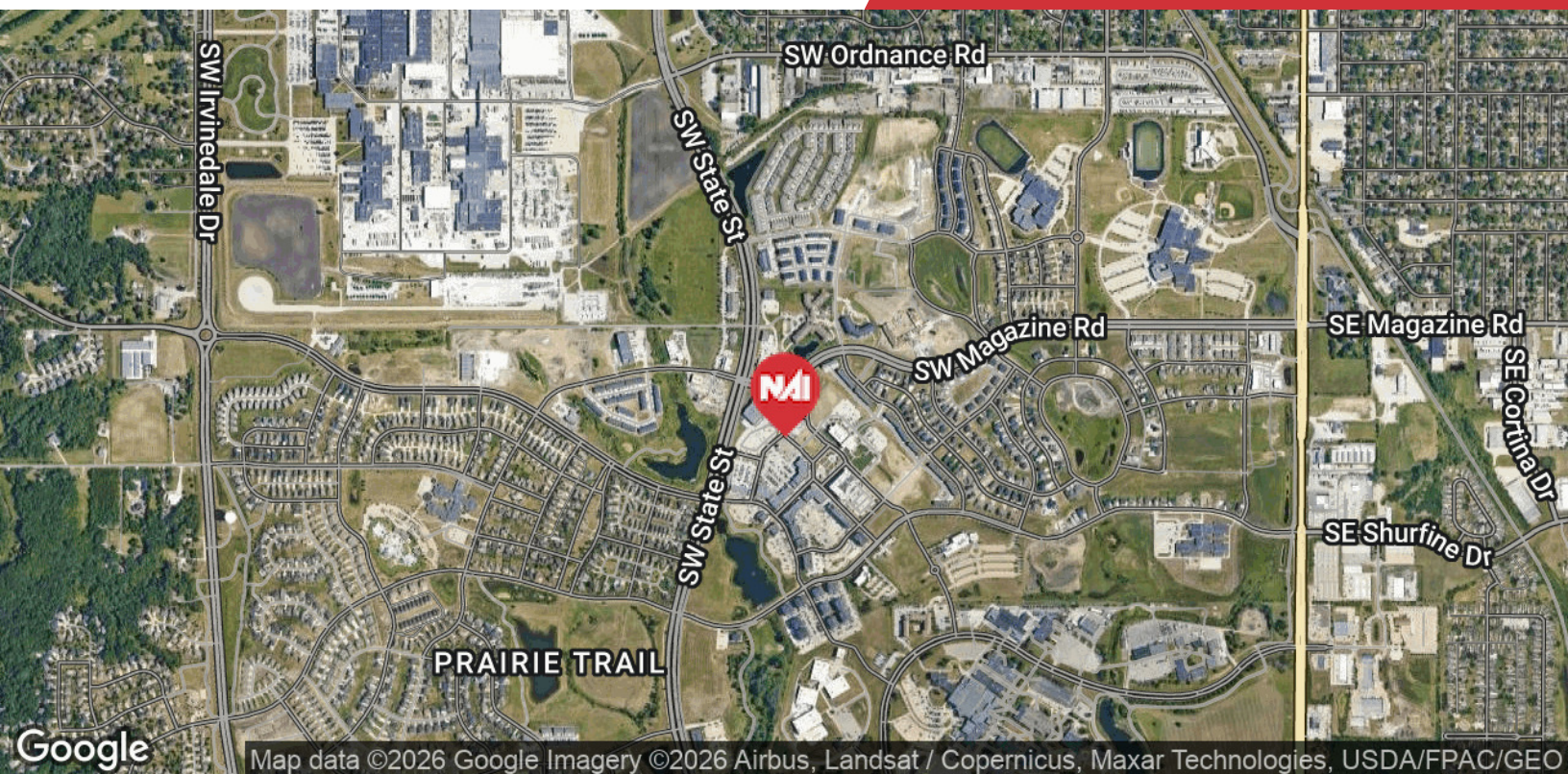
For More Information

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Driving Distances

Downtown Des Moines:	9.4 Miles - 21 Minutes
I-35 Oralabor Rd Exit:	2.7 Miles - 7 Minutes
Des Moines International Airport:	18.5 Miles - 32 Minutes
Vibrant Music Hall Waukee:	22.8 Miles - 29 Minutes

Location Advantages

- Minutes from I-35
- Near numerous restaurants, shops, and amenities
- Excellent visibility and convenience for clients and employees alike
- On-site parking
- Professional property management

Flexible Deal Structures

- Sublease through August 31, 2028

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