



For Lease

3720 N Ankeny Blvd., Ankeny, IA

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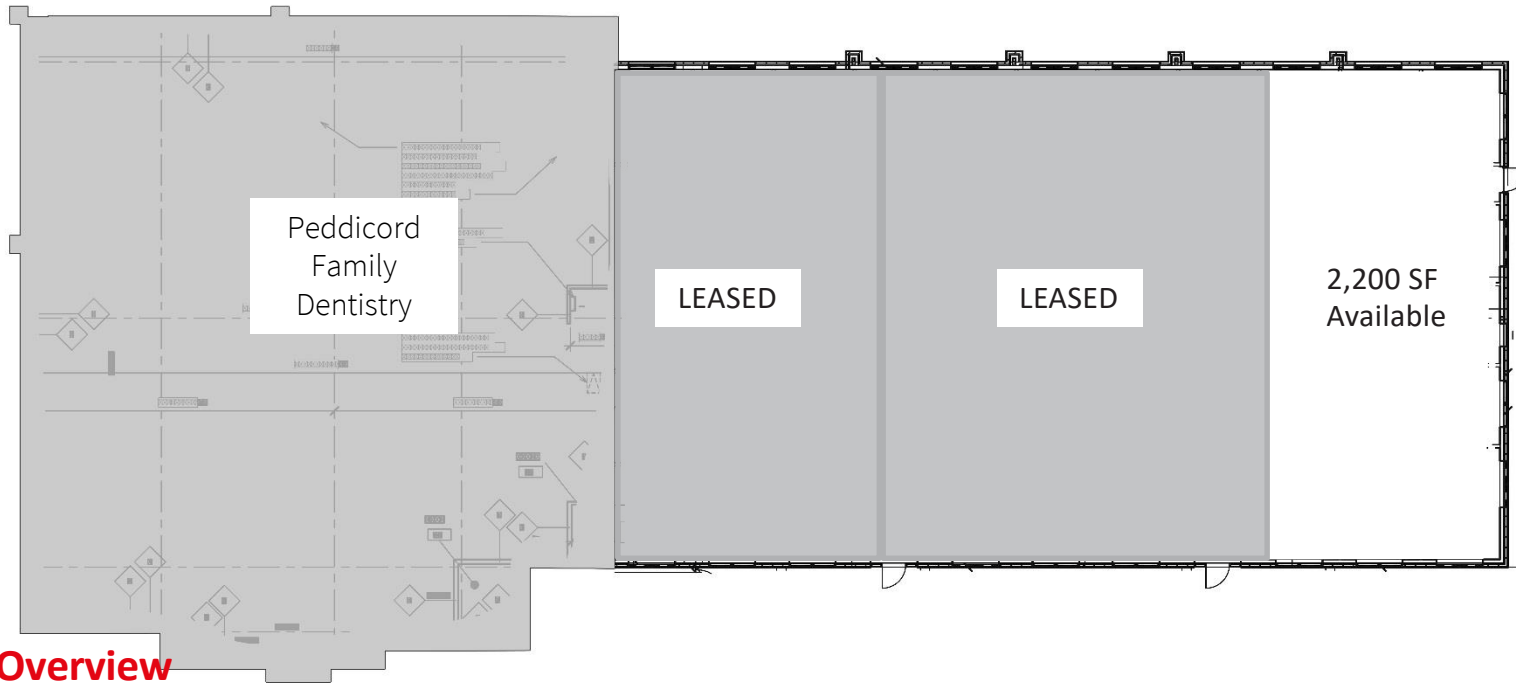
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Office Opportunity in Ankeny

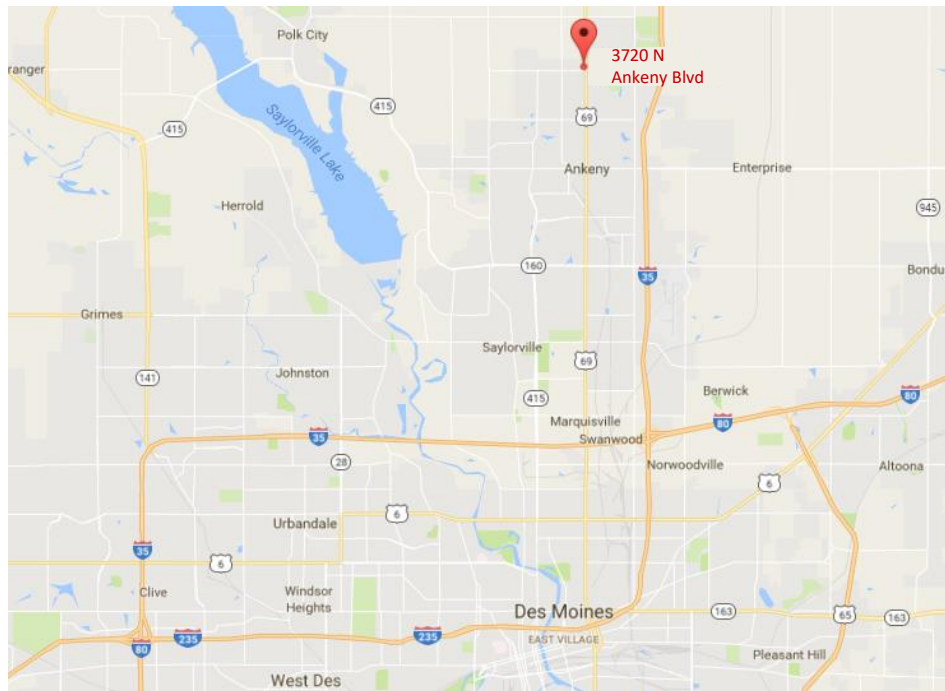
- Located on the north side of Ankeny, IA
- 2,200 SF Available
- Lease Rate: \$17.50/SF NNN
- New construction
- Ample surface parking
- Tenant improvement allowance available
- Ideal location for medical or office user
- Quick access to Interstate 35



Floor Plan



Location Overview



Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	7,330	36,204	57,724
Households	2,702	14,053	21,801
Average HH Income	\$118,726	\$93,864	\$95,071
Median Age	33.3	33.6	33.7

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