



CALIBER

COMPANY



RETAIL PROPERTY **FOR LEASE**

1680 SW Ankeny Road Suite #1B

JUSTIN WASHBURN
515.238.4528
justin.washburn@calibercompany.com
Licensed in IA

JULIANAH RODGERS
515.249.9260
julianah.rodgers@calibercompany.com
Licensed in IA



CALIBER
COMPANY

1680 SW Ankeny Road #1B

FOR LEASE



PROPERTY DESCRIPTION

This turnkey office space offers everything your business needs to thrive. Featuring four private offices, a dedicated conference room, a welcoming front reception area, and a versatile bullpen for collaborative work, this space is designed for productivity and efficiency. A break area with a kitchenette ensures convenience for your team.

Located along 2nd Avenue, this office provides excellent visibility and branding opportunities, with the added benefit of quick and convenient access to I-80. Perfect for businesses looking for a professional and accessible location.



CALIBER COMPANY

OFFERING SUMMARY

Lease Rate:

\$20.00 PSF NNN

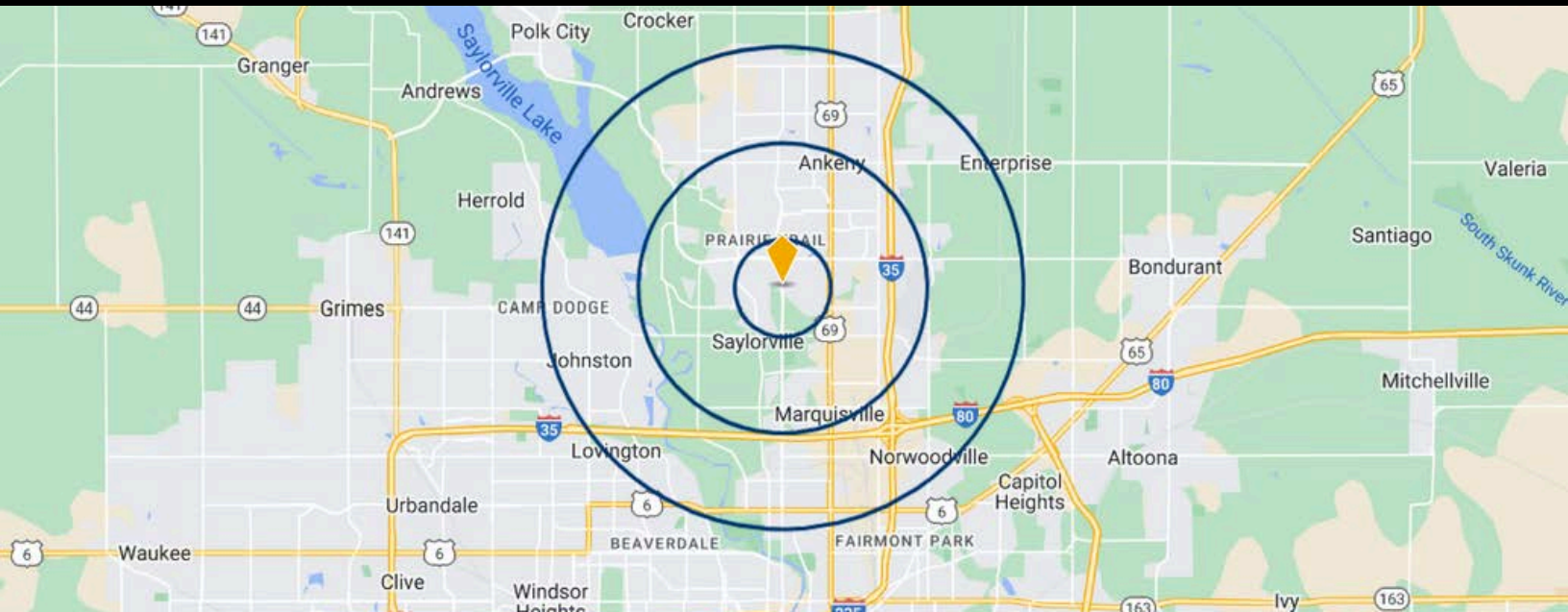
Total SF:

1,520 SF





CALIBER COMPANY

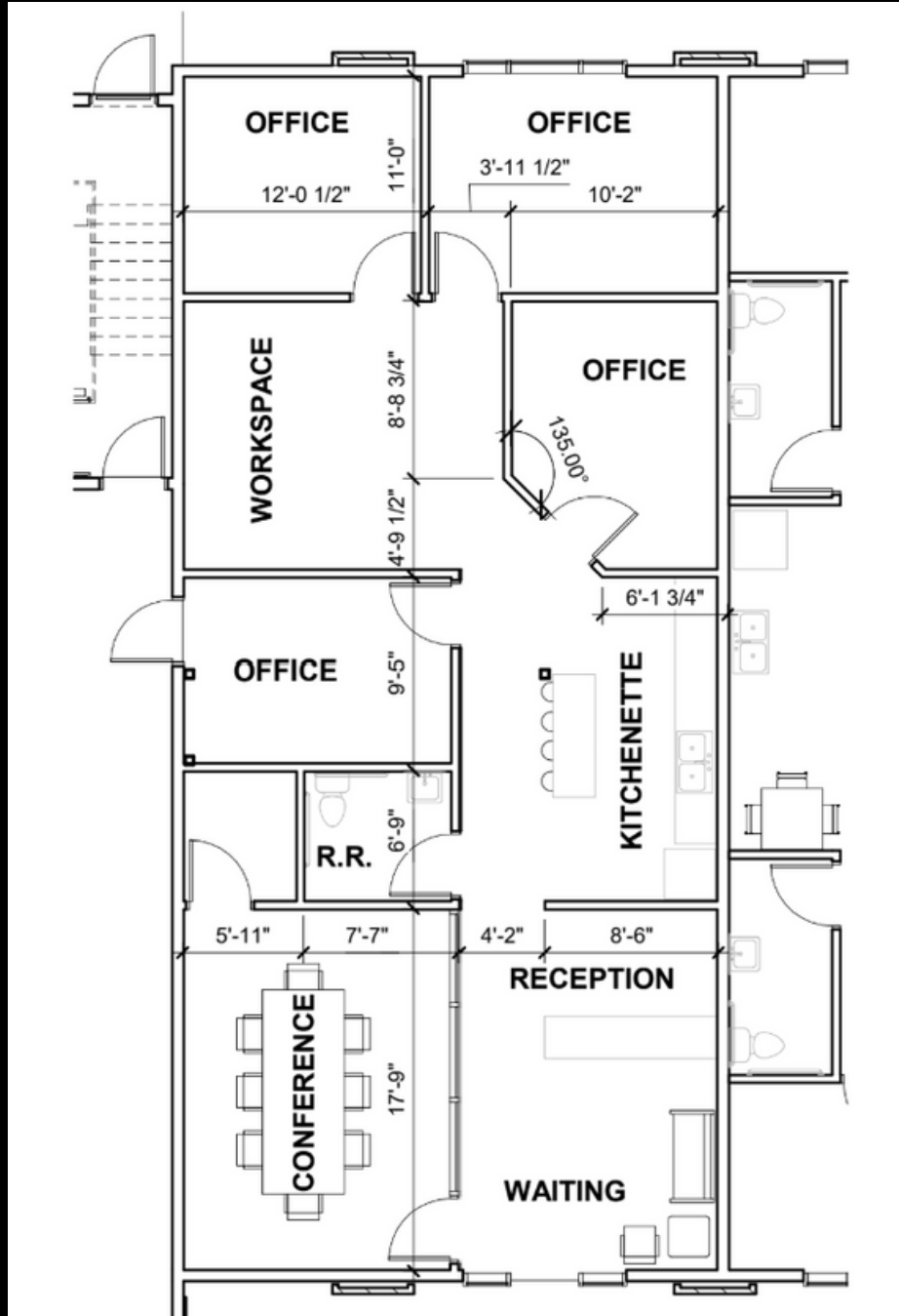


| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| Total Population | 9,749 | 9,749 | 9,749 |
| Median Age | 34.8 | 37.1 | 36.6 |
| Annual Growth 2020-2024 | 2.2% | 1.2% | 1.4% |
| 2029 Population Projection | 10,261 | 40,389 | 115,544 |
| HOUSEHOLD & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,782 | 14,114 | 40,551 |
| # of person per HH | 2.5 | 2.5 | 2.5 |
| Average HH Income | \$101,702 | \$107,352 | \$103,198 |
| Average House Value | \$262,714 | \$258,417 | \$252,851 |



CALIBER COMPANY

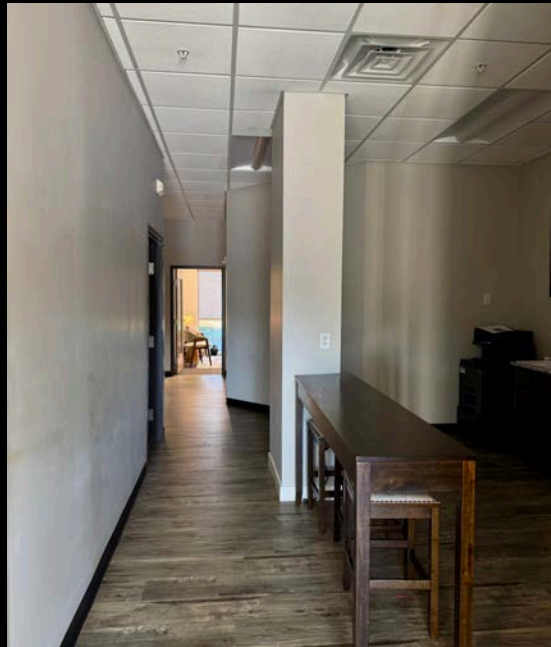
FLOOR PLAN





CALIBER
COMPANY

INTERIOR PHOTOS





CALIBER COMPANY

LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN WASHBURN

justin.washburn@calibercompany.com

EMAIL JUSTIN

515-238-4528



COMMERCIAL AGENT

JULIANAH RODGERS

julianah.rodgers@calibercompany.com

EMAIL JULIANAH

515-249-9260

