



CALIBER

COMPANY



VINTAGE OFFICES **FOR LEASE**

1615 SW Magazine Rd., Ankeny, IA 50023

JUSTIN WASHBURN
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PROPERTY DESCRIPTION

Located in the heart of Prairie Trail at the lighted intersection of SW Magazine Road and State Street, Vintage Lake Offices offers professional office users the opportunity to lease 3,283 square feet of Class A, first generation office space with excellent visibility and access to Ankeny and the greater Des Moines metro. The remaining space spans two levels featuring a reception area, conference room, two kitchenettes, three bathrooms, private offices and an outdoor patio. Call us today to set up a showing!



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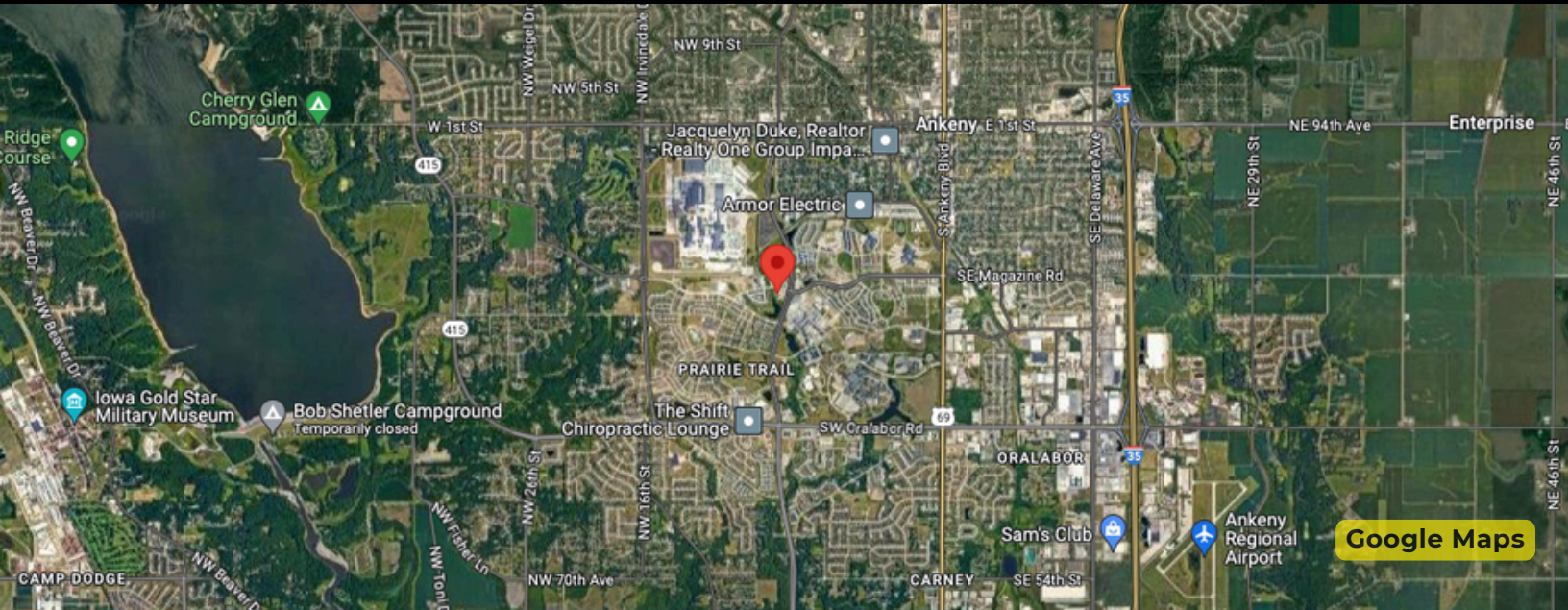
OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$28.00 SF/yr (NNN) |
| Available SF: | 3,283 SF |
| Building Size: | 6,566 SF |





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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,006 | 4,595 | 1,109 |
| Average Age | 24.6 | 26.7 | 34.4 |
| Average Age (Male) | 25.9 | 27.7 | 35.6 |
| Average Age (Female) | 22.7 | 25.1 | 33.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total Households | 342 | 1,680 | 4,030 |
| # of Persons per HH | 2.9 | 2.7 | 2.5 |
| Average HH Income | \$122,202 | \$112,517 | \$100,853 |
| Average House Value | \$769,834 | \$858,609 | \$448,071 |



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INTERIOR PHOTOS





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INTERIOR PHOTOS





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EXTERIOR PHOTOS



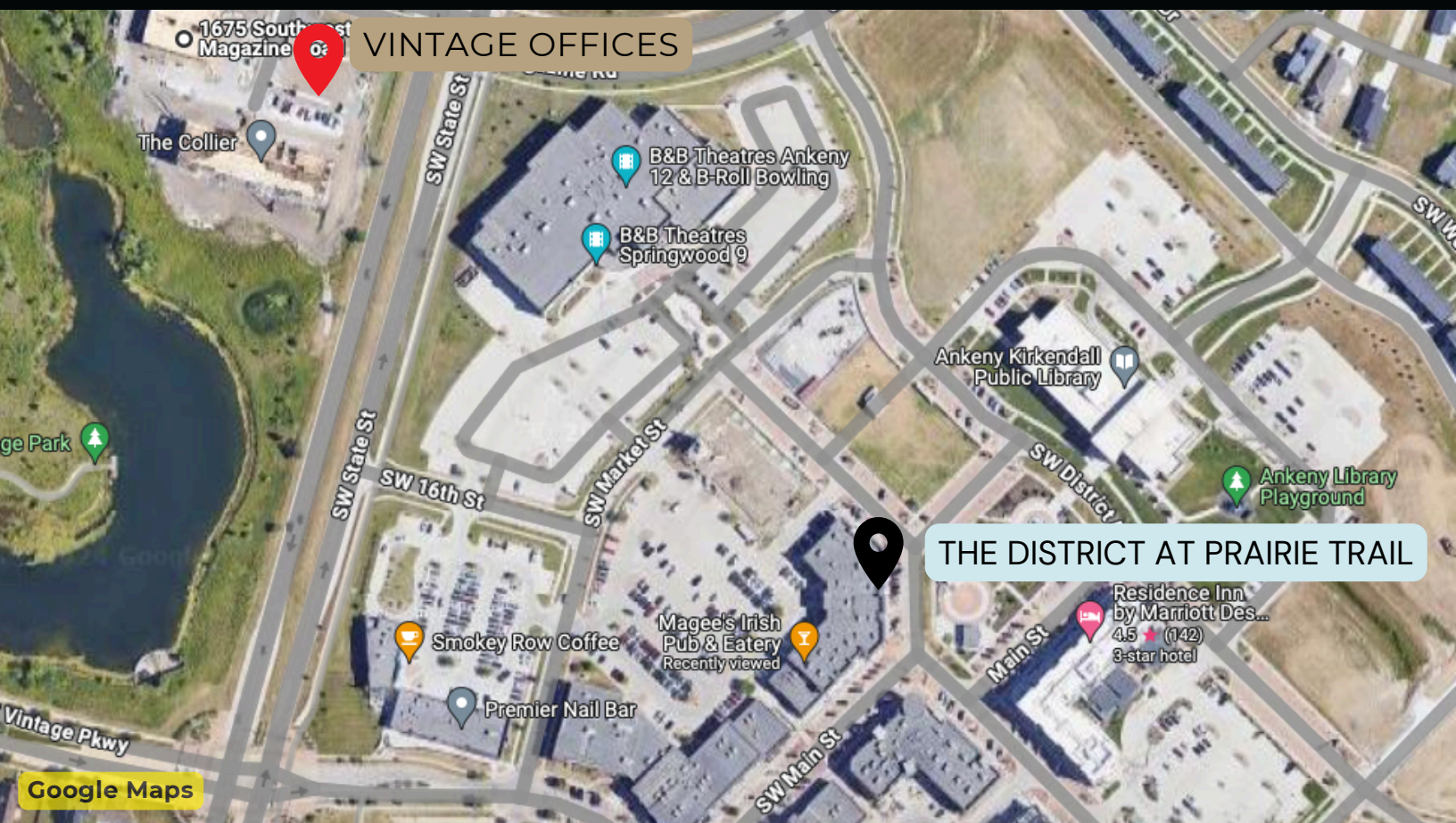


CALIBER COMPANY

3D LANDSCAPE



BIRDSEYE VIEW





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LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN WASHBURN

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SALES AGENT

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