

For Lease

CBRE

Grand Pointe Shopping Center

Dominant Strip Retail Destination

1805 SE Delaware Avenue | Ankeny, Iowa 50021 | www.cbre.com/desmoines



Property Overview

This premier leasing opportunity at Grand Pointe places tenants in the heart of Ankeny's dominant retail trade area. Located along SE Delaware Avenue, the space includes Suites 1200 and 1300 and may be leased as a combined unit or demised to approximately 1,205 RSF. The property offers excellent visibility, ample parking, and direct access to a vibrant commercial corridor anchored by a diverse mix of retail, restaurant, and service users.

Available Space

Combined Suite 1200/1300

- + 2,863 SF
- + May be demised to 1,205 SF

Lease Rate

- + \$21.00/SF NNN
- + OPEX : \$14.53/SF

Building Features

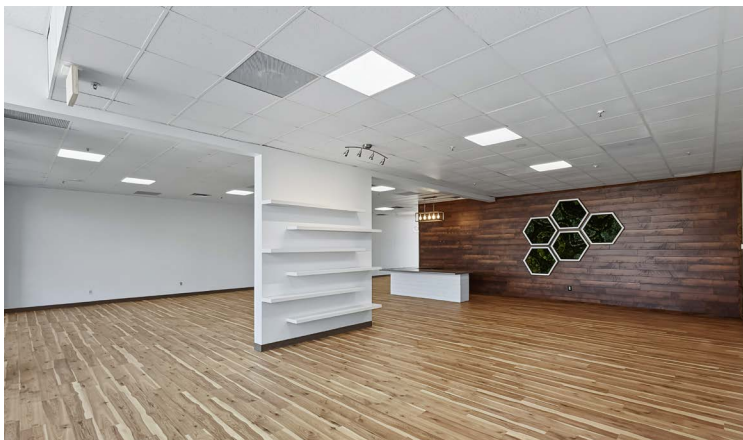
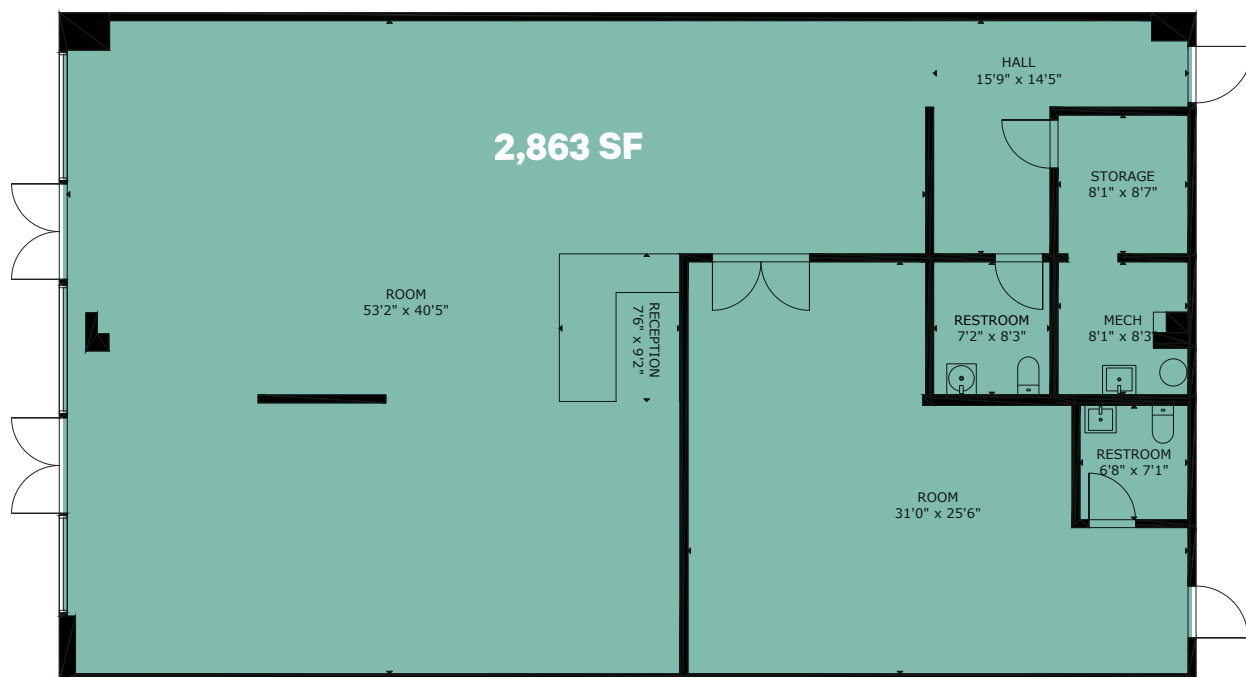
- + Large, open retail footprint
- + Front & rear door access
- + New paint throughout
- + Expansive window lines
- + Ample parking
- + High visibility on major retail corridor with over 24,000 vpd on SE Delaware Ave
- + Co-tenants include: Starbucks, Dave's Hot Chicken, OneMain Financial, America's Best, Men's Warehouse, Milan Laser and America's Best Contacts & Eyeglasses



Suite 1200/1300



[Click Here for Virtual Tour](#)



Location



Contact Us

Bill Wright

Senior Vice President

+1 515 210 3050

bill.wright2@cbre.com

Licensed in the State of Iowa

Grant Wright, CCIM

Senior Vice President

+1 515 745 5113

grant.wright@cbre.com

Licensed in the State of Iowa

Dakota Little

Senior Associate

+1 515 745 4378

dakota.little@cbre.com

Licensed in the State of Iowa

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