

FOR LEASE

HIGH-VISIBILITY OFFICE / RETAIL SPACE



3602 NE OTTER VIEW CIR, SUITE C, ANKENY, IA 50021

2K
SQ FT
AVAILABLE

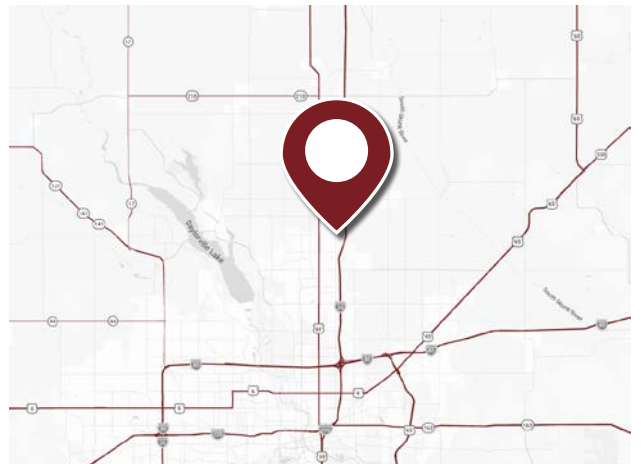
DRIVE-THRU
POTENTIAL

I35/EXIT 96
HIGH-TRAFFIC
LOCATION

SUITE C
MOVE-IN
READY

PROPERTY DESCRIPTION

- Directly off I-35 at Exit 96 in Ankeny
- Located in the growing retail and residential corridor
- 2,000 SF move-in ready office/retail space
- Neighboring tenants include Subway & RE/MAX Precision
- Strong visibility and easy interstate access
- Close to retail, restaurants, amenities + new high-end apartments
- Functional existing office layout
- Ample onsite parking
- Ready for office, medical, or service users
- Drive-thru capabilities



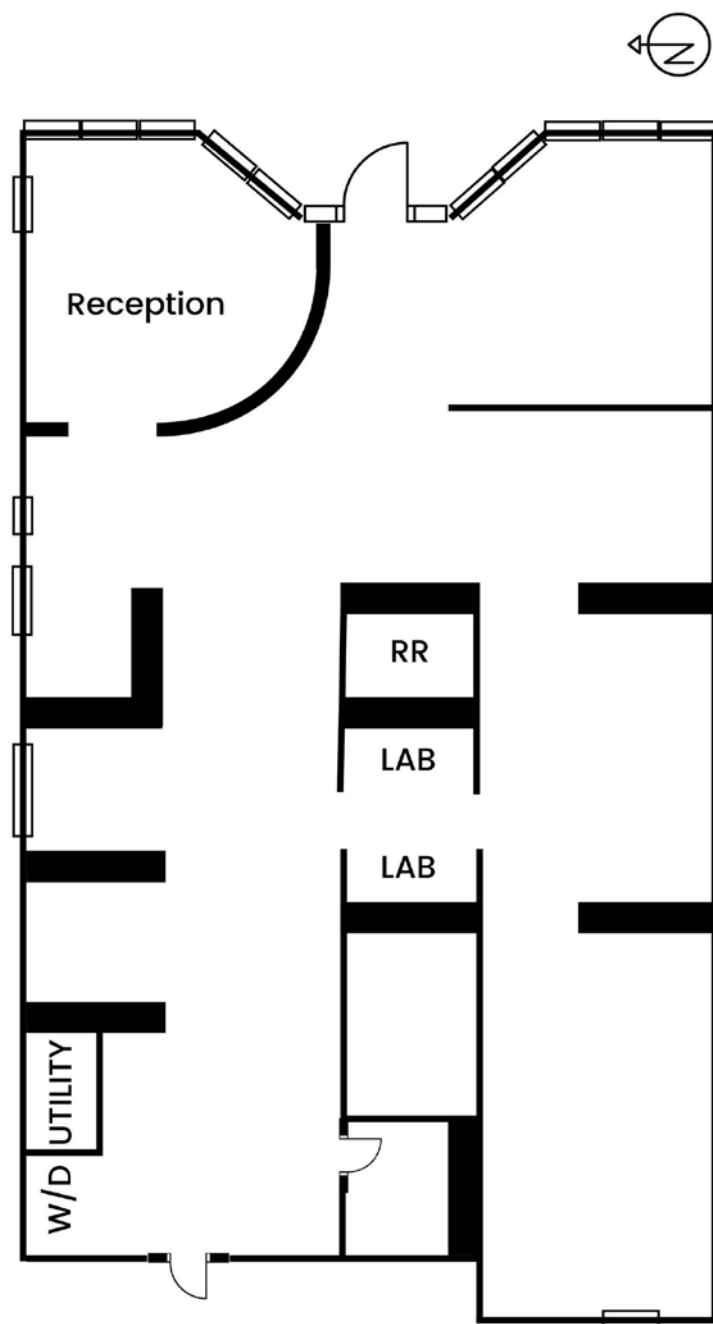
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RUETER
PROPERTIES

SITE OVERVIEW

RUETER
PROPERTIES



Located directly off Interstate 35 at Exit 96, 3602 NE Otter View Circle offers a highly visible office/retail opportunity within one of Ankeny's growing commercial and residential corridors. The 2,000 SF suite features a functional existing layout, excellent access, and strong surrounding retail activity, with close proximity to new high-end apartment developments and nearby rooftops. The site also offers drive-thru potential, making it well suited for office, medical, retail, restaurant, or service users.

NEAR HIGH-END APARTMENTS + DRIVE-THRU POTENTIAL

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