



DOWNTOWN OFFICE WITH SHOWROOM & FLEX SPACE

FOR SALE

724 & 725 3RD AVENUE SE | CEDAR RAPIDS, IA



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details

Address	724 & 725 3 rd Avenue SE Cedar Rapids, IA 52401
Building Size	16,800 SF
Stories	2
Year Built	1905
Renovated	2008
Lot Size	0.30 Acres
Zoning	FORM
Parcel Numbers	142147800100000 & 142148000400000
County	Linn
Traffic Count	3 rd Avenue (4,300 VPD) 8 th Street (3,601 VPD)
Property Taxes	\$31,173.20
Listing Price	\$1,122,000

Located at 724 & 725 3rd Avenue SE in Downtown Cedar Rapids, this 16,800 SF two-story commercial property includes both the main building and the adjacent lot at 725 3rd Avenue SE. The property offers a versatile combination of showroom, office, warehouse, and storage space, featuring a large showroom and warehouse area, five private offices, elevator access, basement storage, a new digital billboard, and ceiling heights ranging from 11 to 25 feet. The property also features ample parking on the included adjacent lot, additional street parking and convenient access to Interstate 380.

Situated in one of Cedar Rapids' most active commercial districts, the property is surrounded by a growing mix of businesses, restaurants, and residential developments. Its flexible layout, strong visibility, and central location make it an excellent opportunity for businesses, owner-users, or investors seeking a well-positioned downtown asset.

***Suite 720 3rd Ave SE (west side of the building) approximately 7,700 SF also available for sale. Contact listing agents for more details.**



INTERIOR PHOTOS



INTERIOR PHOTOS



724 & 725 3rd Avenue SE | Cedar Rapids, IA

EXTERIOR PHOTOS



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

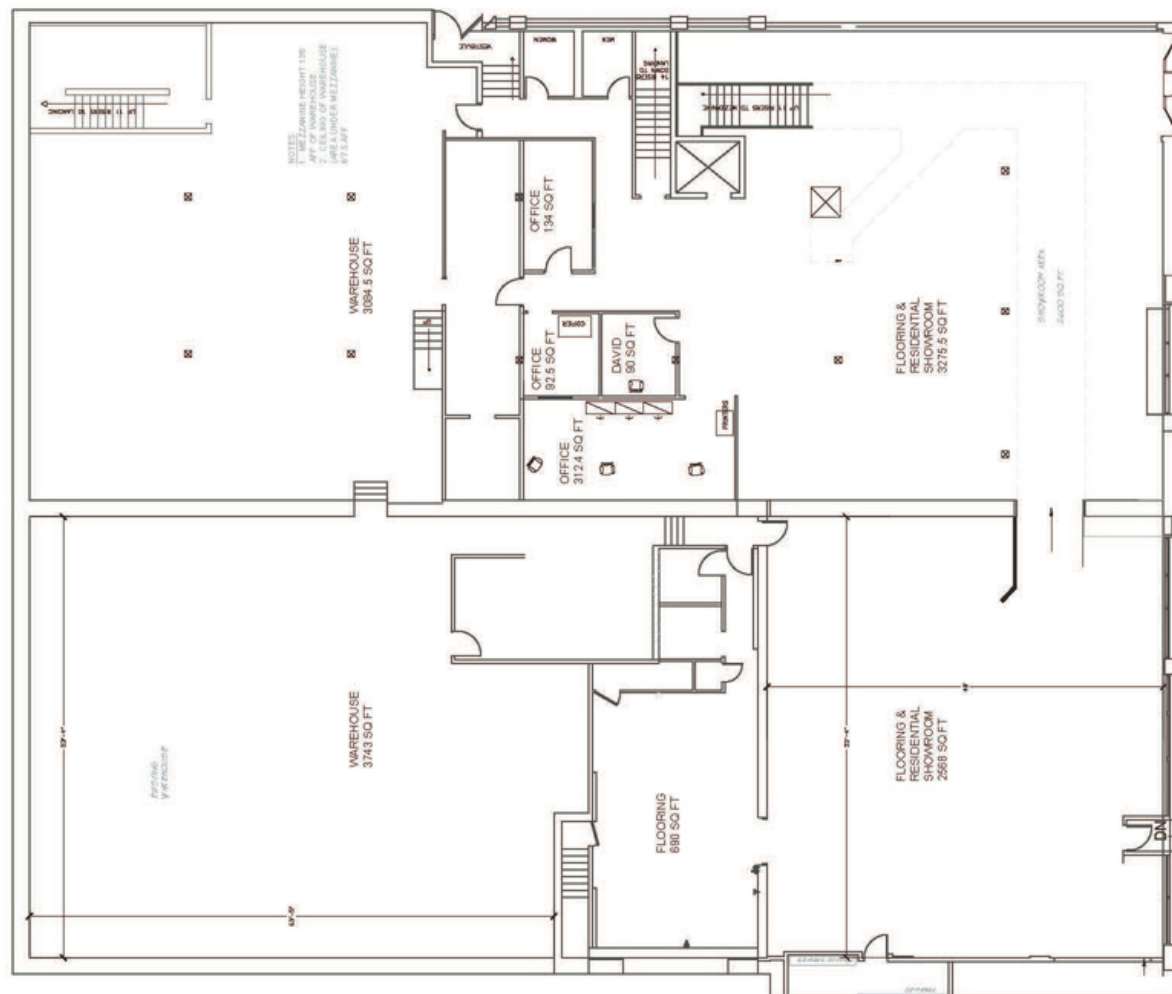
wsgcre.com



AERIAL OUTLINE



FLOOR PLAN - 1ST FLOOR



PHELAN'S
 CORPORATE ENVIRONMENTS
 728 3RD AVE SE CEDAR RAPIDS IA 52401
 TELEPHONE (319) 353-0634 FAX (319) 352-2163

Proprietary and confidential information not for use or disclosure outside of Phelan's without prior authorization. Such drawings are intended for internal purposes only and are not to be used for construction. The drawings may not be changed without prior written authorization by Phelan's.

Phelan's
 728 3rd Ave SE



1st Floor Plan

Square Footage Breakdown

DATE	DATE	DATE
7/24/07	7/24/07	7/24/07
CHECKED BY:	DATE	DATE
APPROVED BY:	DATE	DATE

SHEET NO. 2 of 2

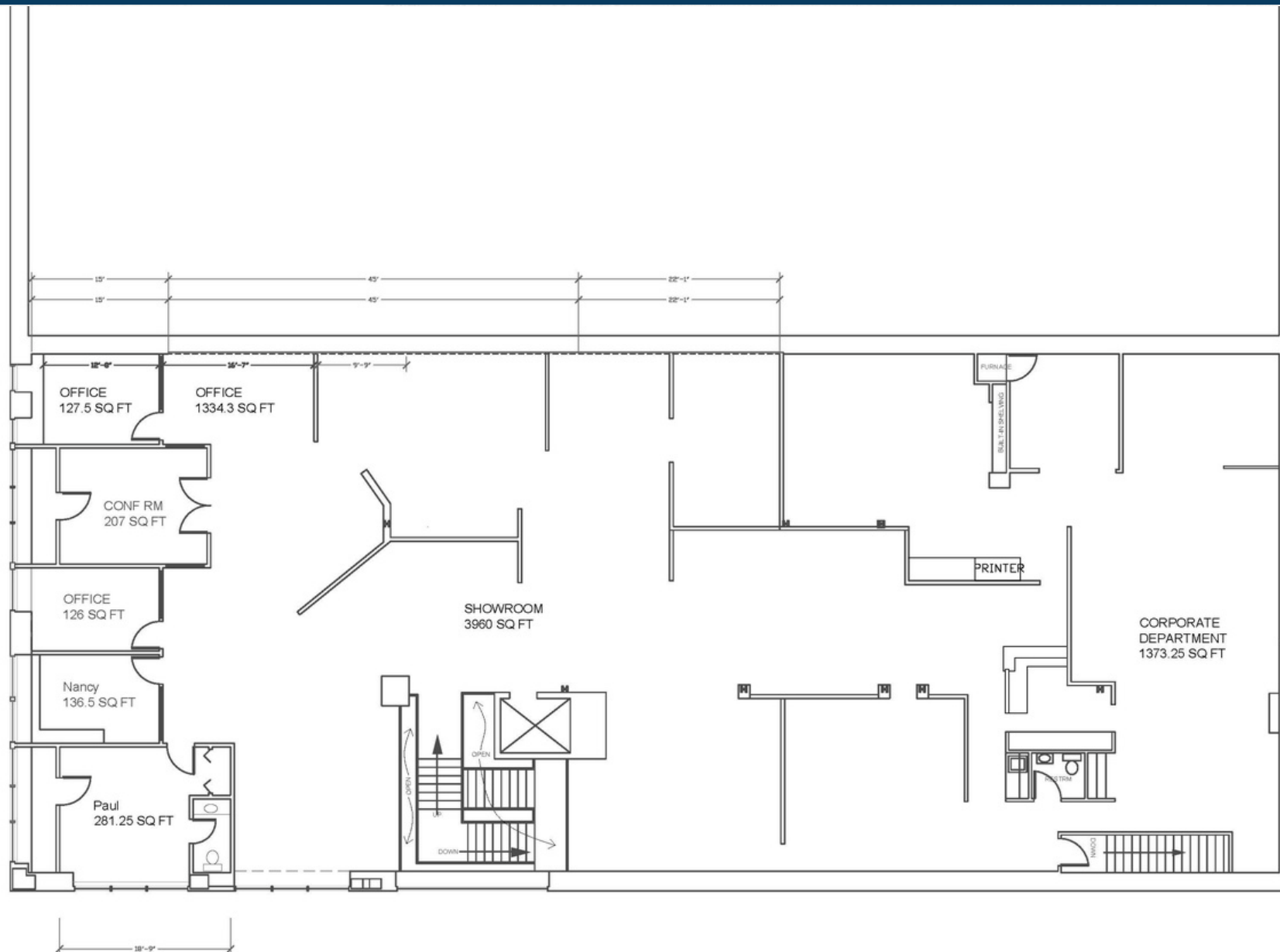
FLOOR PLAN - 2ND FLOOR



PHELAN'S
CORPORATE ENVIRONMENTS
728 3RD AVE SE CEDAR RAPIDS IA 52401
TELEPHONE (319)363-9634 FAX (319)362-2163

Proprietary and confidential information not for use or disclosure outside of Phelan's without prior authorization. Such drawings are intended for internal purposes only and are not to be used for construction. The drawings may not be changed without prior written authorization by Phelan's.

Phelan's
728 3rd Ave SE



SHEET TITLE		
2nd Floor Plan		
Square Footage Breakdown		
DRAWN BY:	DATE:	SCALE:
CR	7.24.07	3/16"=1'-0"
CHECKED BY:	DATE:	SHEET:
APPROVED BY:	DATE:	
DWG. NO.:		



AERIAL MAP





CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	27,159	81,130	174,180
	2025 Population	10,261	75,242	146,865
	Annual Population Growth Rate	0.5%	0.0%	0.2%
	2025 Median Age	32.1	37.9	37.9
	2025 Total Households	4,204	33,156	63,662
	Annual Household Growth Rate	0.8%	0.2%	0.3%
	2025 Average Household Income	\$67,060	\$83,306	\$89,947
	Daily Traffic Count: 19,100 VPD			



CONTACTS



Tiffany Earl Williams
Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
tiffanywilliams@wsgcre.com
319-675-1694



Josh Seamans, CCIM, SIOR
Managing Partner/Owner Broker
Licensed Realtor in the State of Iowa
joshseamans@wsgcre.com
319-675-1694



Gabe Golberg
Vice President/Partner Agent
Licensed Realtor in the State of Iowa
gabegolberg@wsgcre.com
319-675-1694



Phil Williams
Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
philwilliams@wsgcre.com
319-675-1694



Luke Rogers
Senior Associate
Licensed Realtor in the State of Iowa
lukerogers@wsgcre.com
319-675-1694



Kaylee Tigner
Analyst
Licensed Realtor in the State of Iowa
kayleetigner@wsgcre.com
319-675-1694