

OFFICE SPACE

FOR LEASE

7,500 SF AVAILABLE

2500 CROSSPARK RD 2ND FLR
CORALVILLE, IOWA 52241



CRAIG BYERS, CCIM

319 360 7017

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JASON ROGERS

319 361 3958

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AUSTIN GEASLAND

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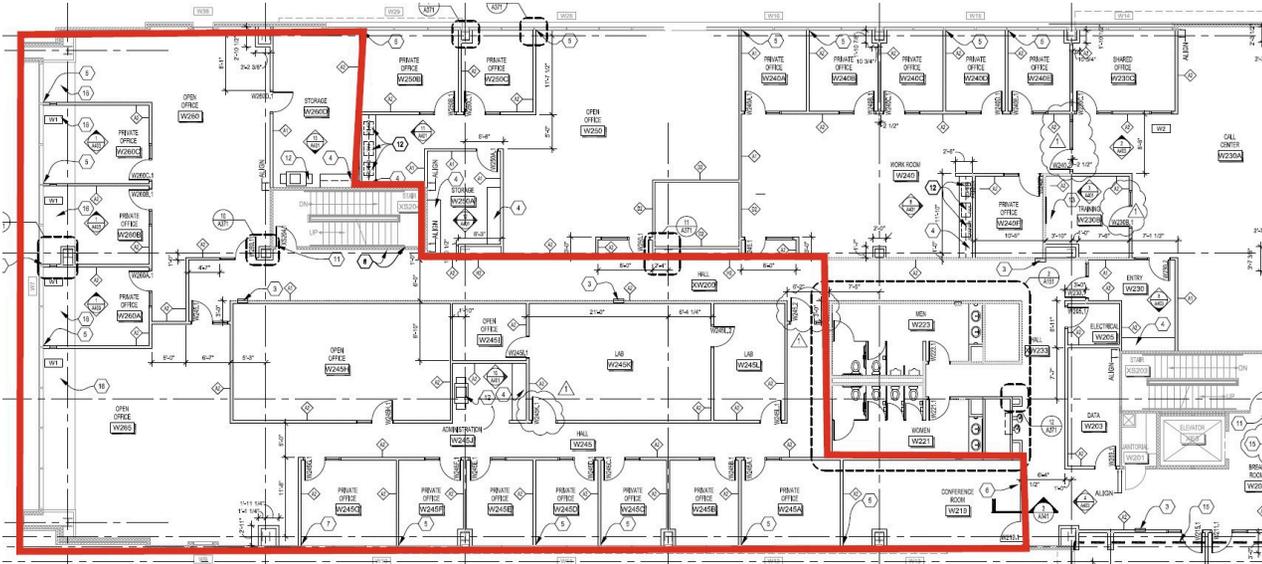
AGEASLAND@Q4REALESTATE.COM

1950 BOYSON RD HIAWATHA, IA 52233 | 319 294 3339 | Q4REALESTATE.COM



REAL ESTATE

SITE HIGHLIGHTS



PREMISES

\$14.50 PSF NNN

Pass-Throughs Est. @ \$11.95 PSF

Includes all expenses except desktop, electrical, phone, data, and suite janitorial

Healthy TIA offered for qualified tenants

7,500 SF Available

SITE HIGHLIGHTS

- Zoning: C- Commercial
- Built in 2008
- The BioVentures Center is a state of the art 90,000 SF office/wet lab/research lab facility associated with the University of Iowa.

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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	3,387	40,652	83,773
Households	984	16,515	31,854
Median HH Income	\$138,394	\$89,167	\$85,944
Median Net Worth	\$638,847	\$203,124	\$181,097

LOCATION HIGHLIGHTS

- Unparalleled convenience and accessibility, located in vibrant Coralville.
- Situated mere moments from Coral Ridge Mall and the pivotal I-80/I-380 interchange, this 16,500 square feet versatile space awaits your business.
- Ideal for a single business seeking a strategic location with ample room to grow.

SURROUNDING BUSINESSES

University of Iowa Hospital and Clinics, Steindler Orthopedic Surgery Center, State Hygienic Laboratory at the U of I, Leepfrog Technologies, Creative Planning, Siemens, U of I Driving Safety Research Institute, U of I Rehabilitation Hospital, Oakdale Iowa Geological Survey, U of I IREH Building, Center for Biocartalysis and Bioprocessing, Integrated DNA Technologies, Myriad Technology Plaza, MediRevv, Veenstra & Kimm, Brighton Consulting Group and more.

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