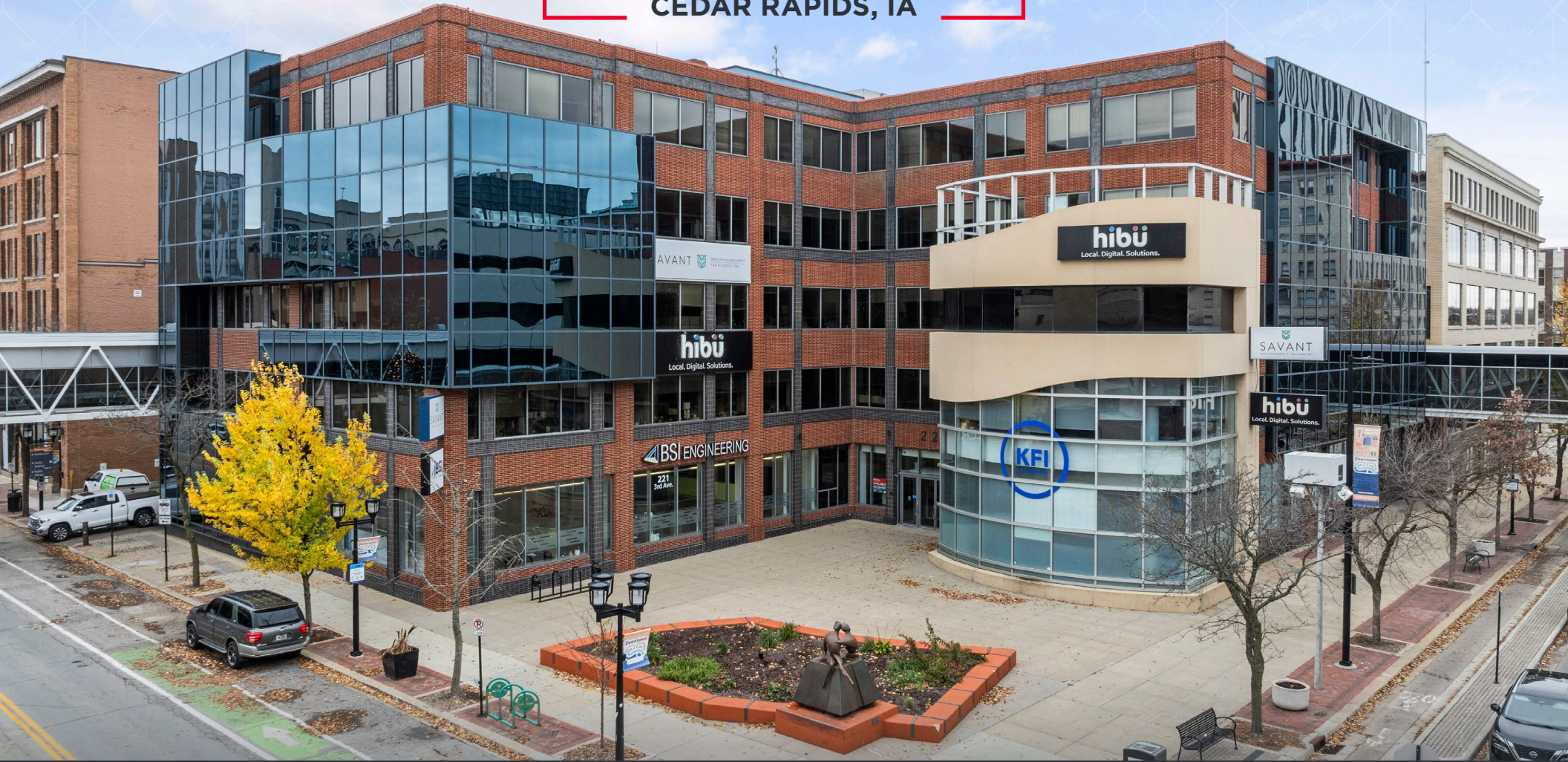


**NEW PROPERTY OWNERS!**

# Town Centre

**PROPERTY NOW UNDER  
NEW MANAGEMENT!**

215 3<sup>RD</sup> AVE  
CEDAR RAPIDS, IA



**RYAN FITZPATRICK**  
Senior Vice President  
+1 319 431 1898  
rfitzpatrick@iowaca.com

**PARKER RIDGE**  
Associate  
+1 641 226 9983  
pridge@iowaca.com



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

**OFFICE SPACE FOR LEASE**



3 Asset  
Summary

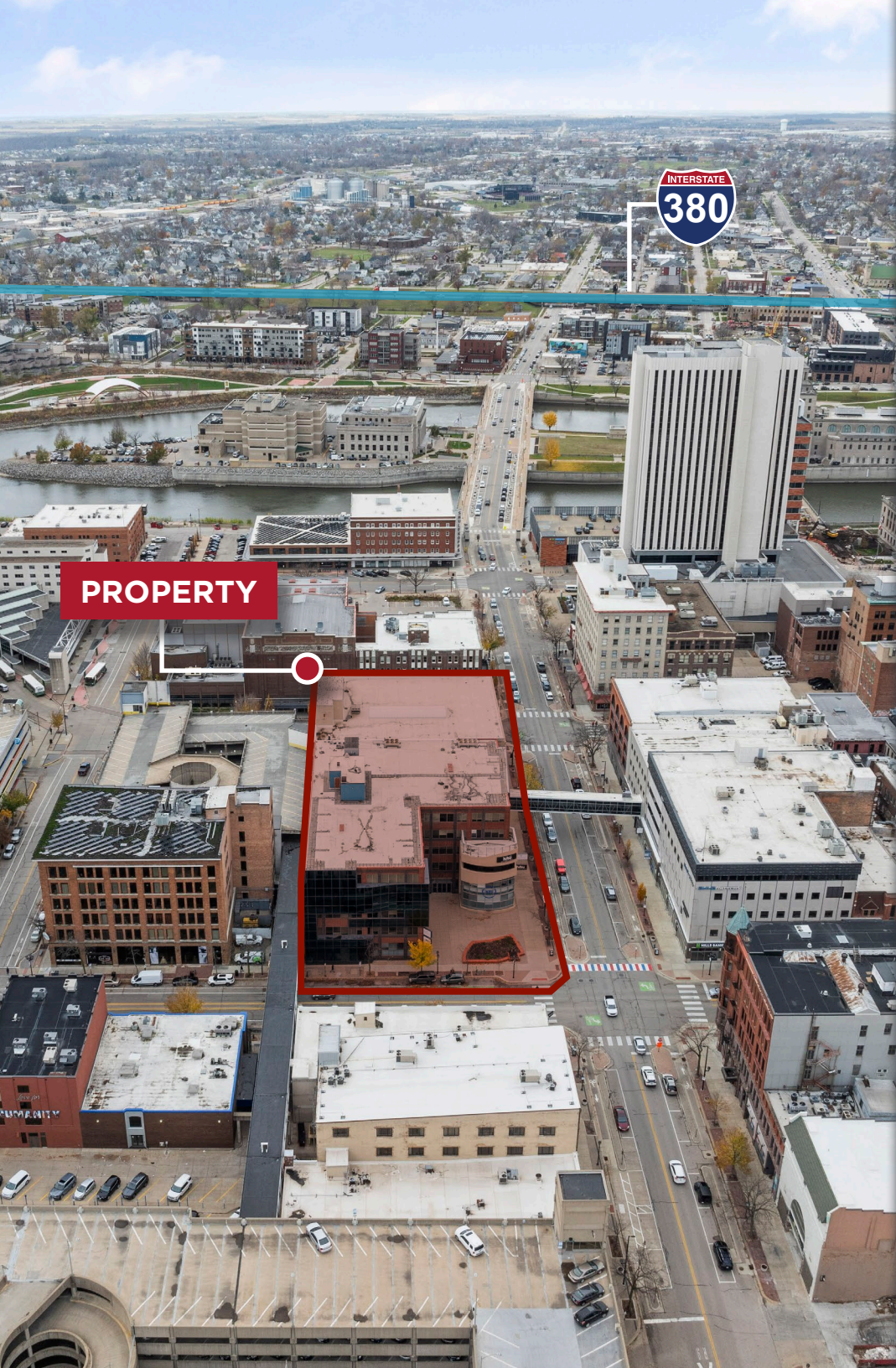
7 Space  
Summary

17 Market  
Overview

An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and a body of water in the distance. The image is overlaid with a semi-transparent diamond-shaped grid pattern. The text 'ASSET SUMMARY' is centered in the middle of the image in a bold, red, sans-serif font.

# ASSET SUMMARY

# Town Centre



**PROPERTY**

- Property now under new ownership and management
- New Landlord ownership group is aggressively seeking new tenants and will be very ambitious in providing substantial deal terms to attract new tenants
- Professionally managed office suites in central downtown Cedar Rapids
- Updated modern office spaces
- On-site parking ramp with immediate availability for tenants
- Offices are connected to the downtown skywalk system
- Co-Tenants: Hibu, Savant Wealth Management, KFI Engineers, BSI Engineering, and Windstream
- Multiple office suites and sizes available
- On-site building engineers
- Load factor 1.13%
- OPEX: \$7.60 PSF



**ADDRESS:** 215 3RD AVE, CEDAR RAPIDS, IA



**AVAILABLE SPACE:** 1,721 - 29,352 SF



**LEASE RATES:** \$4.00 - \$8.95 NNN

TOWN CENTRE

3<sup>RD</sup> ST SE

SKYWALK  
ACCESS

PROPERTY

ATTACHED  
PARKING  
GARAGE

3<sup>RD</sup> AVE SE

SKYWALK  
ACCESS

4<sup>TH</sup> AVE SE

2<sup>ND</sup> ST SE



# LOCATION



An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and a body of water in the distance. A white diamond-shaped grid pattern is overlaid on the entire image. The text 'SPACE SUMMARY' is centered in the middle of the image in a bold, red, sans-serif font.

# SPACE SUMMARY

# Available Space

SUITE	FLOOR	USF	RSF	LEASE RATE
110	1st	6,172 SF	8,041 SF	\$5.95 PSF NNN
120	1st	1,404 SF	1,829 SF	\$5.00 PSF NNN
124	1st	11,066 SF	14,416 SF	\$7.95 PSF NNN
130	1st	1,486 SF	1,936 SF	\$7.95 PSF NNN
400	4th	4,896 SF	5,185 SF	\$6.95 PSF NNN
410	4th	27,713 SF	29,352 SF	\$4.95 PSF NNN
501	5th	14,930 SF	16,473 SF	\$4.95 PSF NNN
525	5th	2,293 SF	2,530 SF	\$8.95 PSF NNN
535	5th	1,559 SF	2,530 SF	\$8.95 PSF NNN
550	5th	6,200 SF	6,840 SF	\$7.95 PSF NNN
100-324			1,000 SF	





# Available Space

SUITE	FLOOR	USF	RSF	LEASE RATE
124	1st	11,066 SF	14,416 SF	\$7.95 PSF

## Space Features

- Reception Area
- Conference Room
- Private Offices
- Former law office



# Available Space

SUITE	FLOOR	USF	RSF	LEASE RATE
410	4th	27,713 SF	29,352 SF	\$4.95 PSF

## Space Features

- Large open work space
- Can be customized
- Window lined allowing lots of natural light

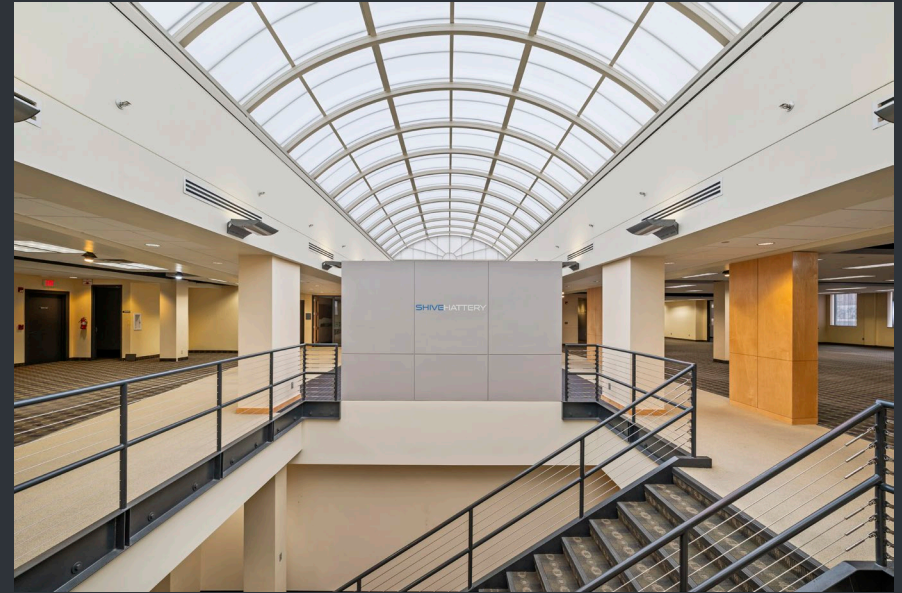


# Available Space

SUITE	FLOOR	USF	RSF	LEASE RATE
501	5th	14,930 SF	16,473 SF	\$4.95 PSF

## Space Features

- Large open work space
- Window lined with great views of downtown
- Skylight with abundant natural light
- This space can be combined with Suite 400 via an exclusive internal stair case offering a total size of 19,826 USF



# Available Space

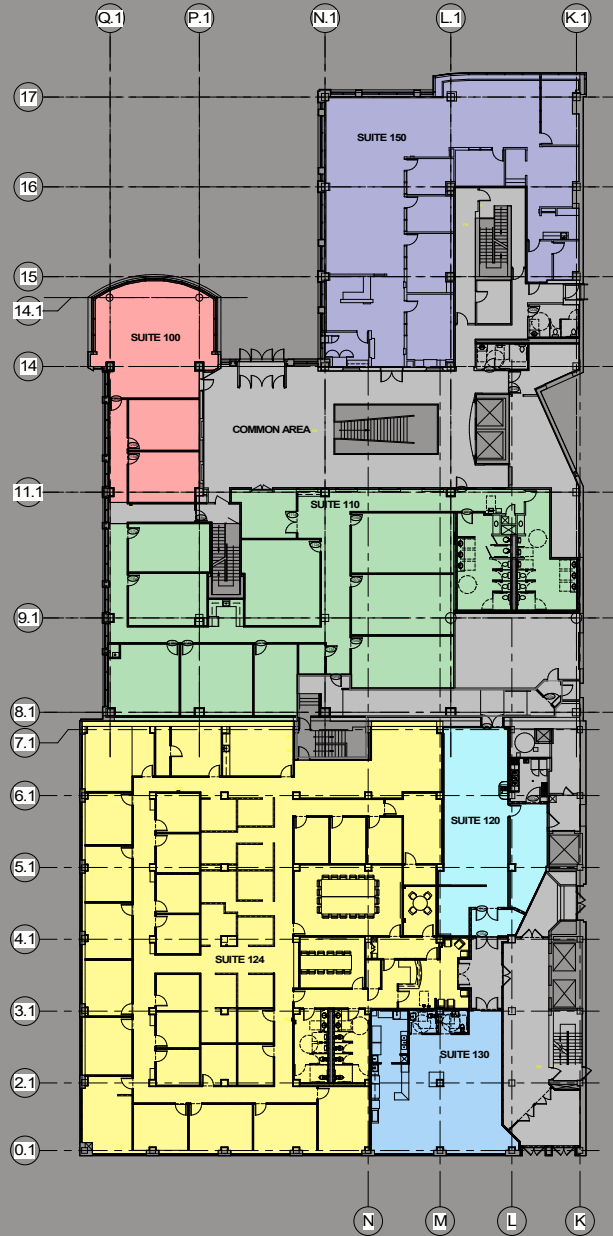
SUITE	FLOOR	USF	RSF	LEASE RATE
550	5th	7,759 SF	8,561 SF	\$7.95 PSF

## Space Features

- Mix of large open work space and private offices
- Can be customized
- Large conference/meeting area



# Floor Plan: 1<sup>st</sup> Floor

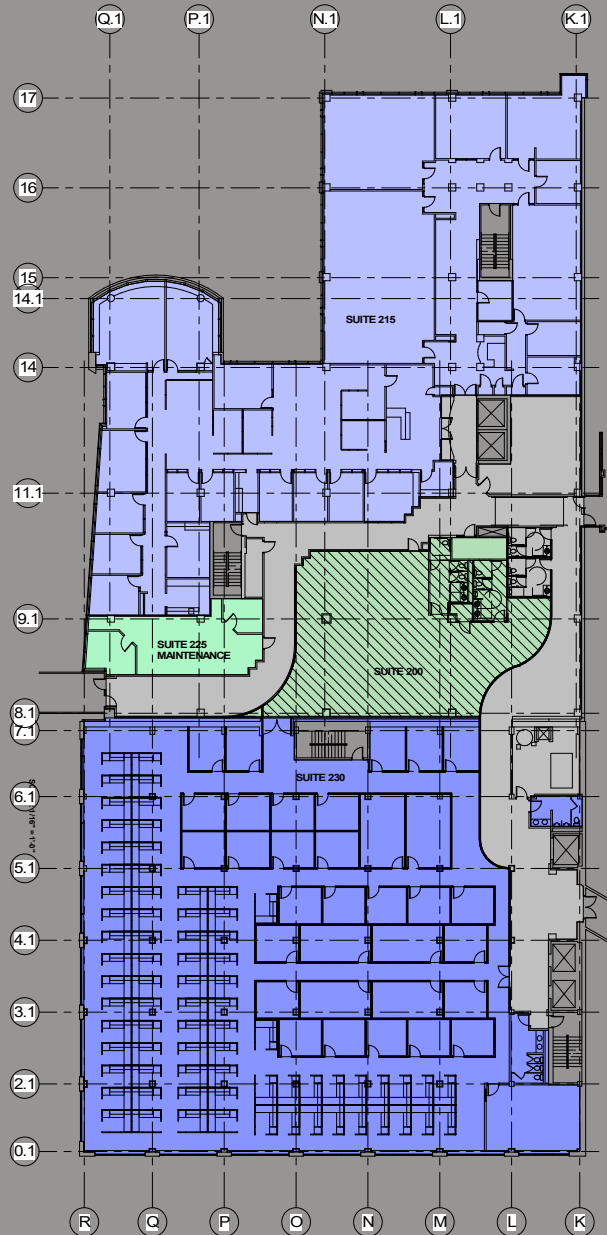


PLAN COLOR LEGEND

- SUITE 100
- SUITE 110
- SUITE 120
- SUITE 130
- SUITE 124
- SUITE 150
- COMMON AREA

Tenant	Usable Area SF	Common area SF	Percentage of common area	Rentable Area SF
Suite #100	1,709	571	7%	2,280
Suite #110	6,172	1,869	24%	8,041
Suite #120	1,204	428	5%	1,632
Suite #124	11,056	3,350	42%	14,416
Suite #130	1,486	450	6%	1,936
Suite #150	4,239	1,283	16%	5,522
<b>Total</b>	<b>25,076</b>	<b>7,895</b>	<b>100%</b>	<b>33,971</b>

# Floor Plan: 2<sup>nd</sup> Floor

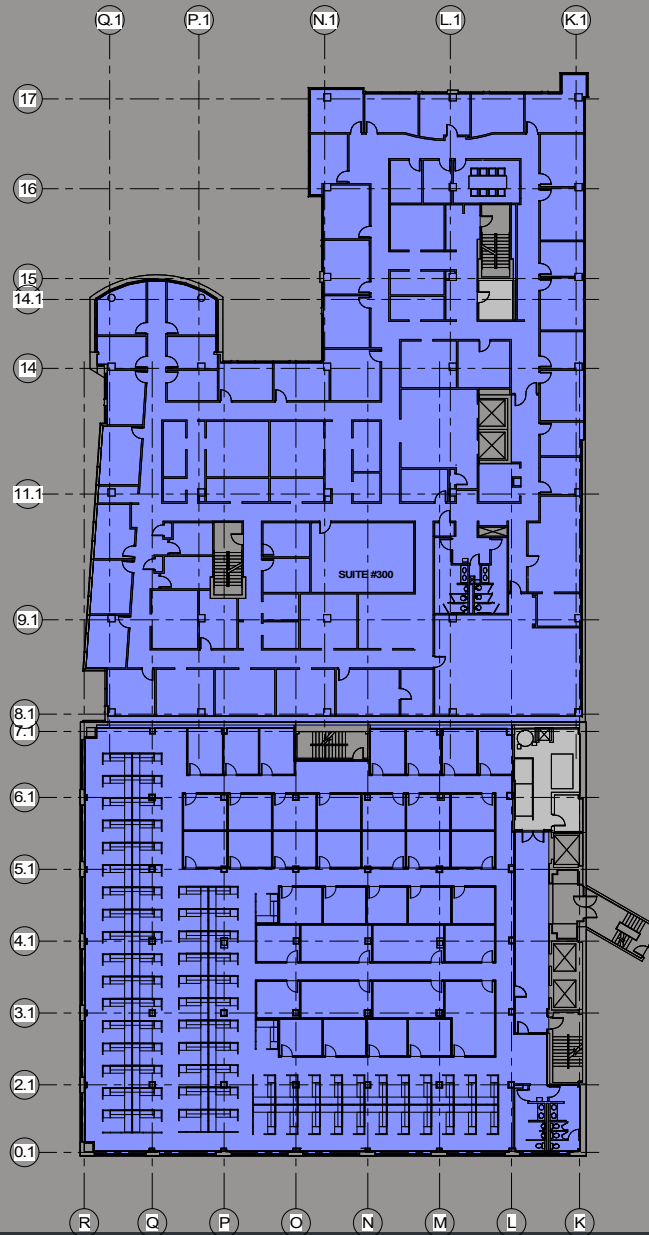


PLAN COLOR LEGEND

- SUITE 200
- SUITE 215
- SUITE 225
- SUITE 230
- COMMON AREA

Tenant	Usable Area SF	Common area SF	Percentage of common area	Rentable Area SF
Suite #200	3,009	546	10%	3,555
Suite #215	11,327	2,056	38%	13,383
Suite #225	659	158	3%	1,315
Suite #230	14,545	2,640	49%	17,185
<b>Total</b>	<b>29,740</b>	<b>5,398</b>	<b>100%</b>	<b>35,138</b>

# Floor Plan: 3<sup>rd</sup> Floor

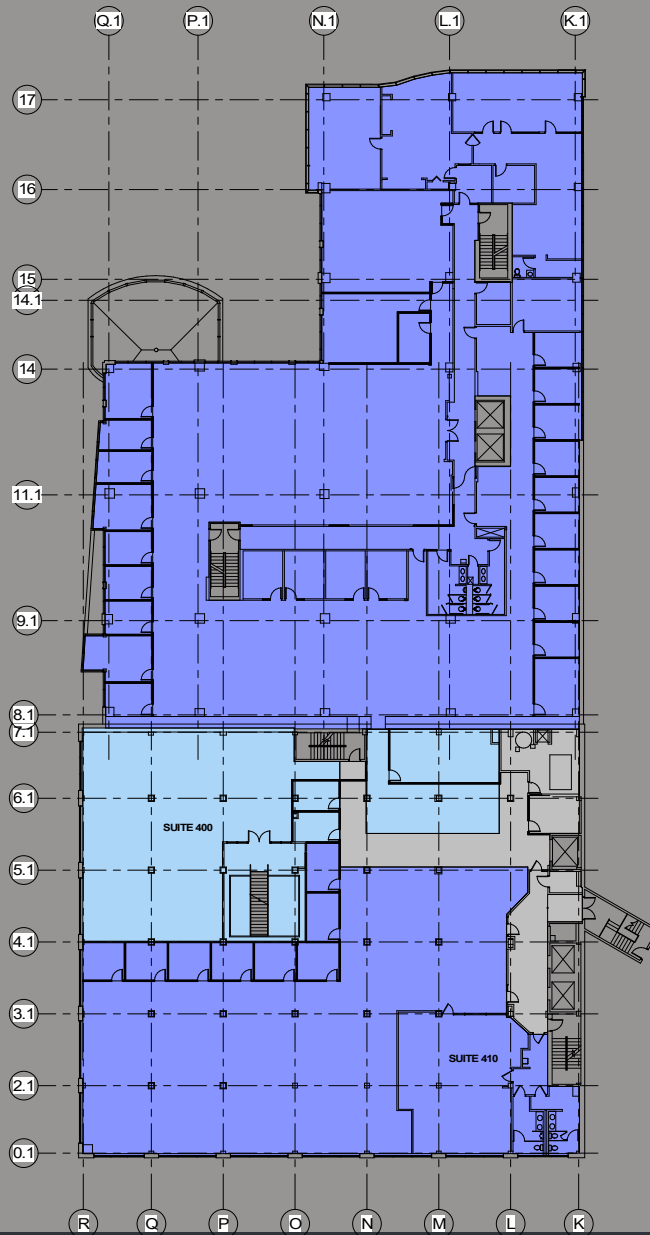


PLAN COLOR LEGEND

- SUITE 300
- COMMON AREA

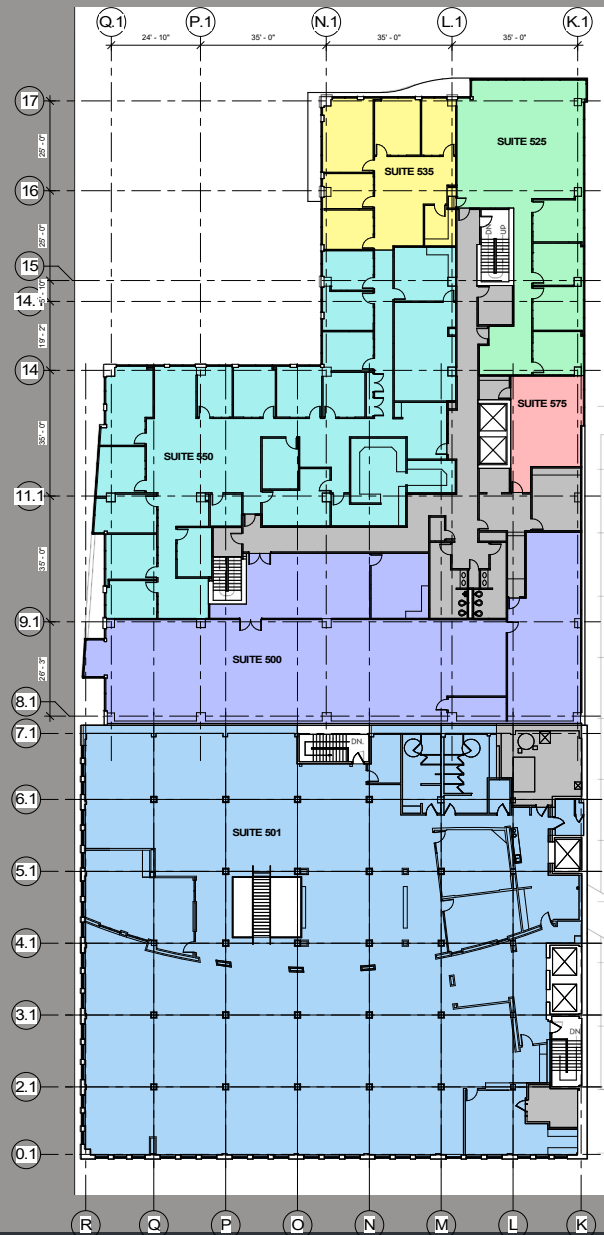
Tenant	Usable Area SF	Common area SF	Percentage of common area	Rentable Area SF
Suite 300	34,271	1,216	100%	35,487
Total	34,271	1,216	100%	35,487

# Floor Plan: 4<sup>th</sup> Floor





# Floor Plan: 5<sup>th</sup> Floor



PLAN COLOR LEGEND

- SUITE 500
- SUITE 501
- SUITE 525
- SUITE 535
- SUITE 550
- SUITE 575

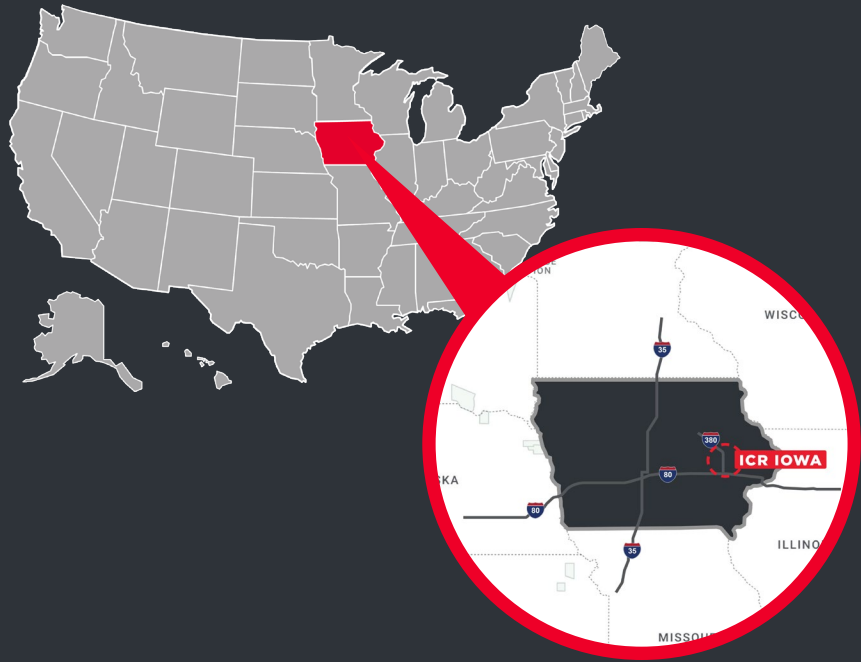
Tenant	Usable Area SF	Common area SF	Percentage of common area	Rentable Area SF
Suite #500	5,288	544	17%	5,812
Suite #501	14,930	1,543	49%	16,473
Suite #525	2,293	237	7%	2,530
Suite #535	1,559	161	5%	1,721
Suite #550	6,200	641	20%	6,841
Suite #575	547	57	2%	604
<b>Total</b>	<b>30,797</b>	<b>3,182</b>	<b>100%</b>	<b>33,979</b>



# MARKET OVERVIEW

## LOCATION

TOWN CENTRE is located in Downtown Cedar Rapids which is part of the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



**487,106**  
**POPULATION**

**729,401**  
WORKFORCE  
POPULATION

**36,816,284**  
**300 MILE POPULATION**



**95%**  
EDUCATIONAL  
ATTAINMENT



**8.9%**  
EMPLOYMENT  
GROWTH RATE



**36**  
MEDIAN  
AGE

	1 MILE	3 MILE	5 MILE
Est. Population	8,429	55,000	97,680
Daytime Population	8,073	38,661	87,210
Labor Population	6,621	44,038	78,534
White Collar Workers	57.8%	56.2%	59.7%
Blue Collar Workers	42.2%	43.8%	40.3%
Est. Households	3,709	23,468	41,432
Est. Average HH Income	\$81,200	\$91,390	\$99,311
Average HH Size	2.2	2.3	2.3
Median Age	35.0	37.7	36.7
Total Annual HH Expenditure	\$223.69M	\$1.5B	\$2.89B
Total Annual Retail Expenditure	\$106.01M	\$731.13M	\$1.36B
Monthly HH Expenditure	\$5,026	\$5,489	\$5,803

# Exclusive Advisors

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## RYAN FITZPATRICK

Senior Vice President  
+1 319 431 1898  
rfitzpatrick@iowaca.com

## PARKER RIDGE

Associate  
+1 641 226 9983  
pridge@iowaca.com

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Cushman & Wakefield  
Iowa Commercial Advisors  
+1 319 229 1003  
2720 1st Ave, Suite 212  
Cedar Rapids, IA 52402  
iowacommercialadvisors.com



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