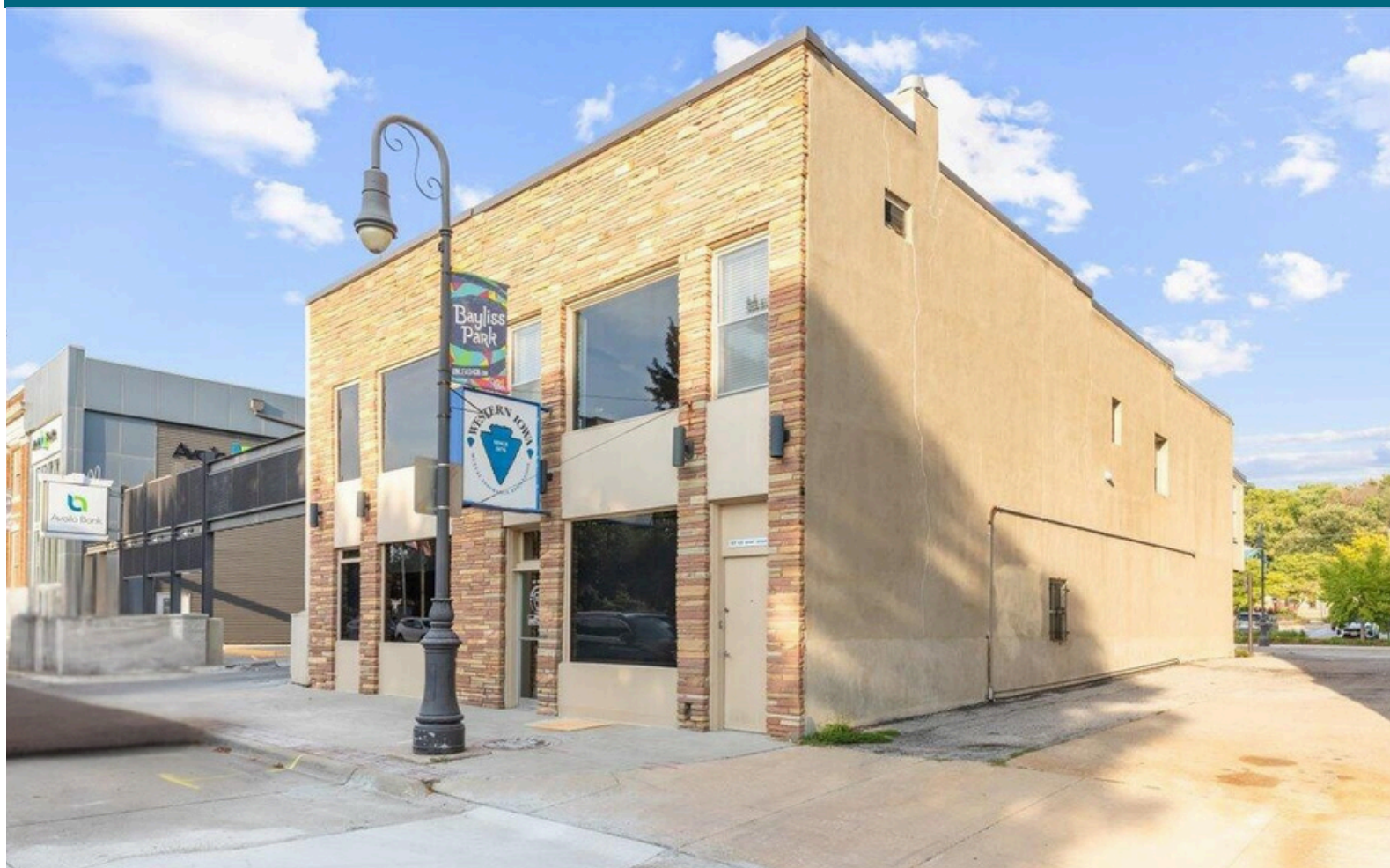


FOR LEASE
127 PEARL ST



HEARTLAND
PROPERTIES, INC.



ADDRESS:

127 Pearl St
Council Bluffs, IA 51503

SF

3754 SF

PRICE

\$10 SF/YR Gross

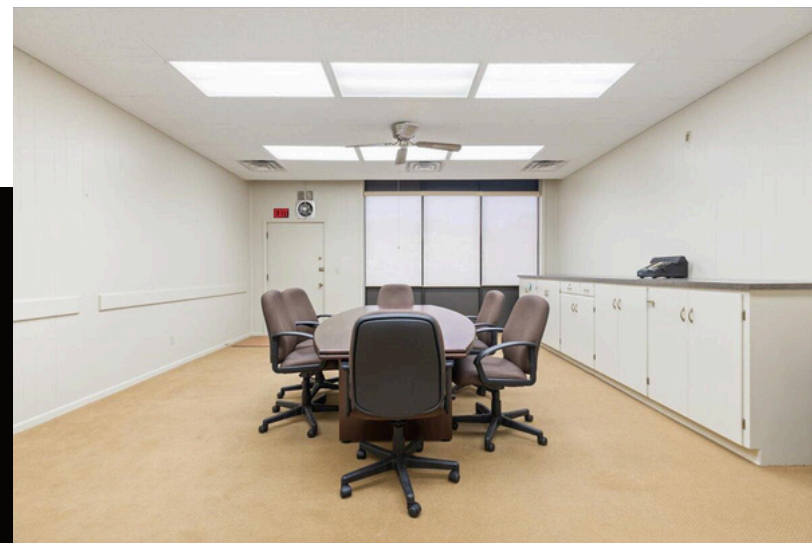
PARKING

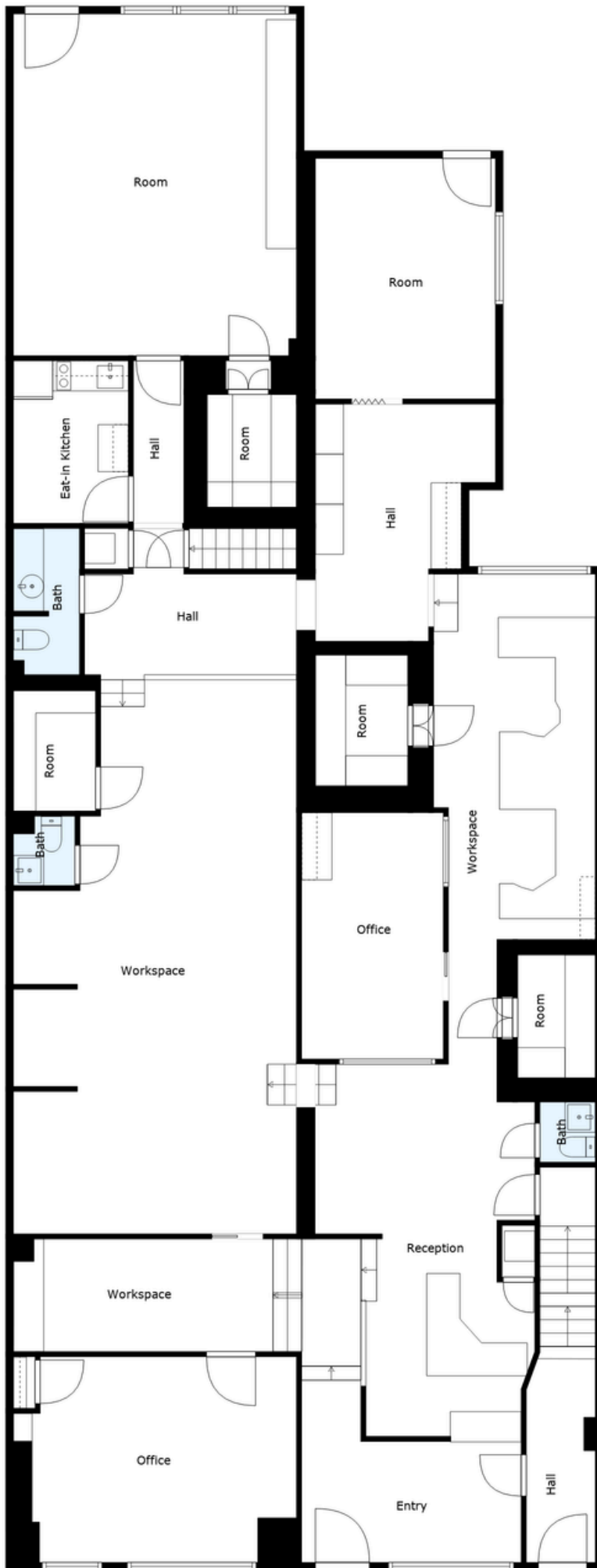
LEASED PARKING
AVAILABLE

PROPERTY FEATURES

- Prime Location
- Heart of Downtown Council Bluffs
- Across from Bayliss Park
- Walking distance to City Hall & County Courthouse Space Details
- Entire main floor: 3,754 sq ft
- Lease: \$10/SF gross → \$3128.33/mo + utilities
- Traditional office layout:
 - Reception area
 - Multiple private offices
 - Bullpen/cubicle area
 - Conference room
 - Breakroom
 - Two bathrooms
- Unique Features
 - 3 walk-in vaults
 - 2 automated rotating filing systems
 - Furnishings available for tenant use
- Lease Flexibility
 - Landlord open to negotiating tenant improvements (depending on lease term)









Located across from Bayliss Park, this 3,754 SF main-floor office offers a professional layout with reception, private offices, conference room, walk-in vaults, and included furnishings.



535 W BROADWAY
SUITE 100
COUNCIL BLUFFS, IA 51503
712-325-0445



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Information contained herein is taken from sources deemed reliable. Every effort has been made to assure accuracy. However, the information is NOT guaranteed. Any item that you believe to be important regarding your decision to purchase or lease the subject property should be independently verified.