

4201 Rivers Edge Pkwy, Suite 220 | Council Bluffs, IA 51501

\$15.75 PSF NNN

Property Features

- Only move-in ready office space available at Rivers Edge
- Four private offices and open workspace to accommodate a variety of users
- Floor-to-ceiling windows on three sides, providing abundant natural light and incredible views
- Flexible sublease terms with a long-term occupant
- Ample parking with convenient access to I-480 and I-29
- Adjacent to Tom Hanafan's Park and the Bob Kerrey Pedestrian Bridge

13321 California Street, Suite 105
Omaha, NE 68154
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Debra Graeve-Morrison

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Hilke Meyer

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ADDRESS	SIZE (SF)	SUBLEASE RATE	SUBLEASE TYPE
Suite 220	3,501 SF	\$15.75 SF/yr	NNN, \$13.21 PSF

BUILDING DETAILS

Building Size	65,689 SF
Tenancy	Multiple
Building Class	A
Number of Floors	4
Year Built	2018
Lot Size	1.15 AC
Parking	747
Zoning	C-4

LOCATION DETAILS

Market	Council Bluffs
Submarket	Downtown Council Bluffs
County	Pottawattamie
Cross Streets	42nd & Rivers Edge Pkwy

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,875	38,613	92,467
Total Population	7,200	94,438	232,365
Average HH Income	\$89,393	\$72,976	\$78,371



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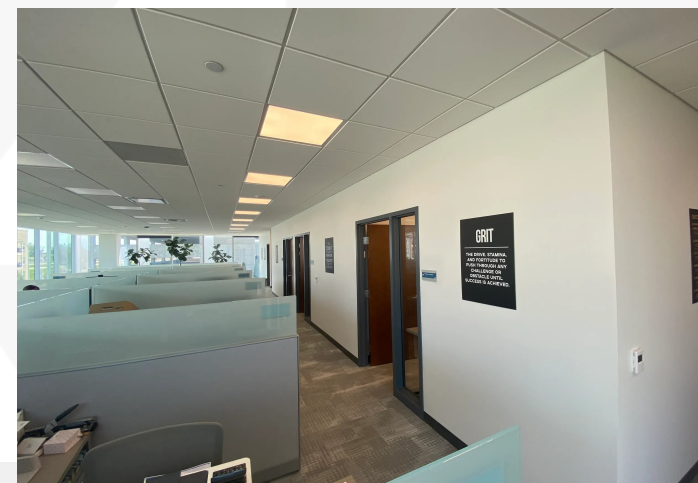
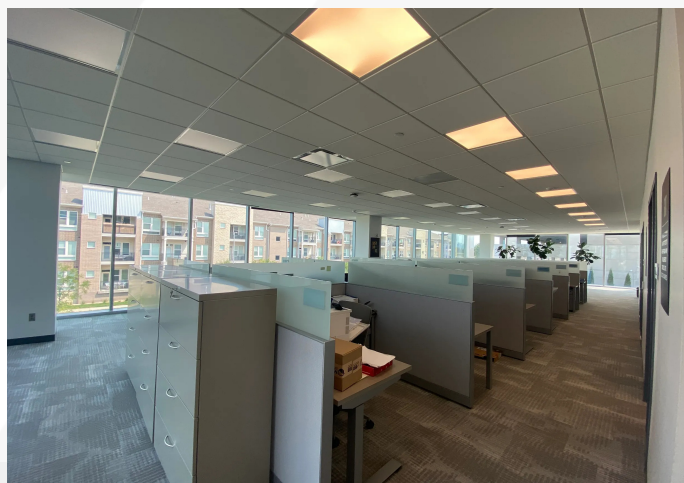
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