



**81,068 SF**

**SUBLEASE  
AVAILABLE**

**601 3<sup>rd</sup> STREET SE  
CEDAR RAPIDS, IOWA 52401**

# PROPERTY OVERVIEW

**Availability:** 81,068 SF

**Sublease Rate:** \$14.50 PSF/NNN

**Estimated OPEX:** Available upon request

## Property Information:

- Modern, high-tech two-story corporate office space
- Built in 2012 with latest technology and office design plus a dock/warehouse
- Situated on the 3rd street arts corridor between downtown and the NewBo district
- Located conveniently by hotels, shops, & restaurants



## PROPERTY OVERVIEW

Address:	601 3 <sup>rd</sup> Street SE Cedar Rapids, IA 52401
Tax Parcel IDs:	14281-34004-00000
Building Size:	81,068 SF
Lot Size:	1.186 acres
Year Built:	2012
Zoning:	C (Commercial)

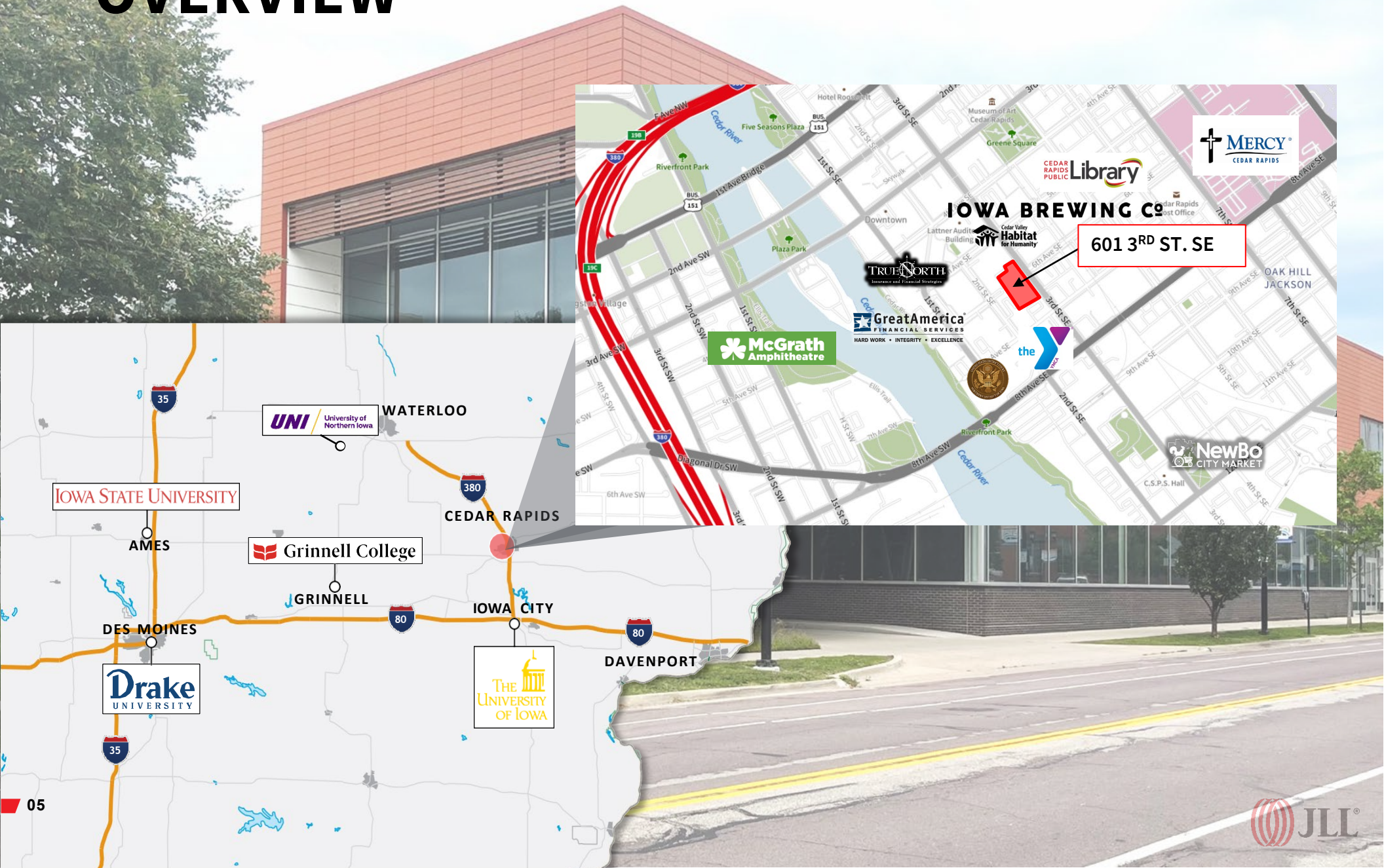


This detailed floor plan illustrates the layout of the University of North Carolina at Charlotte campus. The plan includes numerous labeled buildings and areas, such as the RECREATION ROOM, MULTI PURPOSE STORAGE, CAFE WORK AREA, VENDING MACHINE, CAFE SERVING, PATIO, LABS, and various lecture halls and classrooms. The plan also shows the location of the main entrance, parking lots, and surrounding streets. The layout is organized into several distinct sections, each with its own set of rooms and facilities. The plan is color-coded to distinguish between different types of buildings and areas, with colors like blue, green, yellow, and red used to highlight specific zones. The plan is a comprehensive overview of the campus, providing a clear visual representation of the university's physical infrastructure.

# PROPERTY IMAGES



# LOCATION OVERVIEW



## CONTACT INFORMATION

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