

# 2720 1ST AVE NE

CEDAR RAPIDS, IA 52402

## FOR LEASE



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# 2720 1ST AVE NE | SUITE 200

Cedar Rapids, IA 52402



## PROPERTY HIGHLIGHTS

Suite 200 is a professional office space with multiple spacious private offices around the perimeter. The middle area provides flexible collaborative workspace. The suite also features an entryway/waiting area. The opportunities are endless for this office space that is conveniently located on 1st Ave between northern and southern Cedar Rapids.

## PROPERTY FEATURES

**Space Available:** 5,711 SF

**Lease Rate:** \$7.95/SF NNN  
(*'as is', TIAs negotiable*)

**Est. OPEX** Contact listing agent

**Parking:** On-site parking

**Year Built:** 1966



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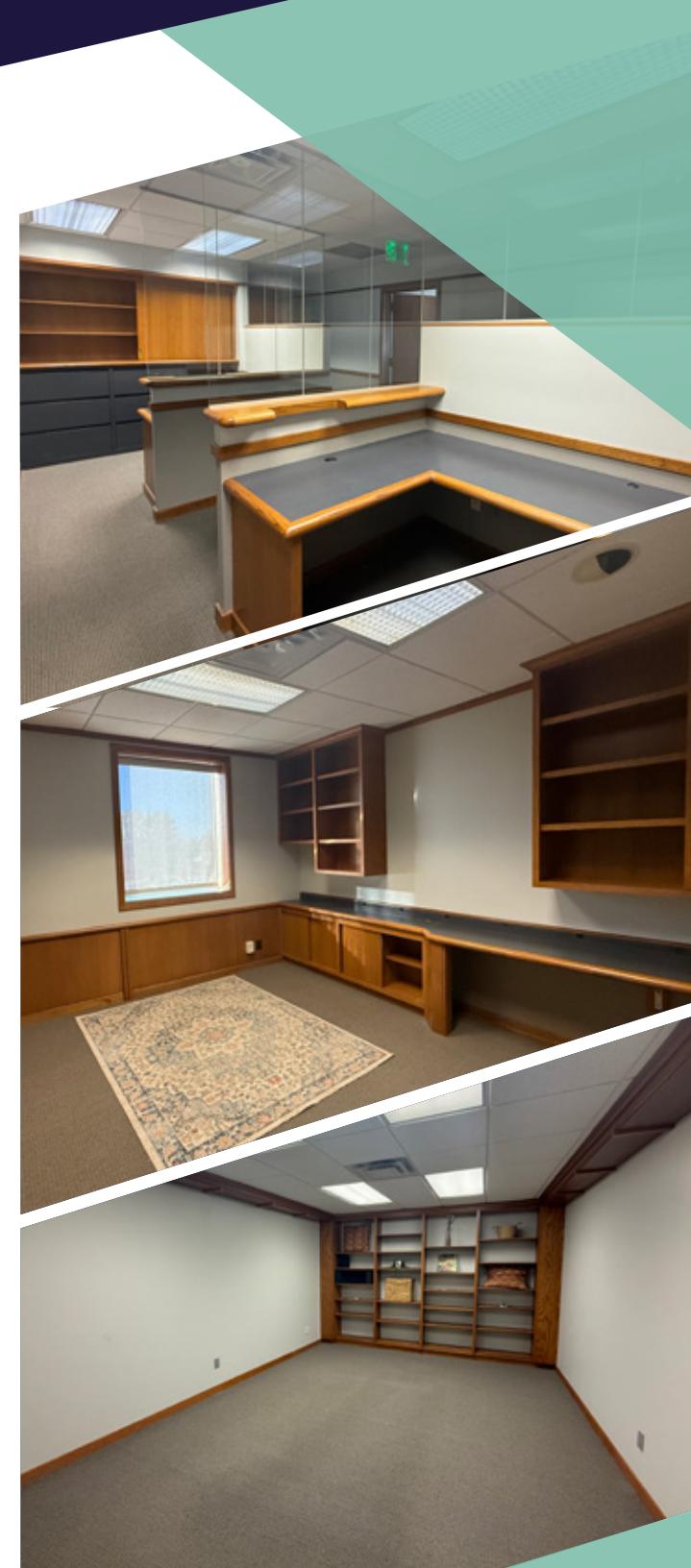
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2720 1ST AVE NE | SUITE 200

Cedar Rapids, IA 52402

## FLOOR PLAN



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# 2720 1ST AVE NE | SUITE 300

Cedar Rapids, IA 52402



## PROPERTY HIGHLIGHTS

Suite 300 is a fully furnished and turnkey office space. It is lined by multiple private offices with a central open concept space that allows for flexible workspaces such as cubicles or collaboration areas. The space also features a breakroom with a kitchnette, two conference rooms, and a work station. The opportunities are endless for this modern office space that is conveniently located on 1st Ave between northern and southern Cedar Rapids.

## PROPERTY FEATURES

**Space Available:** 11,375 SF

**Lease Rate:** \$11.95/SF NNN

**Est. OPEX** Contact listing agent

**Parking:** On-site parking

**Year Built:** 1966



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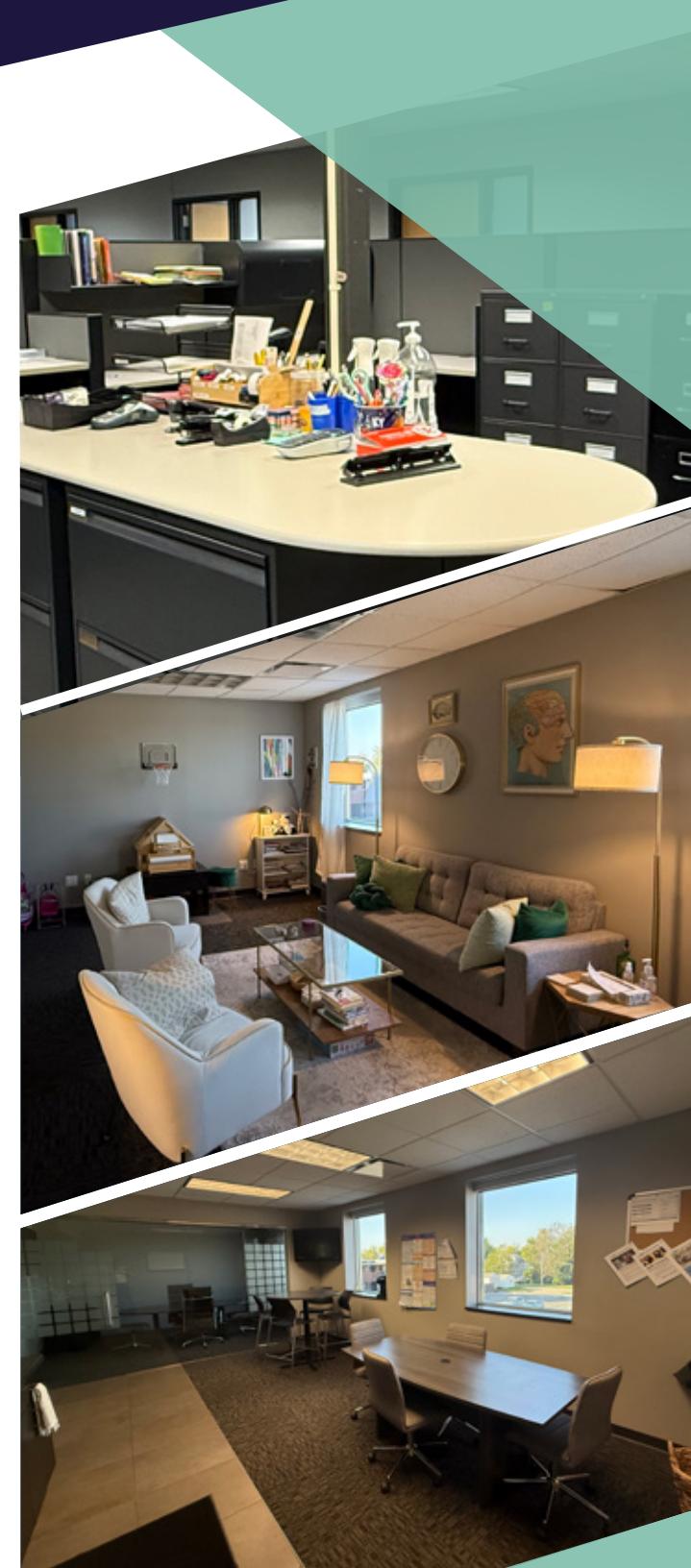
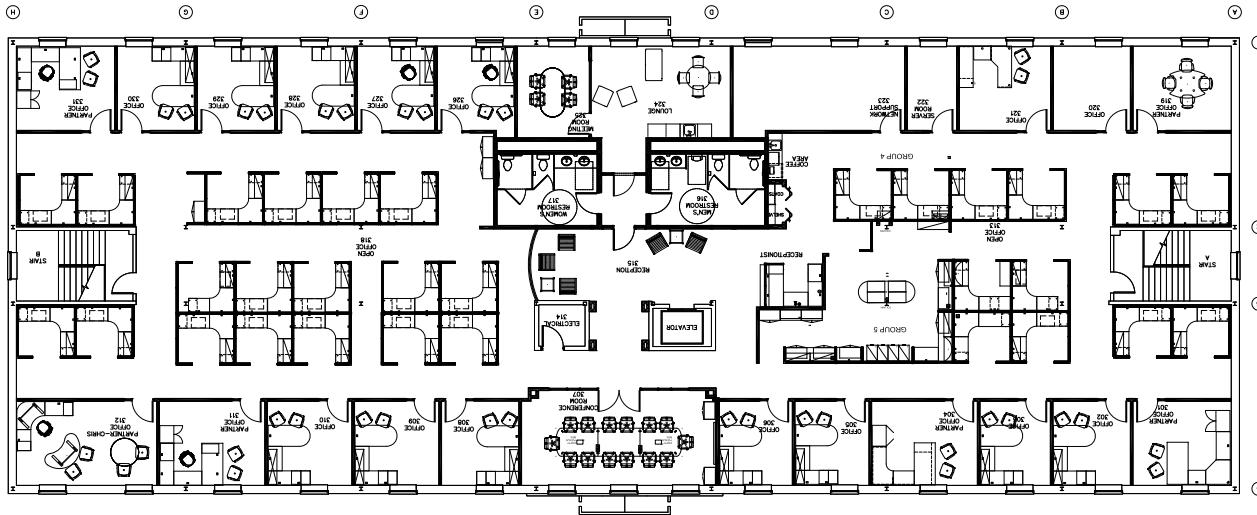
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2720 1ST AVE NE | SUITE 300

Cedar Rapids, IA 52402

## FLOOR PLAN



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Cedar Rapids, IA 52402

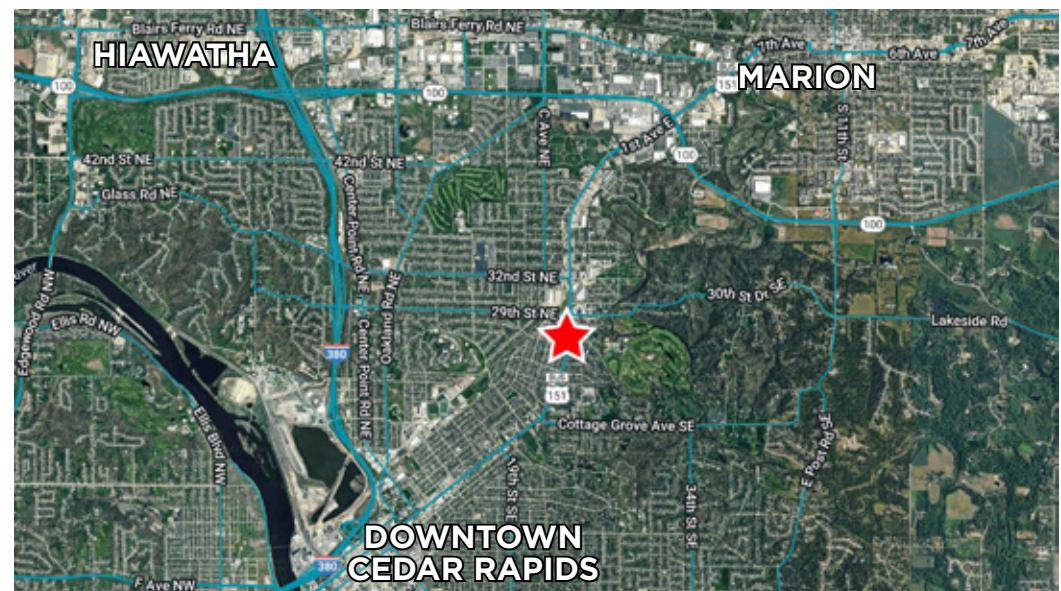


## LOCATION HIGHLIGHTS

- Located on highly trafficked 1st Ave NE
- Signage available along 1st Ave
- Parking lot attached with easy access from A Ave
- Within minutes of downtown Cedar Rapids and the Lindale region
- Centrally located with simple access to Bus 151, I-380, and Hwy 100

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2720 1ST AVE NE | SUITE 200 & 300

Cedar Rapids, IA 52402

## RETAIL AERIAL



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Cedar Rapids is located in 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.



**729,401**

WORKFORCE  
POPULATION



**95%**

EDUCATIONAL  
ATTAINMENT



**8.9%**

EMPLOYMENT  
GROWTH RATE



**36**

MEDIAN  
AGE

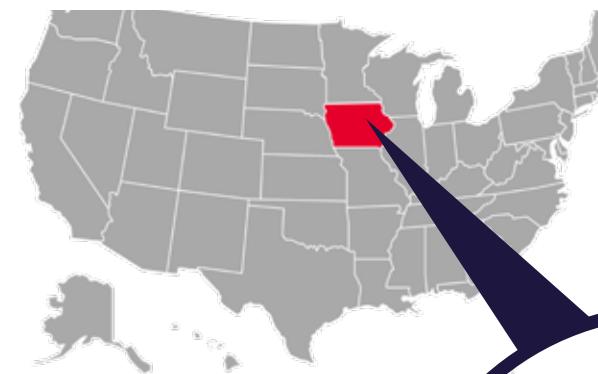
## 7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington

**487,106**  
POPULATION

**\$1,227,628,806**  
ANNUAL GOODS EXPORT

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

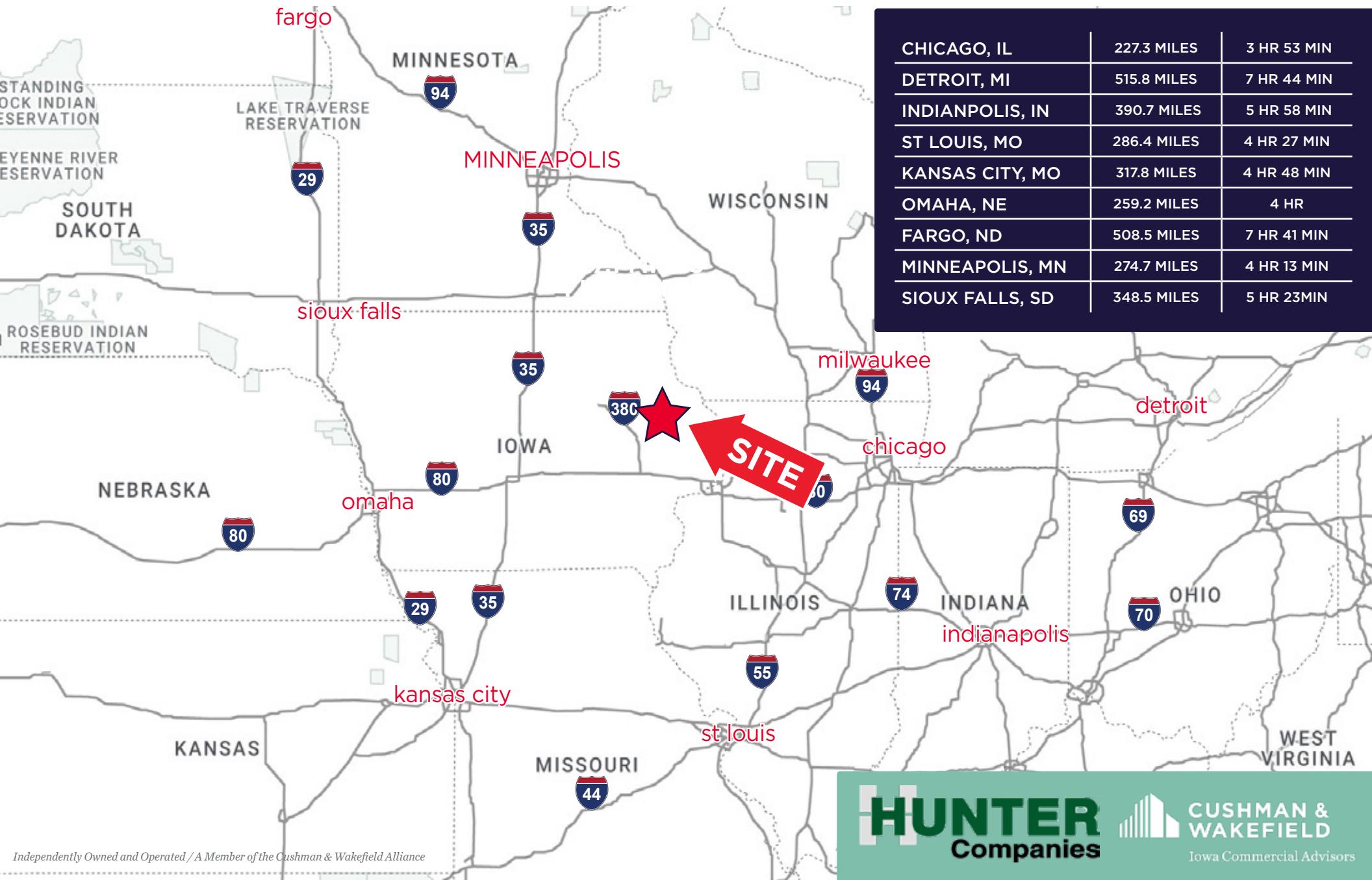


# A CENTRAL LOCATION



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## MIDWEST INTERSTATE MAP



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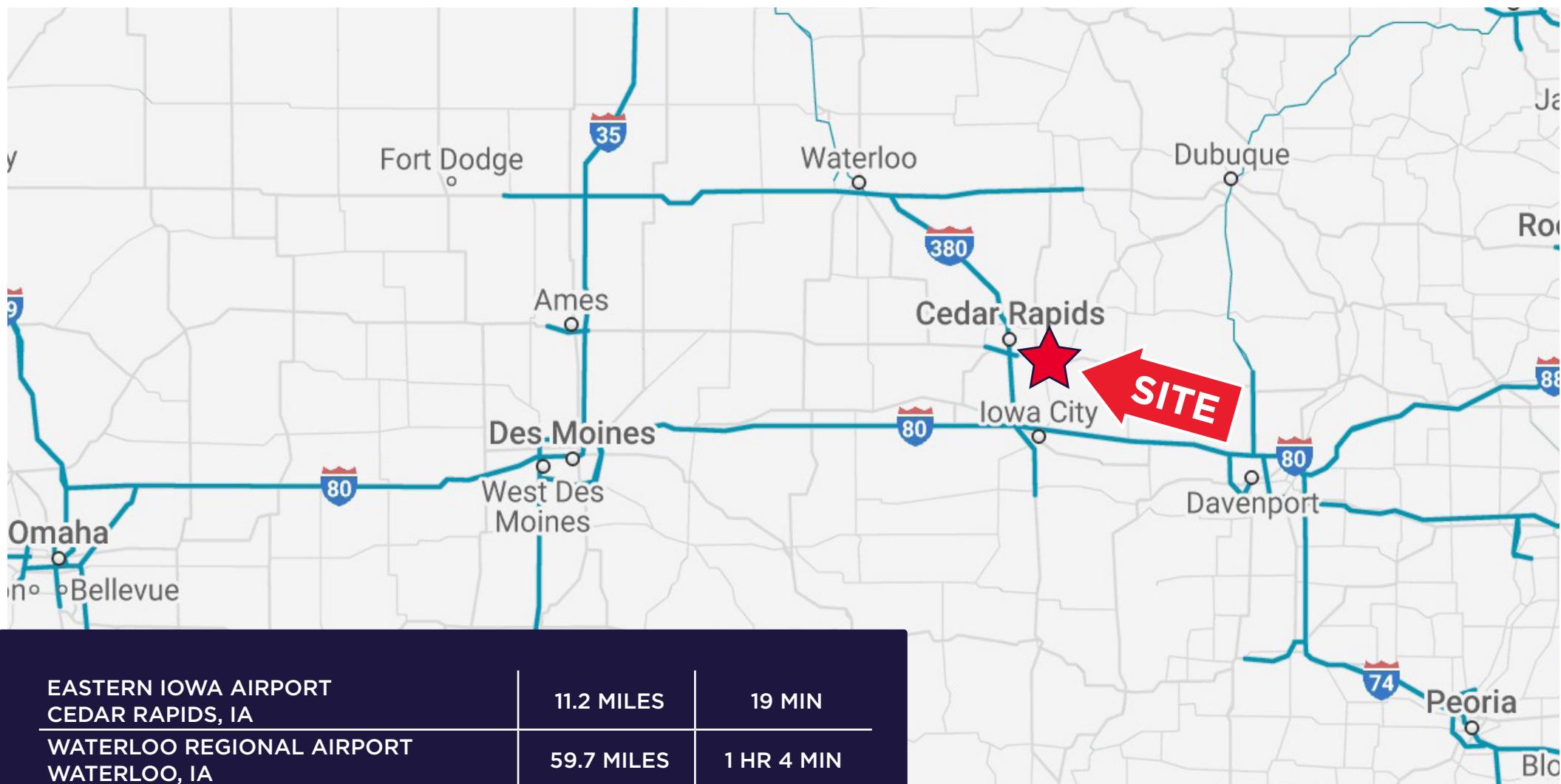
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## EASTERN IOWA AIRPORTS





## FOR MORE INFORMATION, CONTACT:

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