

2720 1ST AVE NE

CEDAR RAPIDS, IA 52402

FOR LEASE



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2720 1ST AVE NE | SUITE 200

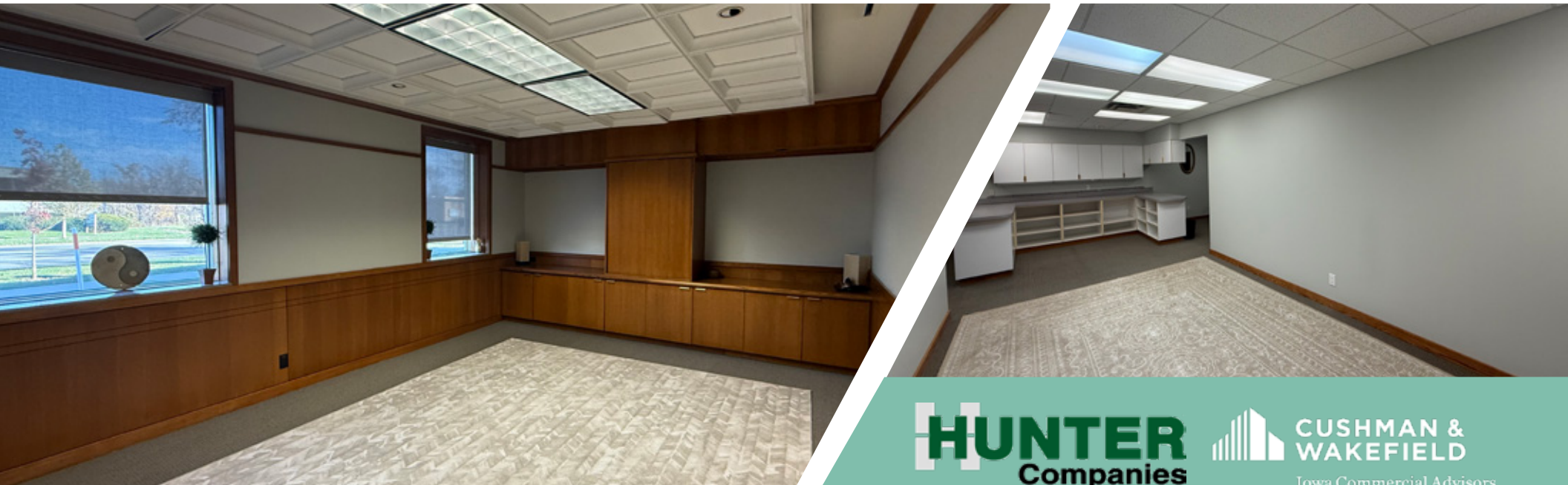
Cedar Rapids, IA 52402

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 (<i>'as is', TIAs negotiable</i>) |
| Est. OPEX | Contact listing agent |
| Parking: | On-site parking |
| Year Built: | 1966 |



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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 |

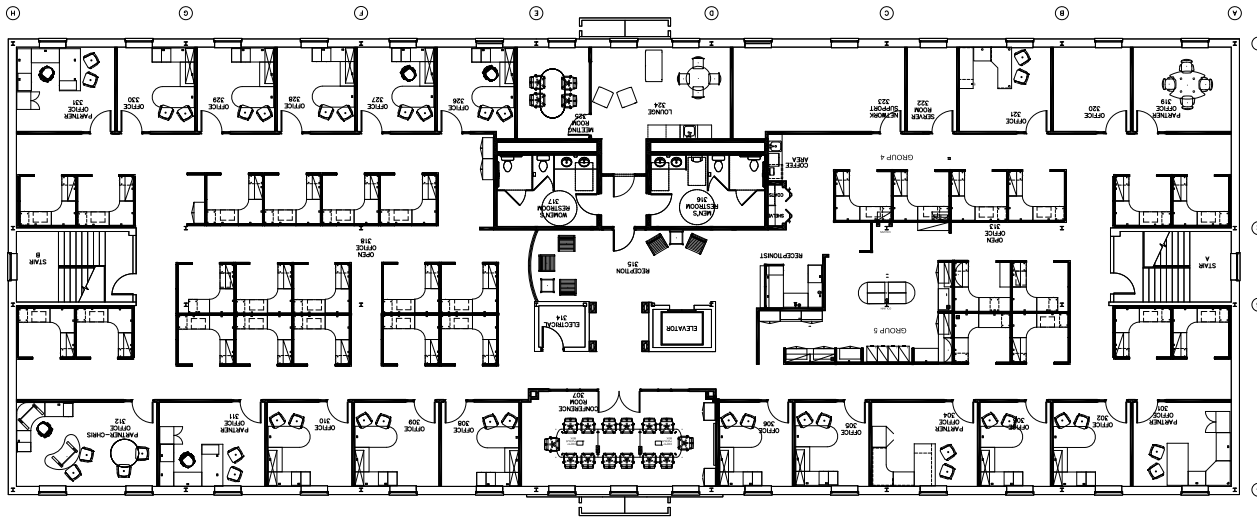


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2720 1ST AVE NE | SUITE 300
Cedar Rapids, IA 52402

FLOOR PLAN



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2720 1ST AVE NE | SUITE 200 & 300

Cedar Rapids, IA 52402



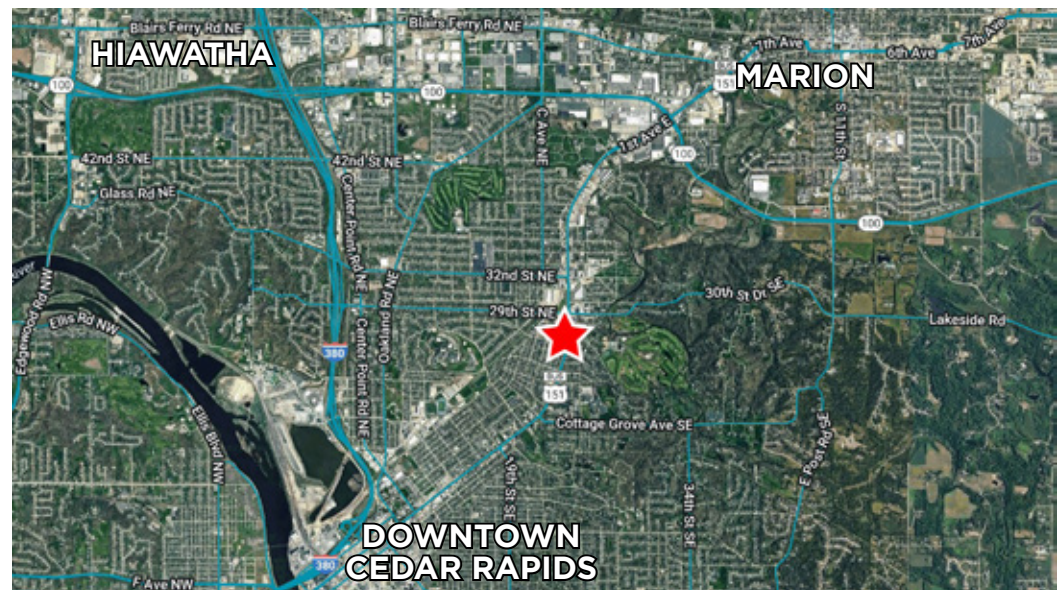
LOCATION HIGHLIGHTS

- 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



ICR IOWA

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

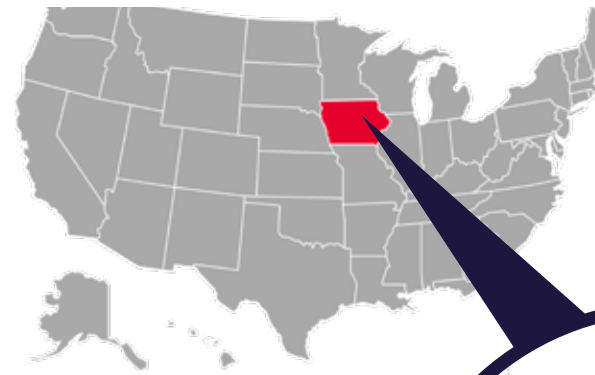
36,816,284
300 MILE POPULATION



IOWA RANKED #1
OVERALL BEST ST



RANKED #2 BEST COST
OF DOING BUSINESS



CUSHMAN & WAKEFIELD

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Companies

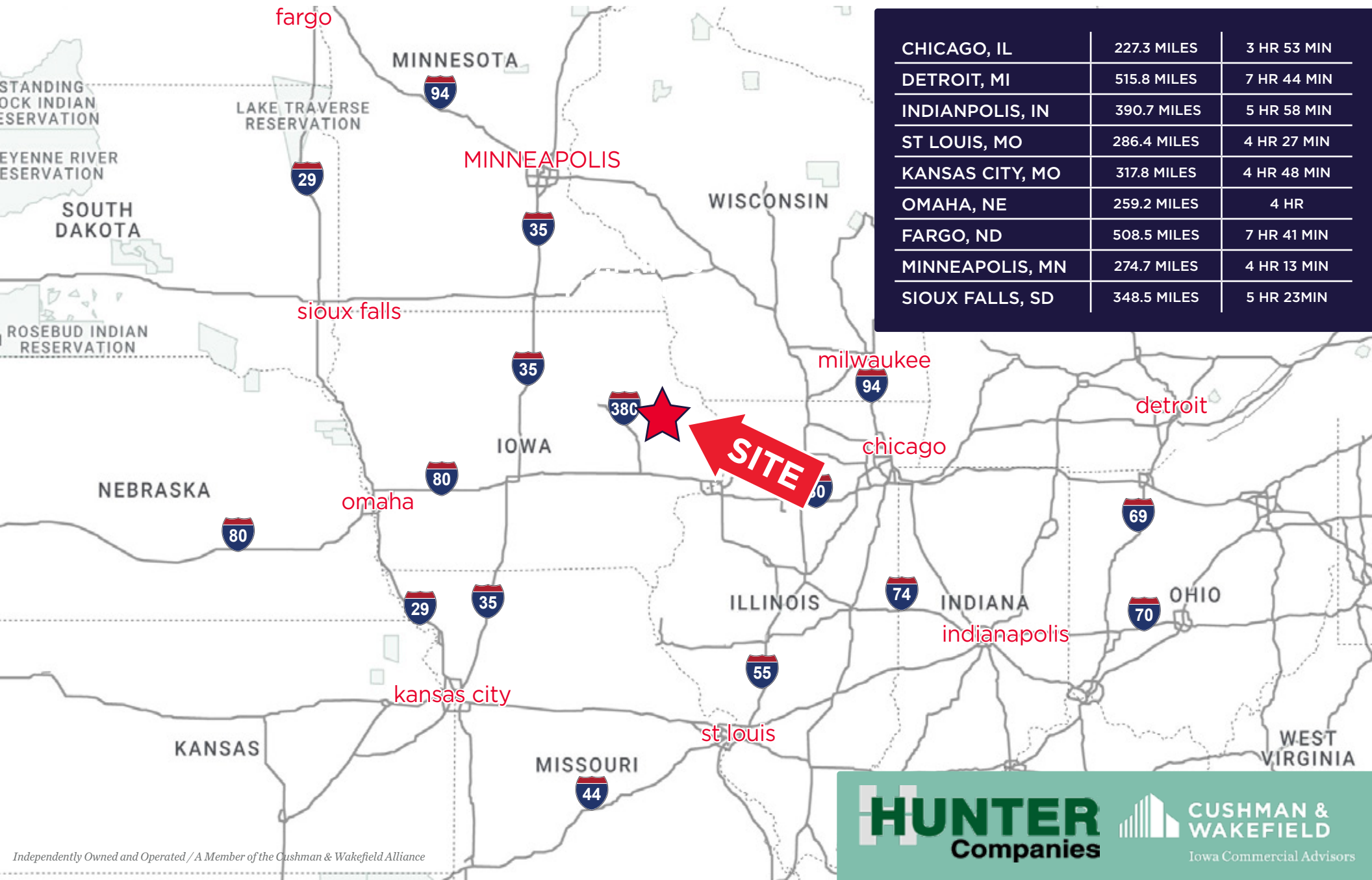


A CENTRAL LOCATION



2720 1ST AVE NE | CEDAR RAPIDS, IA 52402

MIDWEST INTERSTATE MAP



| | | |
|------------------|-------------|-------------|
| CHICAGO, IL | 227.3 MILES | 3 HR 53 MIN |
| DETROIT, MI | 515.8 MILES | 7 HR 44 MIN |
| INDIANAPOLIS, IN | 390.7 MILES | 5 HR 58 MIN |
| ST LOUIS, MO | 286.4 MILES | 4 HR 27 MIN |
| KANSAS CITY, MO | 317.8 MILES | 4 HR 48 MIN |
| OMAHA, NE | 259.2 MILES | 4 HR |
| FARGO, ND | 508.5 MILES | 7 HR 41 MIN |
| MINNEAPOLIS, MN | 274.7 MILES | 4 HR 13 MIN |
| SIOUX FALLS, SD | 348.5 MILES | 5 HR 23MIN |

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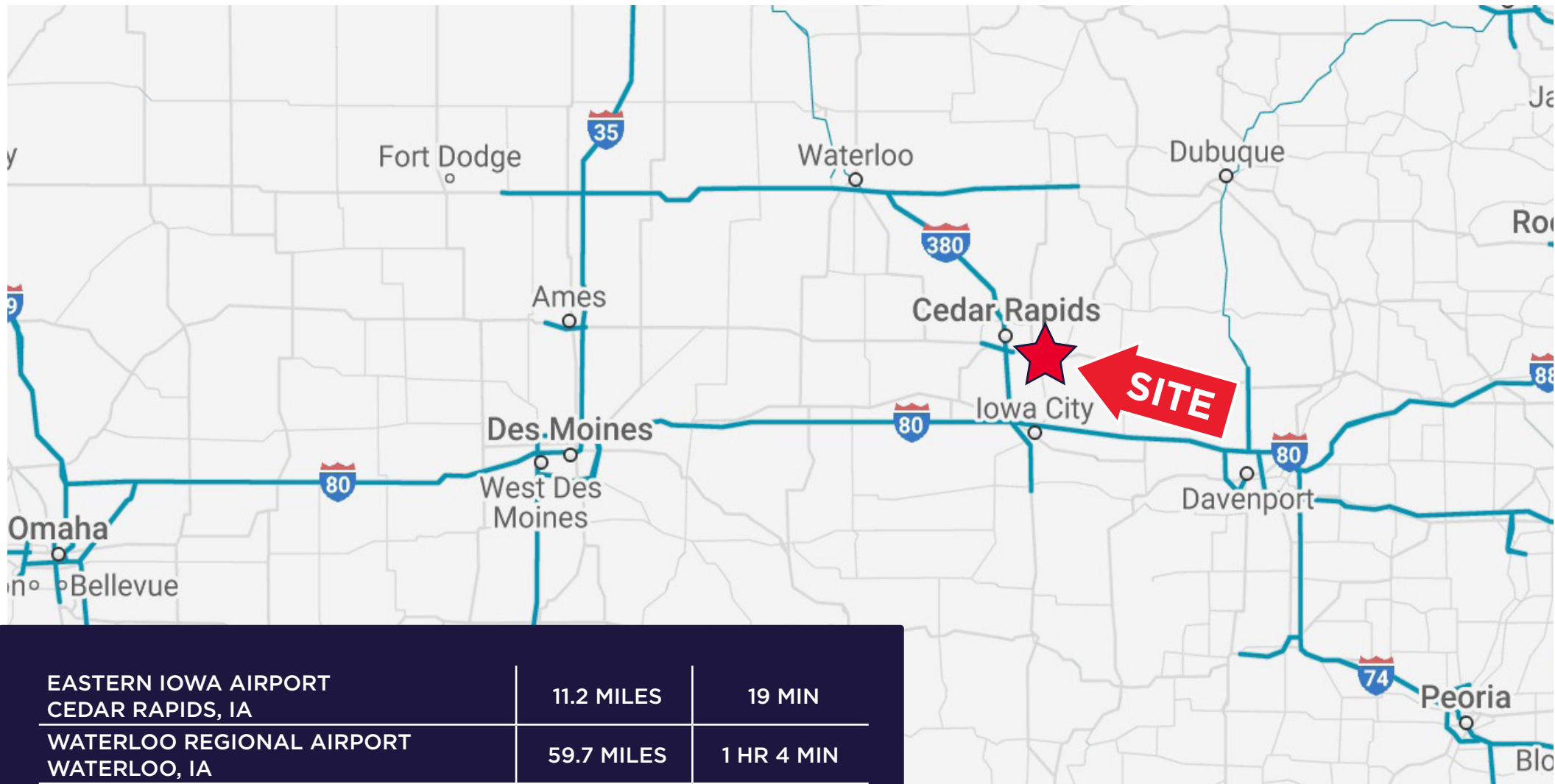
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A CENTRAL LOCATION

2720 1ST AVE NE | CEDAR RAPIDS, IA 52402

EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT
CEDAR RAPIDS, IA

11.2 MILES

19 MIN

WATERLOO REGIONAL AIRPORT
WATERLOO, IA

59.7 MILES

1 HR 4 MIN

QUAD CITIES INTERNATIONAL AIRPORT
MOLINE, IL

92 MILES

1 HR 25 MIN

DES MOINES INTERNATIONAL AIRPORT
DES MOINES, IA

133 MILES

2 HR 6 MIN



FOR MORE INFORMATION, CONTACT:

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