

# 2839 NORTHGATE DR, IOWA CITY, IA 52245

PROFESSIONAL OFFICE SPACE

FOR LEASE | 26,093 SF



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# PROPERTY HIGHLIGHTS

2839 Northgate Dr, Iowa City, IA 52245

**RENT RATE** \$15.95 PSF NNN

**EST. OPEX** \$8.00 PSF

**BUILDING SIZE** 26,093 SF

**LOT SIZE** 3.83 AC

**TYPE** Office

**CLASS** A

**PARKING** 161 Spaces

**POSSESSION** Contact Agent

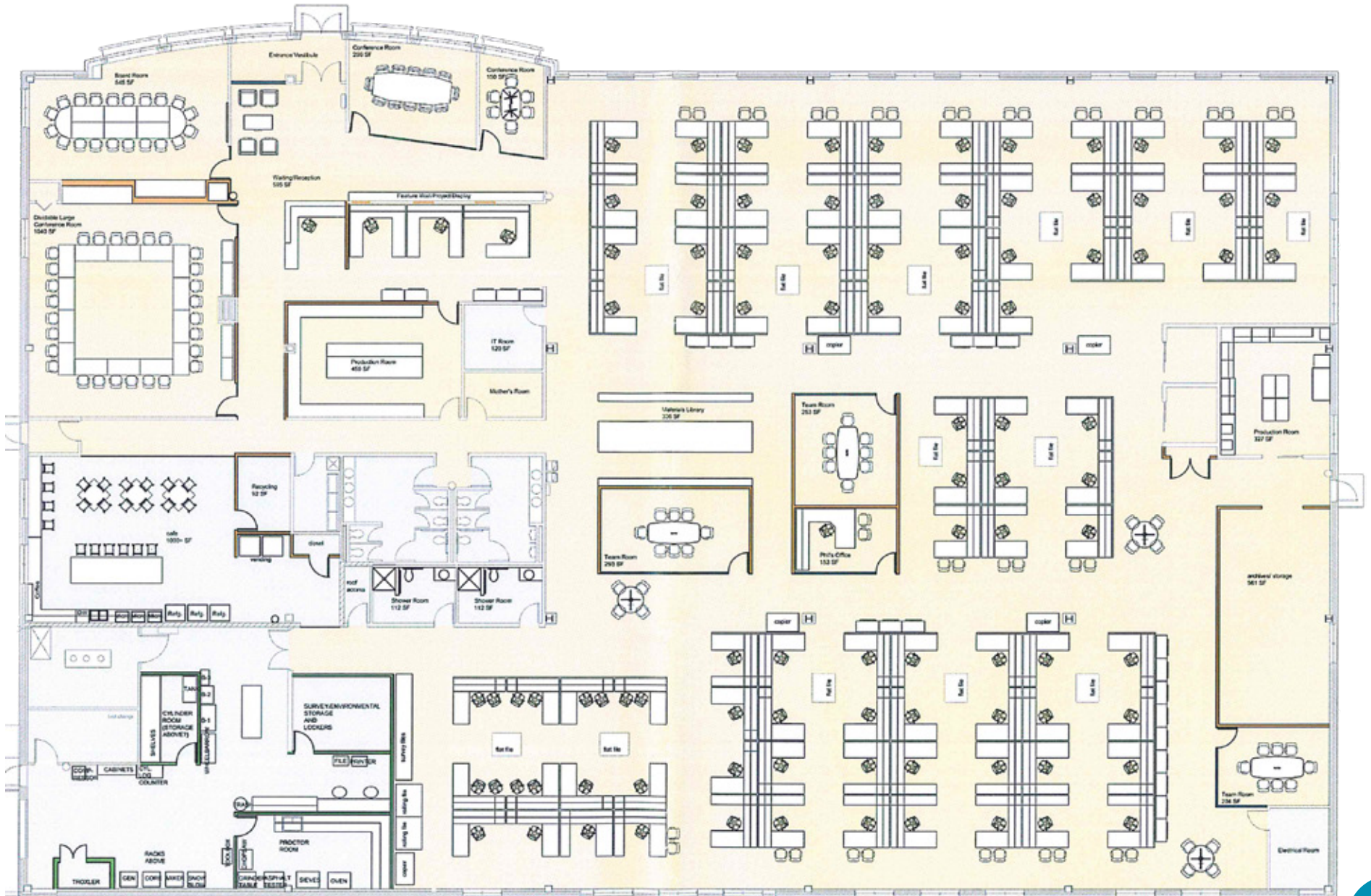


## PROPERTY HIGHLIGHTS

- » Building Class: Class A, meticulously designed with top-tier finishes ensuring an immaculate presentation
- » Amenities: Grand entryway, luxurious conference rooms, and a spacious, modern break room that creates a professional and welcoming environment
- » Generous parking accommodations to support both tenant and client needs. Additionally, the building has a rear loading dock providing functional accessibility for operations
- » Brand-new roof in 2024
- » Parking Spaces: 161 Spaces  
Parking Ratio: 6.17/1,000 SF



# FLOOR PLAN



# INTERIOR PHOTOS



# SOUTHWEST DRONE VIEW

IOWA CITY

**IOWA**

CORALVILLE

NORTH LIBERTY

Des Moines  
1 Hr 43 Mins

DCI GROUP  
DESIGN-CONSTRUCTION INTEGRATION

N DODGE ST 20,600

Davenport  
57 Mins



62,900 VPD

**IOWA**  
HEALTH CARE

THE HIGHLANDER  
HOTEL



Brand New Roof: 2024

ORAL SURGERY and  
DENTAL IMPLANT CENTER  
of Iowa City



# of Parking Spaces: 161  
Parking Ratio: 6.17/1,000 SF

businessolver



# NORTHWEST DRONE VIEW

CORALVILLE

NORTH LIBERTY



**DCI GROUP**  
DESIGN-CONSTRUCTION INTEGRATION

**Casey's**



**N DODGE ST 20,600**



**Eye Physicians & Surgeons, LLF**

**HIGHLANDER**  
HOTEL

**LION HEART**  
RESTAURANTS

**IOWA**  
HEALTH CARE

**IOWA**  
HEALTH CARE

**OS7** ORAL SURGERY and  
DENTAL IMPLANT CENTER  
of Iowa City



**62,900 VPD**

**businessolver**

**VIVID**  
PROSTHODONTICS



# RETAIL AERIAL



# AERIAL



Cedar Rapids

CORALVILLE



Des Moines



62,900 VPD



SITE

Davenport

HWY-216  
45,643 VPD

IOWA  
HEALTH CARE

IOWA

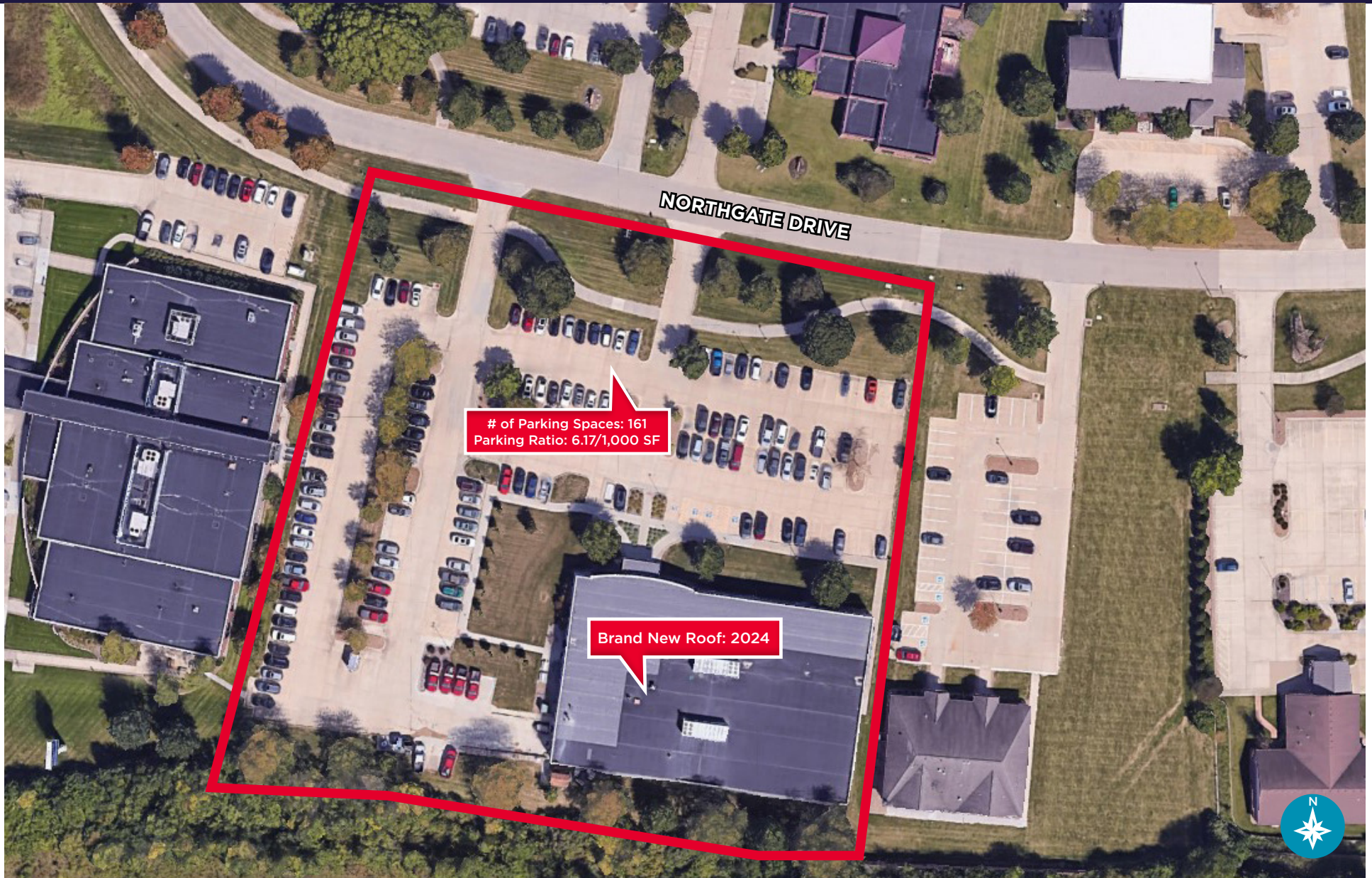


IOWA CITY

IOWA CITY  
MUNICIPAL  
AIRPORT



# SITE AERIAL



# ICR DEMOGRAPHICS

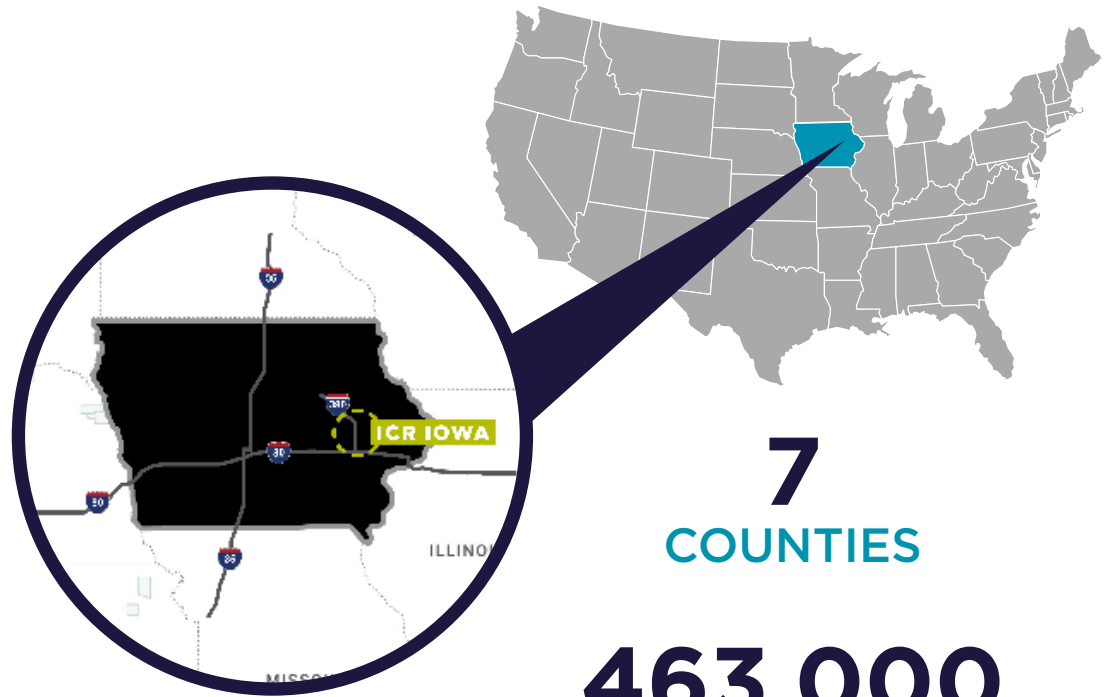
*Iowa City-Cedar Rapids (ICR Iowa) is a growing region that is home to almost half a million people!*

## ICR IOWA - HERE IT'S REAL

Iowa City - Cedar Rapids is home to the University of Iowa, three private colleges - Coe, Mount Mercy, and Cornell- and one of the best community colleges in the country - Kirkwood Community College. Located at the crossroads of Interstate 80 and Interstate 380 - ICR is home to 7 counties - Benton, Cedar, Iowa, Johnson, Jones, Linn, and Washington.

ICR Iowa's economy is built in part around educational technology and assessment - with leaders in the field like ACT, Inc. and Pearson. High-tech manufacturing also thrives in ICR with companies like Collins Aerospace, Quaker Oats, Oral B, and Whirlpool.

ICR Iowa's culture is what truly makes it a special place to live, work, and play. ICR has many locally-owned restaurants, markets, shops, wine bars, breweries, and live entertainment venues. It is a fantastic culture without the hassle that comes with large-city living!



**7**  
COUNTIES

**463,000**  
POPULATION

**30**  
FORTUNE 500 COMPANIES

**4,440**  
SQUARE MILES



**8.9%**

*Employment Growth Rate*



**95%**

*Educational Attainment*



**729,401**

*Workforce Population*

# LOCAL DEMOGRAPHICS

## LOCATION FEATURES:

This property offers an unbeatable location for businesses looking to thrive in a central, accessible, and dynamic environment. Situated within minutes of I-80 and I-380, it provides quick connections to major Midwest cities, including Cedar Rapids, Des Moines, and the Quad Cities. For employees or clients who frequently travel, the Eastern Iowa Airport is also just a short drive away, making regional and national connectivity a breeze.

This area boasts a wide range of amenities that make it ideal for businesses to attract young talent. The property is within a short distance of Iowa City's downtown, which is home to renowned restaurants, arts, and cultural attractions. Families of employees will appreciate the close proximity to excellent schools, parks, and recreational facilities, along with nearby attractions like the University of Iowa and the Iowa Children's Museum.

With ample parking and well-designed spaces, this property offers everything a business needs to succeed, from accessibility and visibility to a vibrant surrounding community. An office at 2839 Northgate Drive gives businesses a strategic, family-friendly location, excellent connectivity, and a thriving local community that enhances the daily lives of employees and elevates your brand presence in Iowa City.



## POPULATION OF 151,180 WITHIN TEN MILES

### 2024 EST. SUMMARY

	3 MILE	5 MILES	10 MILES
<b>Population</b>	40,885	91,290	151,180
<b>Households</b>	16,655	38,279	61,261
<b>Families</b>	7,179	16,444	30,082
<b>Daytime Population</b>	16,046	67,142	91,046
<b>Median Age</b>	28	28.9	31.3
<b>Average Household Income</b>	\$94,787	\$91,824	\$103,316

### 2029 EST. SUMMARY

	3 MILE	5 MILES	10 MILES
<b>Population</b>	42,563	95,474	158,700
<b>Households</b>	17,444	40,217	64,546
<b>Average Household Income</b>	\$110,263	\$106,268	\$119,108



# FOR LEASE

## CONTACT:

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**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors



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