

# FOR SALE



## 22 S. Linn St., Ste. A, Iowa City \$825,000

Downtown Iowa City office condo for sale!  
Own a built out office condo on the elevator served 3rd floor of the Tower Parking Garage, with walkway to the Senior Center. 3,890 square feet with reception, open work areas, private offices, conference room, storage and kitchen. Corner location with lots of light. 4 parking spaces deeded with the suite plus 10 more leased from the City of Iowa City.

Information deemed reliable, but not guaranteed.

**Zoning:**

CB10

S

**Total Sqft:**

3,890

**Traffic Count:**

3,300 cars per day

**Available:**

Immediately

**Directions:**

Downtown Iowa City. The building is on the southeast corner of Linn Street and Iowa Avenue intersection. Parking is either on the street or in the attached ramp just to the east. Take the elevator or stairs in the parking ramp to the 3rd floor.

Jeff Edberg, Broker Associate, CCIM, SIOR  
Jeff Edberg Team

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Licensed to sell real estate in the State of Iowa

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# LKR

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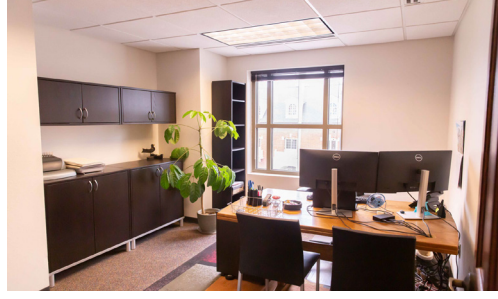
2346 Mormon Trek Blvd

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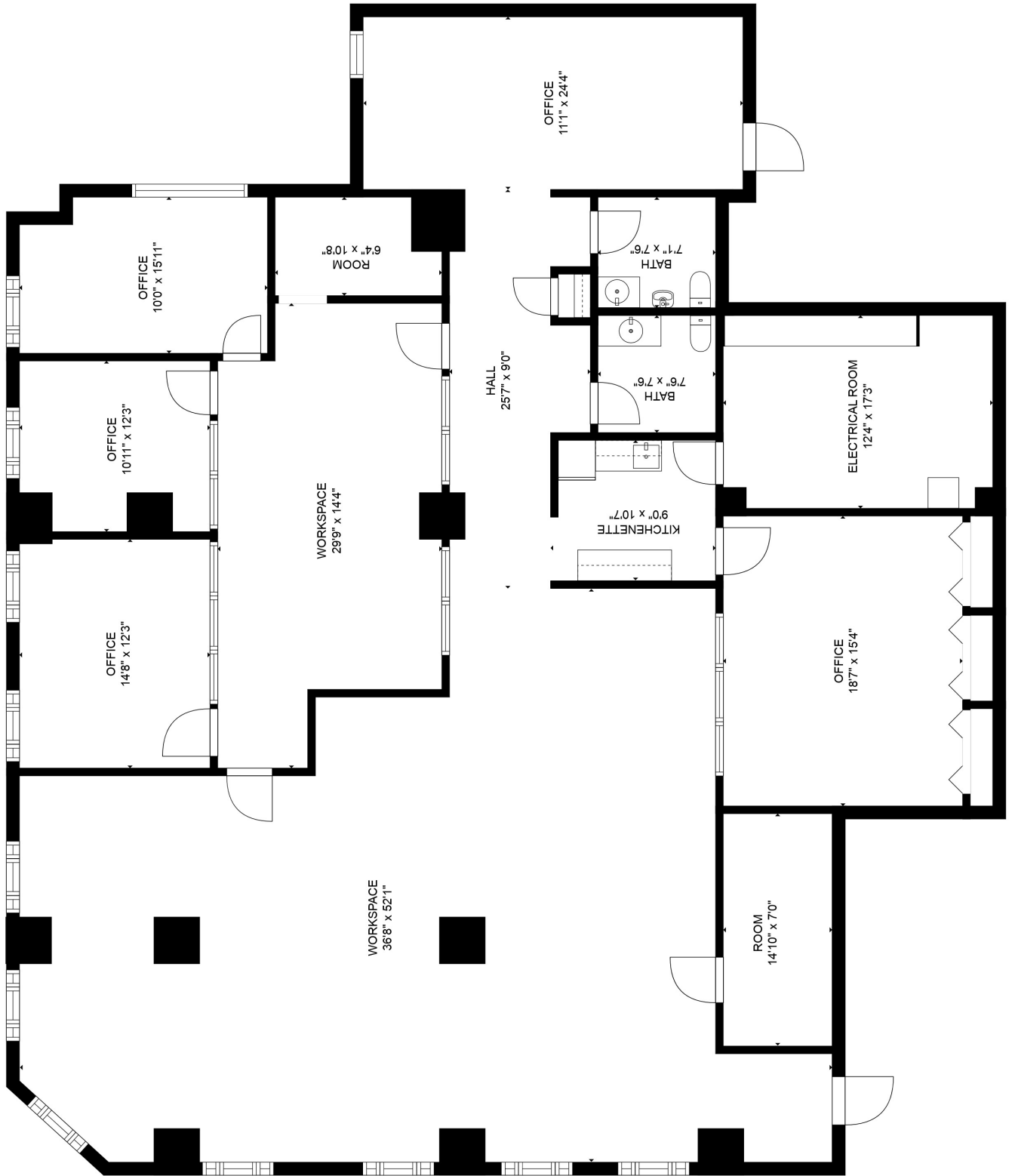
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DEMOGRAPHICS



2010 Census Profile

22 S Linn St, Iowa City, Iowa, 52240  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 41.66075  
Longitude: -91.53141

	2010	2020	2010-2020 Annual Rate
Population	22,871	23,864	0.43%
Households	7,966	8,827	1.03%
Housing Units	8,325	9,802	1.65%

Population by Race	2010	
	Number	Percent
Total	22,872	100.0%
Population Reporting One Race	22,377	97.8%
White	20,453	89.4%
Black	588	2.6%
American Indian	42	0.2%
Asian	1,075	4.7%
Pacific Islander	12	0.1%
Some Other Race	207	0.9%
Population Reporting Two or More Races	495	2.2%
Total Hispanic Population	823	3.6%

Population by Sex		
Male	11,904	52.0%
Female	10,967	48.0%

Population by Age		
Total	22,870	100.0%
Age 0 - 4	357	1.6%
Age 5 - 9	302	1.3%
Age 10 - 14	263	1.1%
Age 15 - 19	4,169	18.2%
Age 20 - 24	11,102	48.5%
Age 25 - 29	1,875	8.2%
Age 30 - 34	804	3.5%
Age 35 - 39	535	2.3%
Age 40 - 44	469	2.1%
Age 45 - 49	462	2.0%
Age 50 - 54	557	2.4%
Age 55 - 59	587	2.6%
Age 60 - 64	444	1.9%
Age 65 - 69	284	1.2%
Age 70 - 74	217	0.9%
Age 75 - 79	165	0.7%
Age 80 - 84	138	0.6%
Age 85+	141	0.6%
Age 18+	21,783	95.2%
Age 65+	945	4.1%

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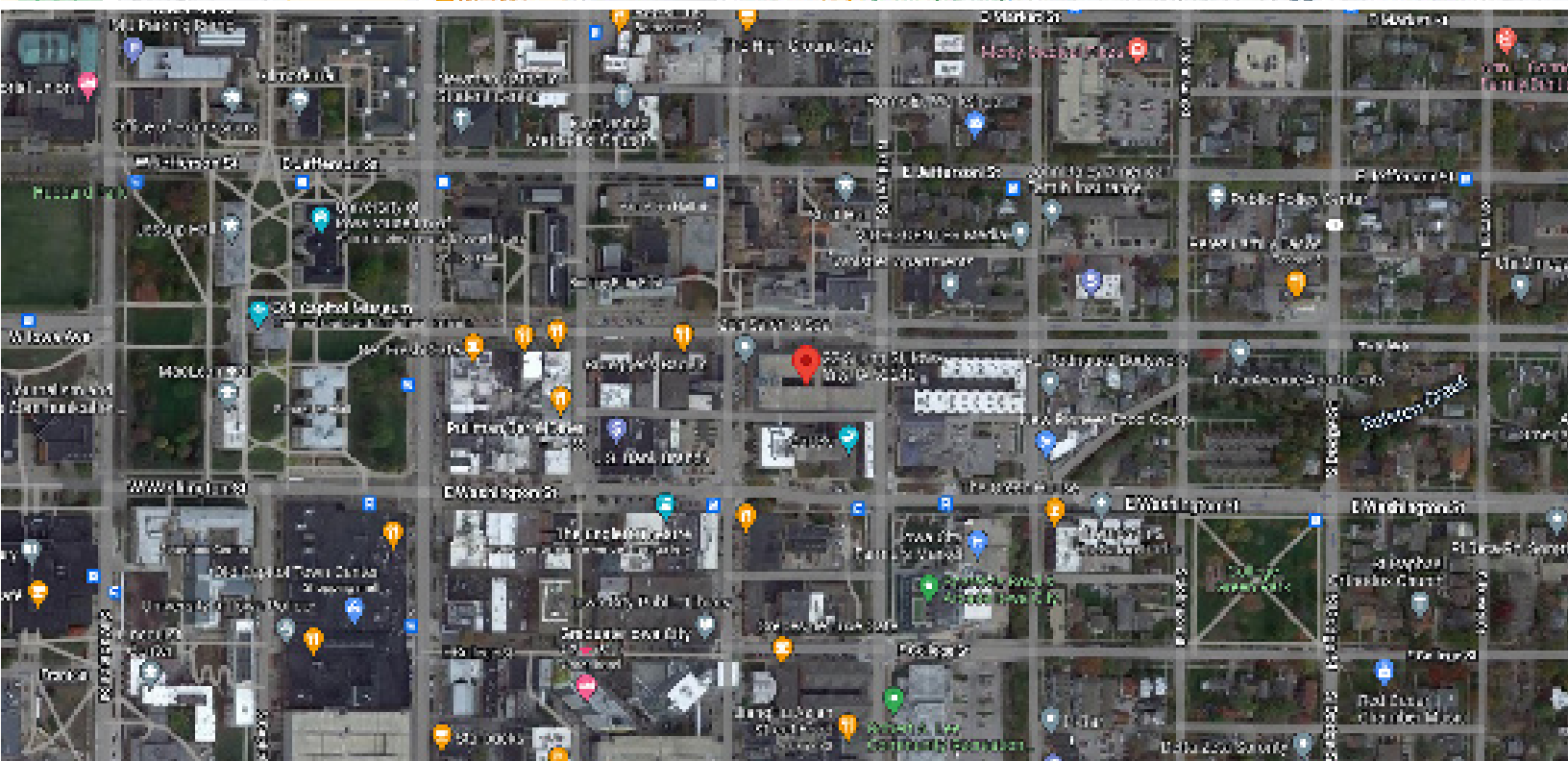
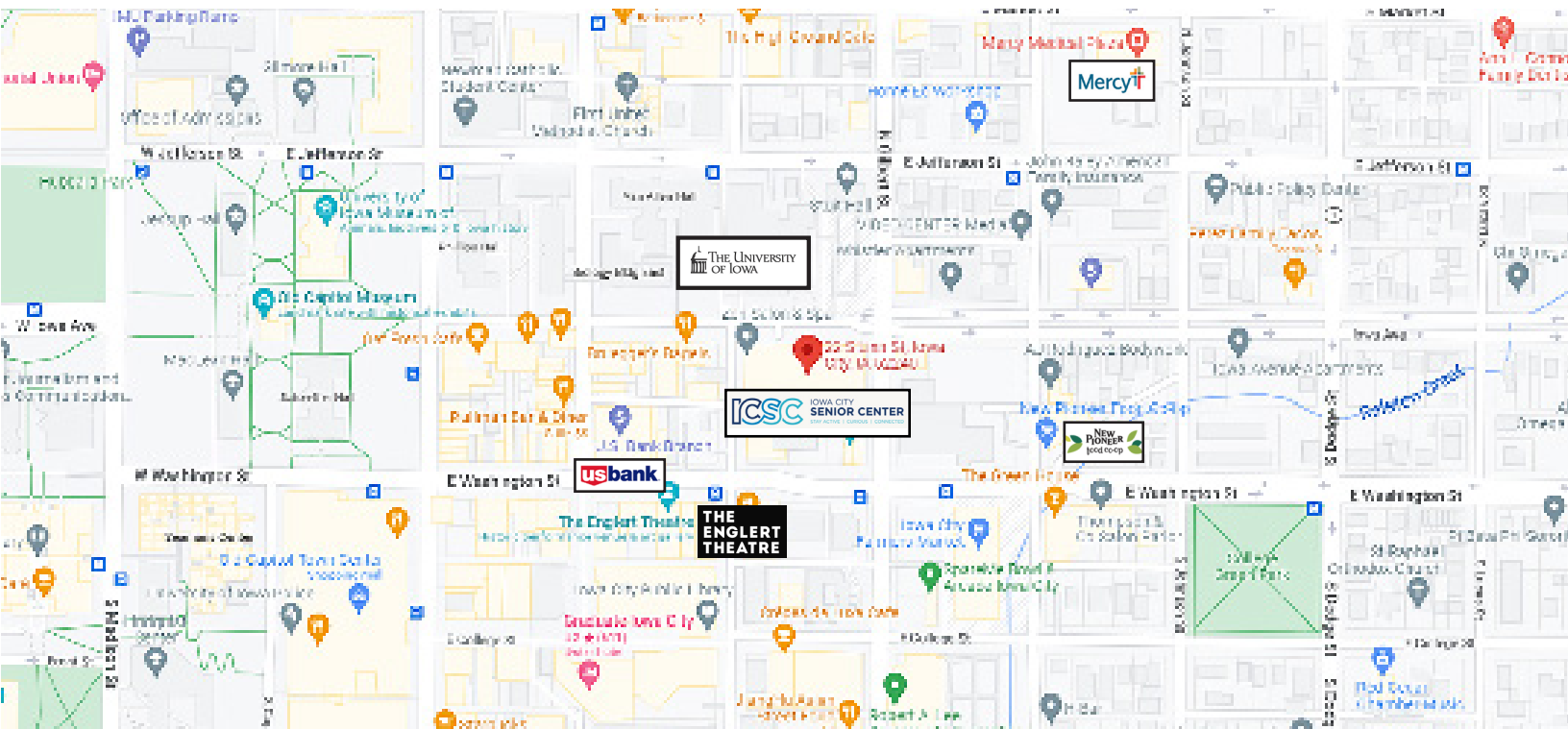
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STREET & AERIAL MAPS



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