

FOR SALE/FOR LEASE



2301 JONES BLVD

CORALVILLE, IA 52241

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SALE PRICE: \$2,731,040/\$130 PSF

LEASE AVAILABILITY

10,500 SF - 21,008 SF AVAILABLE
\$13.95 PSF NNN

**Space can be demised*

OPEX: \$6.79 PSF
TI: Negotiable

PROPERTY HIGHLIGHTS

- Contact listing agents for sale information
- Former CIVCO professional office space for lease in the heart of Coralville, Iowa
- Spaces can be subdivided; 10,500 SF - 21,008 SF
- Space is available January 2025
- Open floor plan concepts with perimeter offices and amazing conference room
- Located on the corner of Hwy 6 and Jones Blvd with easy access to I-80 and I-380
- Proximity to Coralville's many amenities



AVAILABLE SPACE

EXTERIOR



ENTRY



LARGE CONFERENCE ROOM



BREAK ROOM





AERIAL

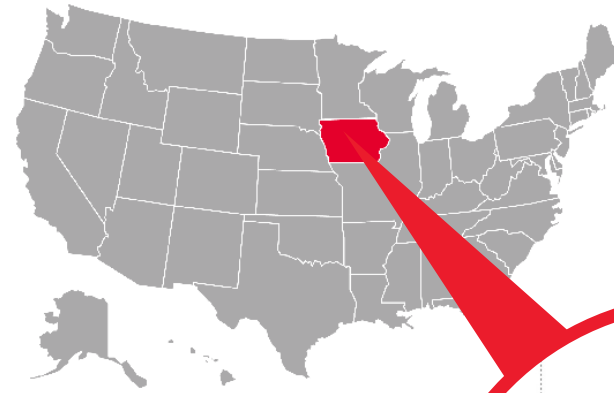
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,717	11,239	77,065
AVG HH INCOME	\$76,674	\$107,162	\$125,389
TOTAL HOUSEHOLDS	569	4,547	31,308
DAYTIME POPULATION	4,984	10,454	45,274



ICR IOWA

Coralville 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.



7 COUNTIES

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



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

487,106
POPULATION

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

36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



**#2 BEST COST
OF DOING BUSINESS**

CONTACT

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