

# OFFICE FOR SALE OR LEASE

Available SF: 1,866 - 9,980 SF

Total Building SF: 17,285 SF

**5005 BOWLING ST SW**  
CEDAR RAPIDS, IA 52404

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**RACHEL WATERS**

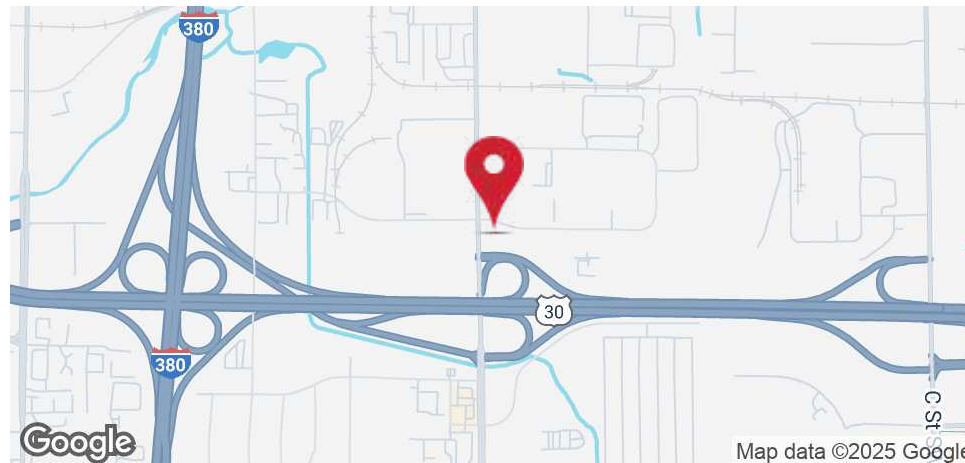
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427 1ST STREET SE, SUITE 200, CEDAR RAPIDS, IA 52401 | 319.731.3400 | GLDCOMMERCIAL.COM



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	See Page 4
Lease Rate:	\$8.95 - 11.95 SF/yr (NNN)
Operating Expense Estimate:	\$7.76/SF
Net Real Estate Taxes:	\$64,504.00
Building Size:	17,285 SF
Available SF:	1,866 - 9,980 SF
Lot Size:	2.84 Acres
Year Built:	1999
Zoning:	Suburban Mixed Use Community Center

### LOCATION OVERVIEW

Conveniently located just off the exit ramp of Highway 30 on Bowling St SW, with excellent access to I-380.

### PROPERTY OVERVIEW

Highly visible and accessible office property located just off the Highway 30 exit ramp on Bowling Street. The building is configured as a three-tenant investment with two established healthcare tenants occupying 58% of the space, providing stable income and a strong regional presence throughout the Midwest. The remaining 9,980 SF will be delivered as a vanilla shell, ready for a customized floor plan. This space is available for purchase or for lease and can be demised into a smaller suite to suit an owner-user or tenant's needs. Pass-through expenses are estimated and include the tenant's electricity.

### PROPERTY HIGHLIGHTS

- 1,866 - 9,980 SF open in Suite A
- Multiple sale or lease options available
- Hwy 30 visibility

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

## LEASE SPACES

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,866 - 9,980 SF	Lease Rate:	\$8.95 - \$11.95 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A	Available	1,866 SF	NNN	\$11.95 SF/yr
Suite A1	Available	3,922 SF	NNN	\$8.95 SF/yr
Suite A2	Available	4,192 SF	NNN	\$10.95 SF/yr
Suite A, A1, & A2	Available	9,980 SF	NNN	\$9.95 SF/yr

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**SALE DESCRIPTIONS****SALE: UNIT A CONDO \$795,000**

9,980 SF office suite that offers flexibility for an owner-user or investor. The space can be leased or condo'd out, with the seller establishing the condo regime at their expense as part of the closing process. The interior has been cleared back to shell condition with flooring and drywall removed, creating a blank canvas for your custom buildout. Previously configured with multiple perimeter offices, a conference room, large break room, in-suite restroom, open cubicle area, and a generous storage room. The layout can easily be adapted to meet your specific needs. Parcel number, taxes, and legal description will be finalized upon completion of the condo regime.

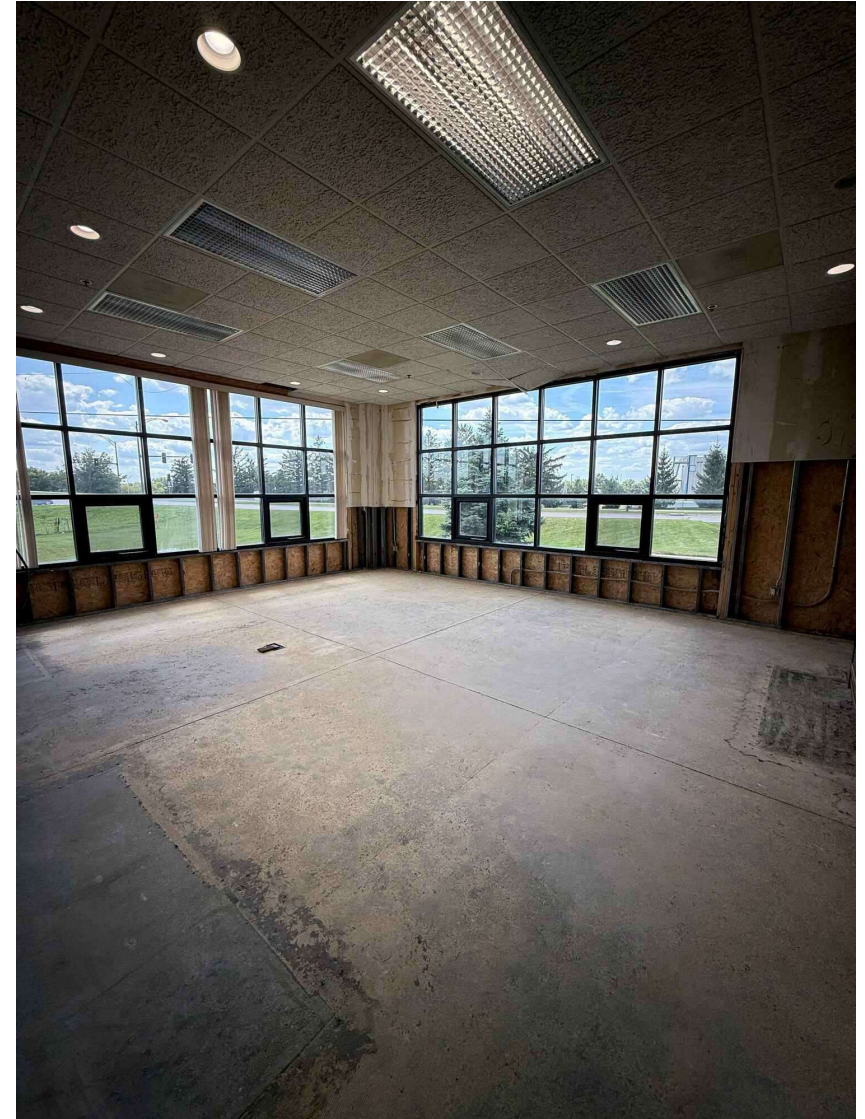
**SALE: ENTIRE BUILDING \$1,995,000**

This office investment is well-suited for an owner-user seeking supplemental income. The property is currently configured as a three-tenant building, with two established healthcare tenants in place occupying 58% of the space. The remaining 9,980 SF is available for an owner occupant, offering the opportunity to build equity while benefiting from existing rental income. Both tenants are regional healthcare providers with multiple locations across the Midwest.

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ADDITIONAL PHOTOS - SUITE A



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FLOOR PLAN - SUITE A



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**TENANT INFO****HOSPICE COMPASSUS**

Compassus is a national leader in providing high quality compassionate, person-centered care to individuals wherever they call home. Their continuum of integrated home-based care services ensures patients and their families have the support they need. Services include home health, home infusion, palliative care and hospice care.

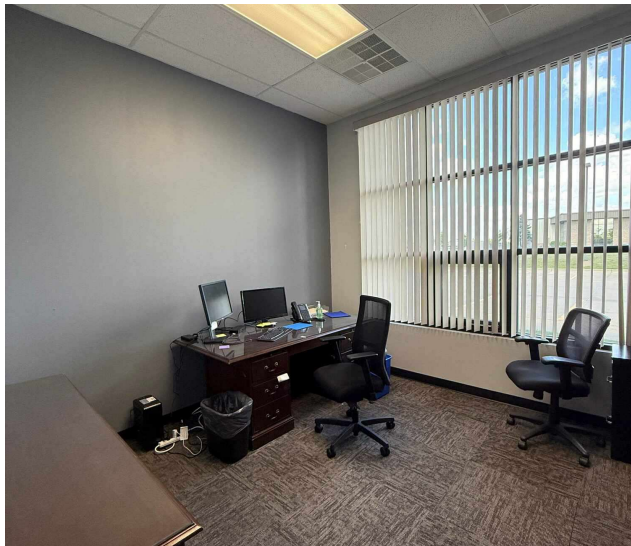
**CEDAR RAPIDS CTC**

Cedar Rapids Comprehensive Treatment Center (CTC) helps patients establish a strong foundation for opioid addiction recovery. It offers outpatient treatment for adults age 18 and older who are struggling with opioid use disorder. The center provides medication-assisted treatment (MAT)

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**SUITE B - COMPASSUS**

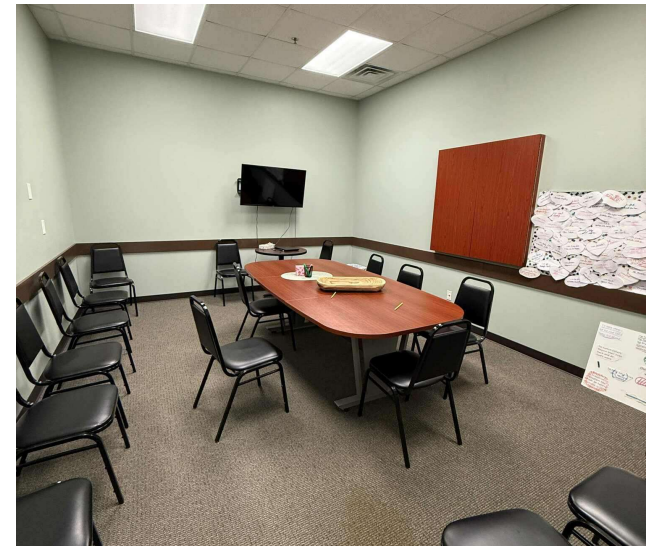


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SUITE C - CEDAR RAPIDS CTC



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## TENANT LEASE INFO

TENANT	BASE RENT/MONTH	TERMINATION DATE	RENEWAL OPTIONS
Compassus	\$3,900/month NNN	12/31/2026	(1) 3 year option, 3% increase with 180 day notice to landlord
Cedar Rapids CTC	\$3,700/month NNN	5/31/2031	(2) 5 year option

\*Gas, water and electricity is included in the CAM expense

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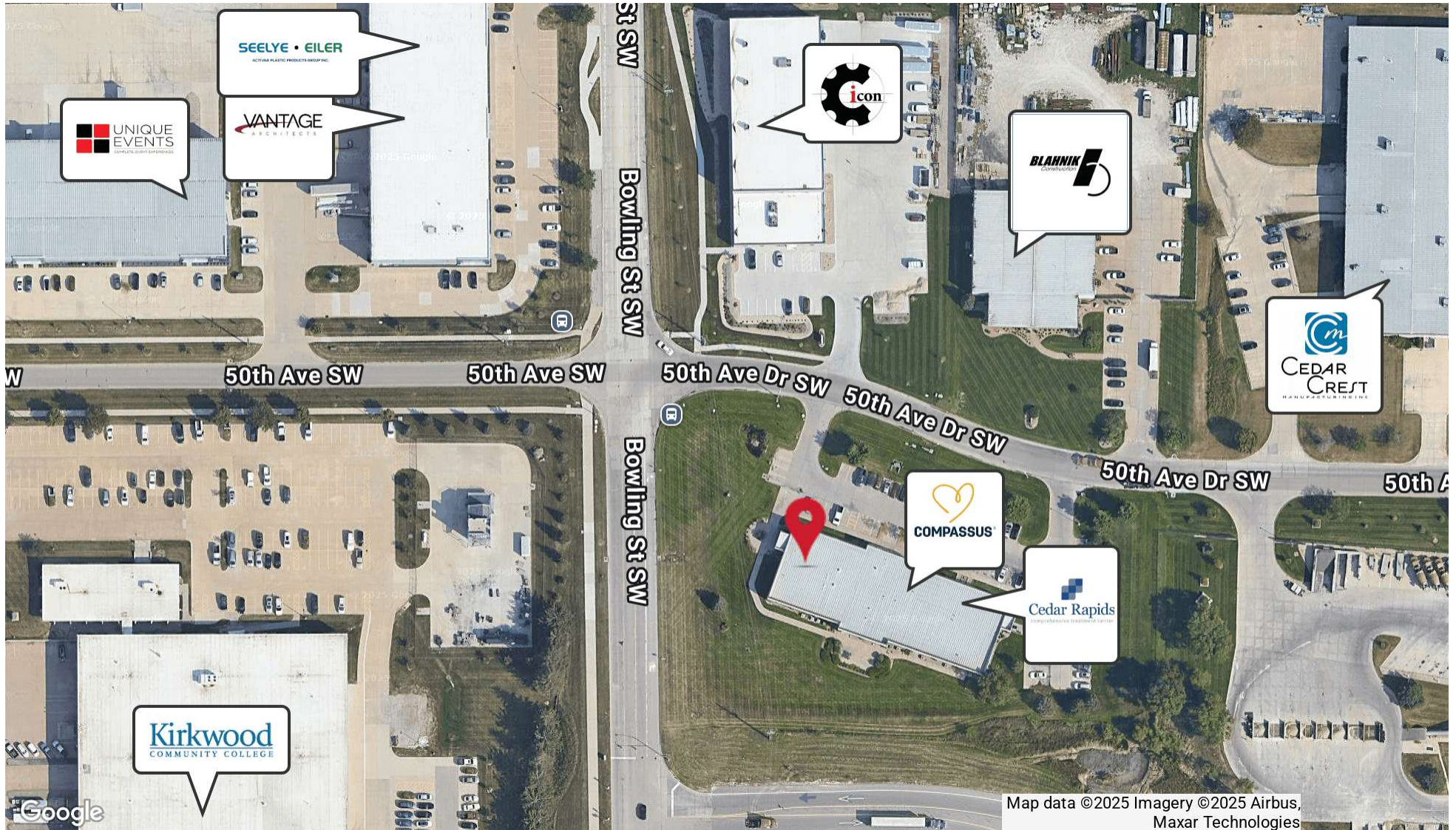
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AERIAL MAP



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RETAILER MAP



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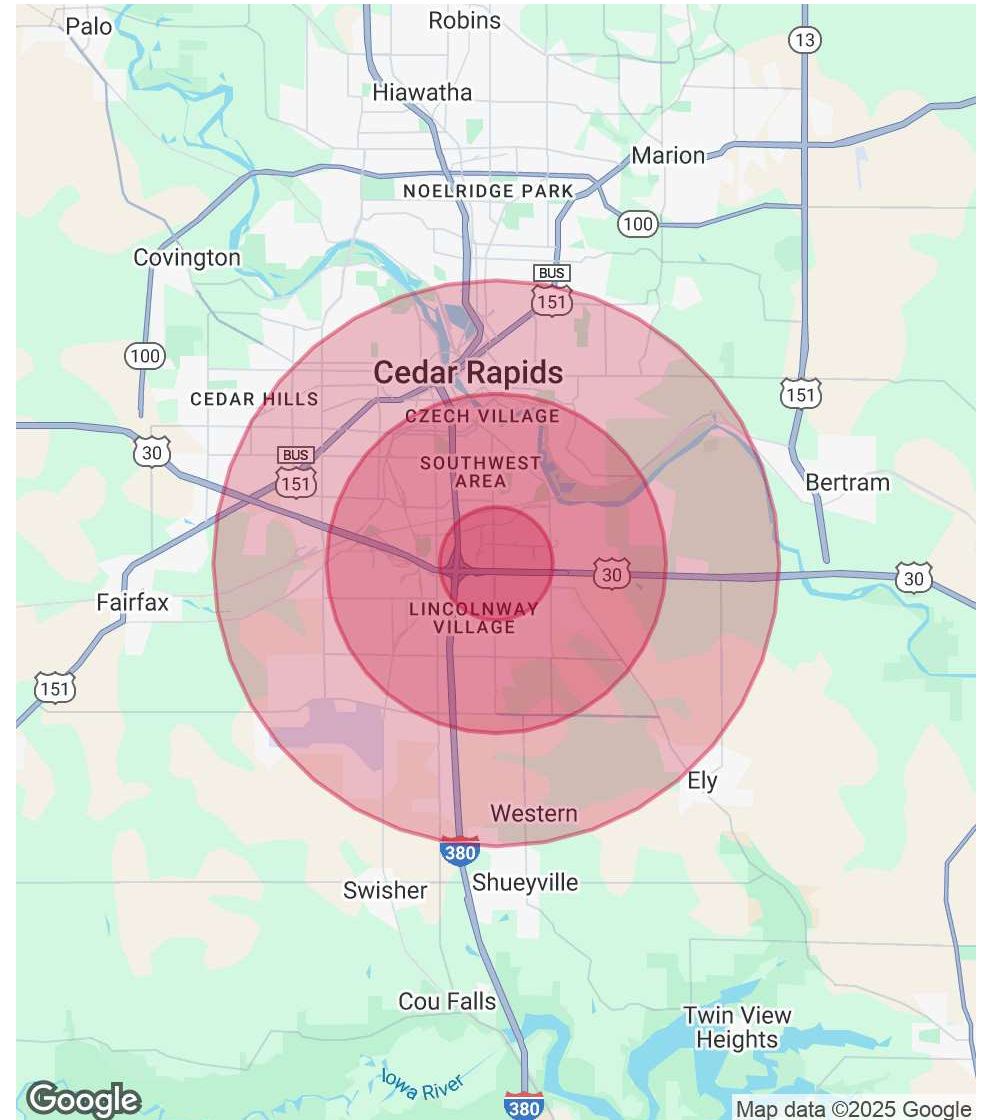
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,644	23,670	79,931
Average Age	31	36	39
Average Age (Male)	31	35	38
Average Age (Female)	31	36	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,889	9,648	33,495
# of Persons per Household	2.5	2.5	2.4
Average Household Income	\$56,852	\$80,102	\$78,556
Average House Value	\$123,621	\$195,119	\$197,448

Demographics data derived from AlphaMap



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