



# OFFICE FOR LEASE

202 & 204 W STATE ST | MARSHALLTOWN, IA 50158

## CONTACT

**Alec Wilcox**  
Associate  
+1 515 309 4002  
[awilcox@iowaca.com](mailto:awilcox@iowaca.com)

**John W. Viggers, CCIM, CPM, CRE**  
Senior Vice President  
+1 515 778 2605  
[jviggers@iowaca.com](mailto:jviggers@iowaca.com)

3737 Woodland Avenue, Suite 100  
West Des Moines, IA 50266  
Main +1 515 309 4002  
Fax +1 515 309 4040  
[iowacommercialadvisors.com](http://iowacommercialadvisors.com)



Iowa Commercial Advisors



# PROPERTY HIGHLIGHTS

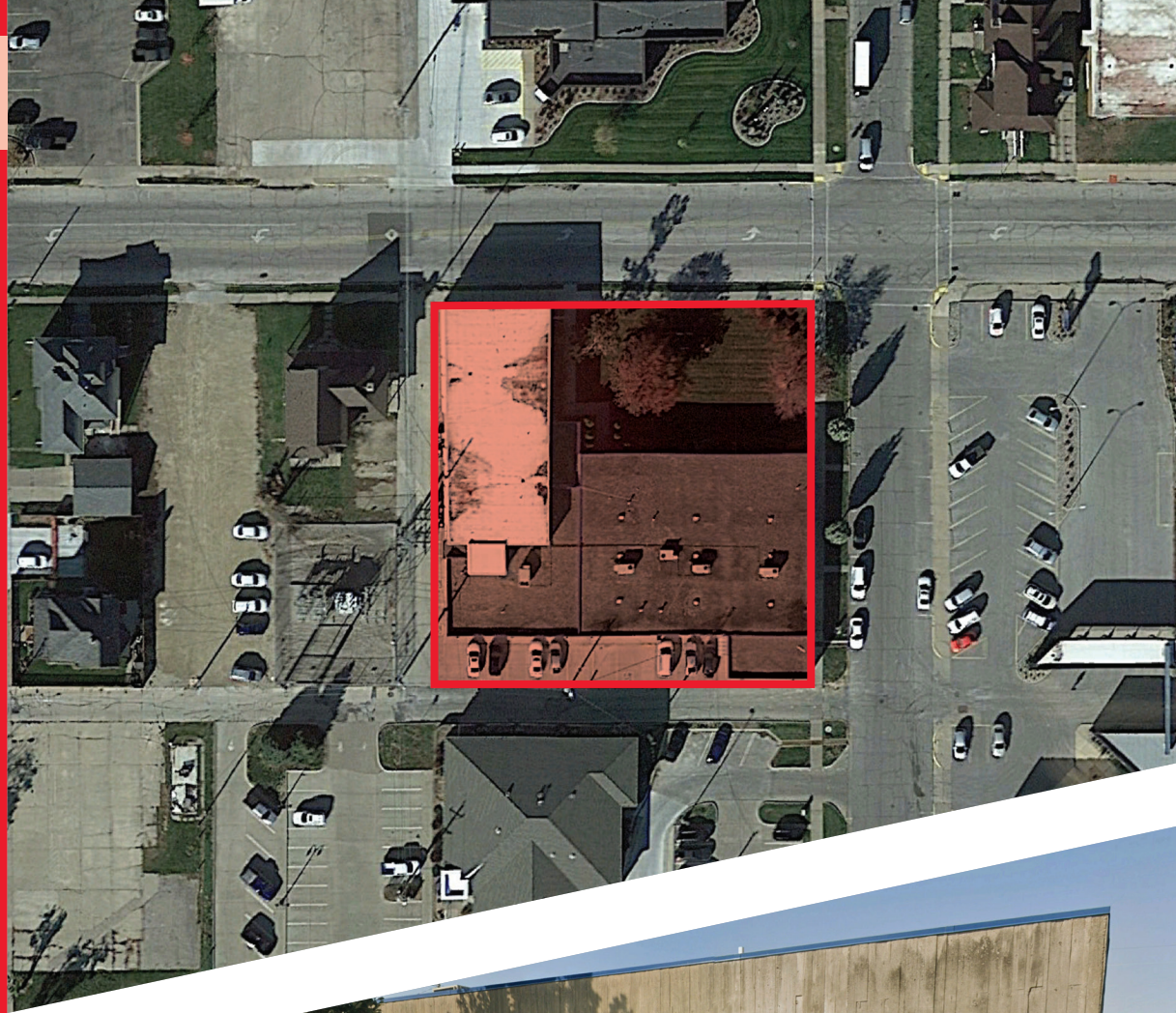
**SALE PRICE:** Negotiable

**LEASE RATE:** \$12.50/SF Modified Gross

**SUITE 204 ½ | 4,852 SF**

**SUITE 206 | 10,688 SF**

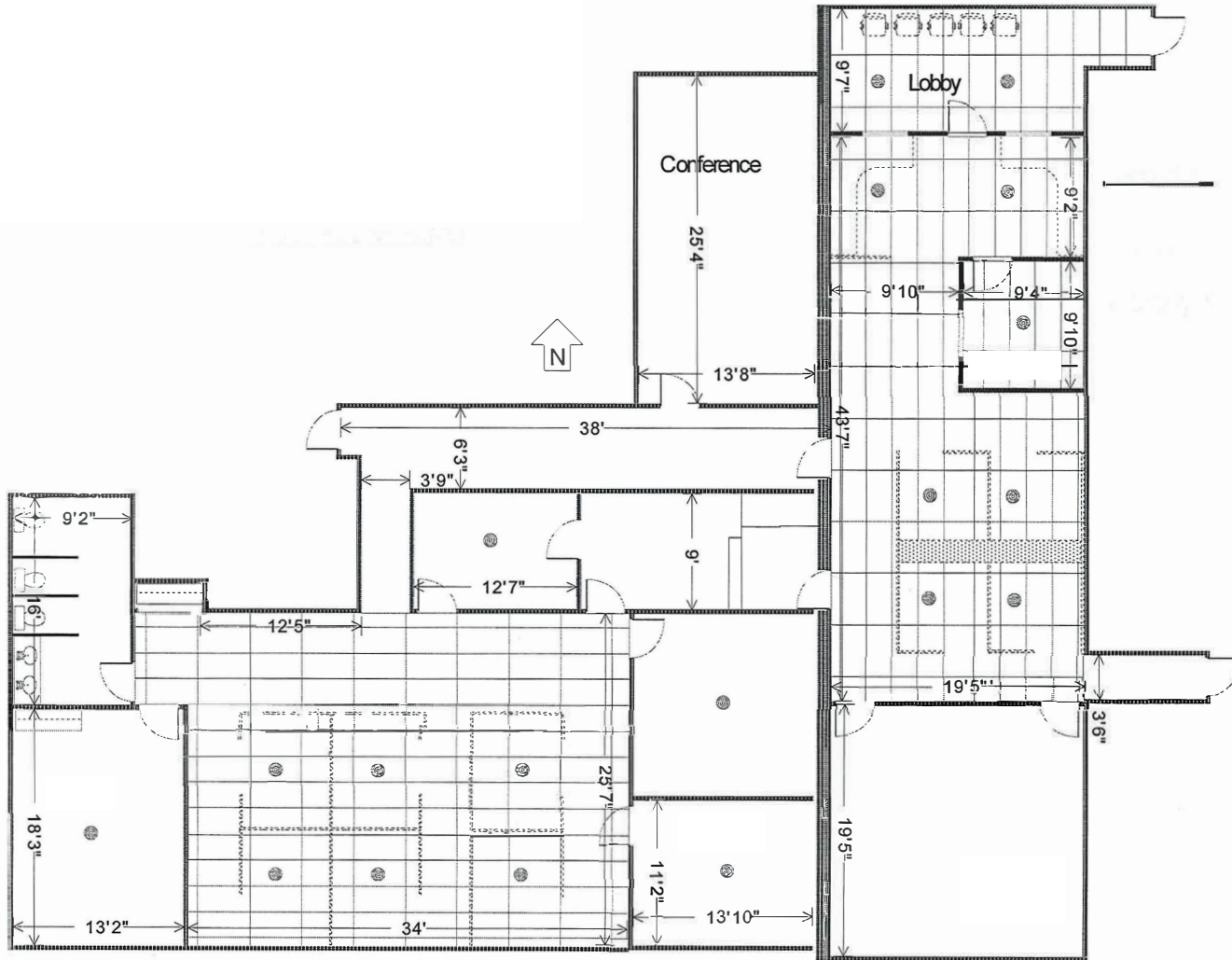
- 
- On-site parking available and excess parking within walking distance
  - Minutes from neighborhood restaurants and shopping
  - Building signage available



# FLOOR PLAN

## 204 1/2 W STATE ST

---

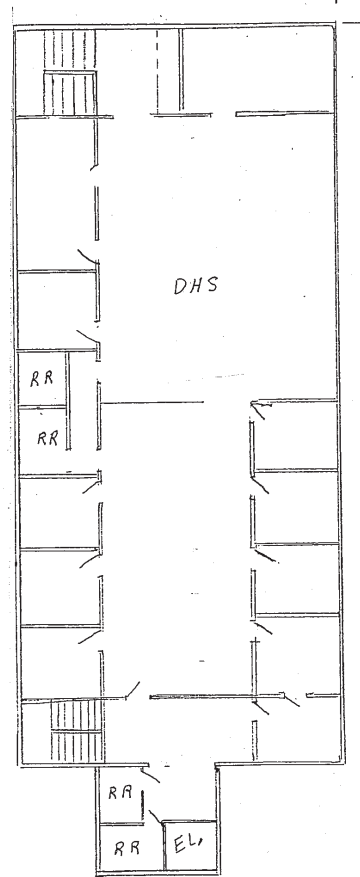




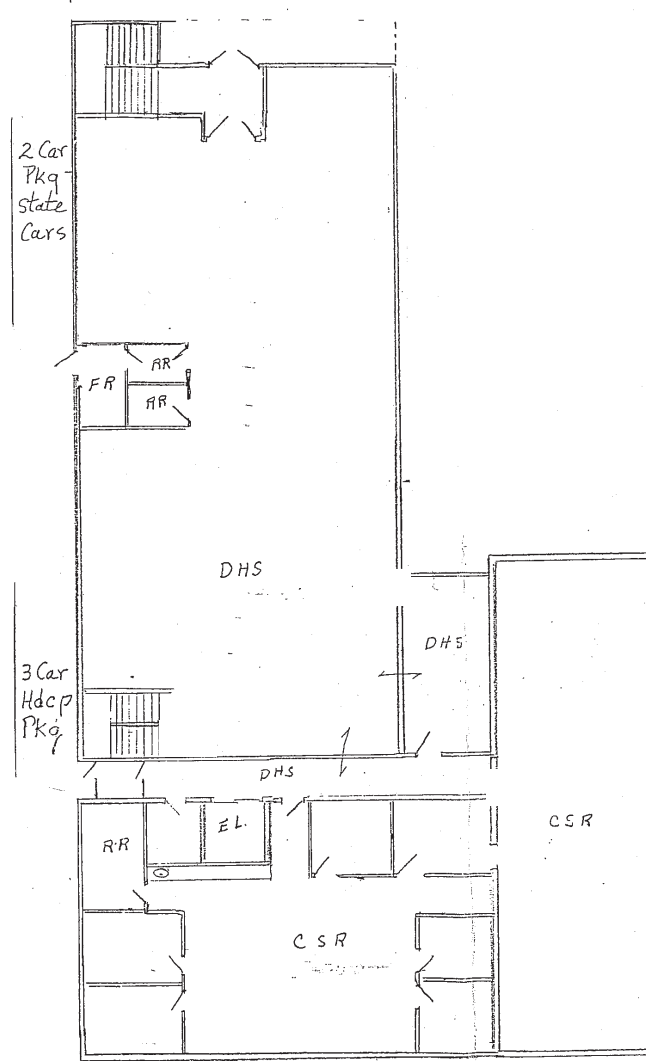
# FLOOR PLAN

## 202 W STATE ST

---



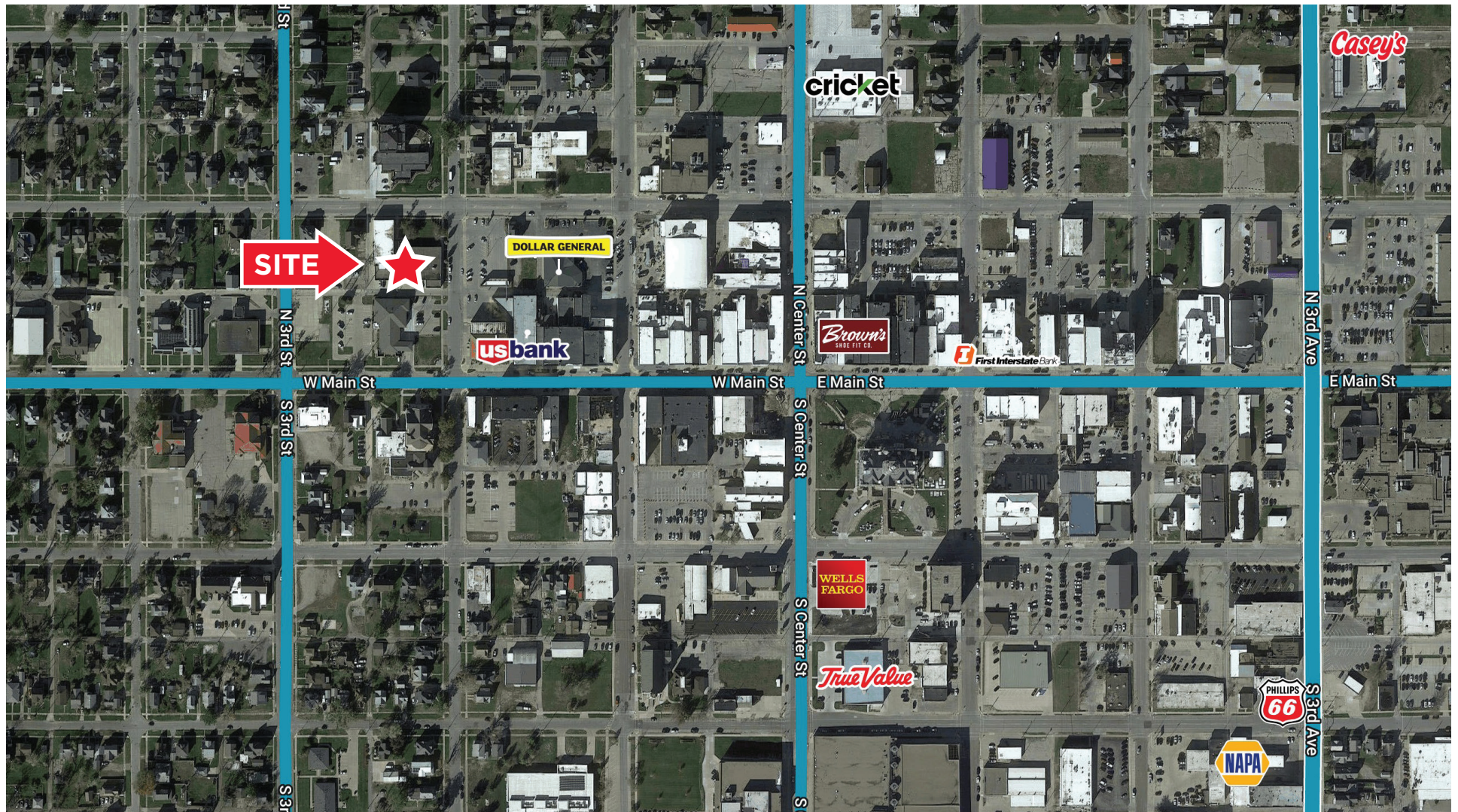
2nd Floor



← Car parking



# RETAIL MAP



## CONTACT

**Alec Wilcox**  
Associate  
+1 515 309 4002  
awilcox@iowaca.com

**John W. Viggers, CCIM, CPM, CRE**  
Senior Vice President  
+1 515 778 2605  
jviggers@iowaca.com

3737 Woodland Avenue, Suite 100  
West Des Moines, IA 50266  
Main +1 515 309 4002  
Fax +1 515 309 4040  
[iowacommercialadvisors.com](http://iowacommercialadvisors.com)

 **CUSHMAN & WAKEFIELD**  
Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.