

2720 1ST AVE NE

CEDAR RAPIDS, IA 52402

FOR LEASE



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Iowa Commercial Advisors

2720 1ST AVE NE | SUITE 300

Cedar Rapids, IA 52402

PROPERTY HIGHLIGHTS

Suite 300 is a fully furnished and turnkey office space. It is lined by multiple private offices with a central open concept space that allows for flexible workspaces such as cubicles or collaboration areas. The space also features a breakroom with a kitchnette, two conference rooms, and a work station. The opportunities are endless for this modern office space that is conveniently located on 1st Ave between northern and southern Cedar Rapids.

PROPERTY FEATURES

Space Available:	11,375 SF
Lease Rate:	\$11.95/SF NNN
Est. OPEX	\$6.41/SF (tenant's utilities included)
Parking:	On-site parking
Year Built:	1966

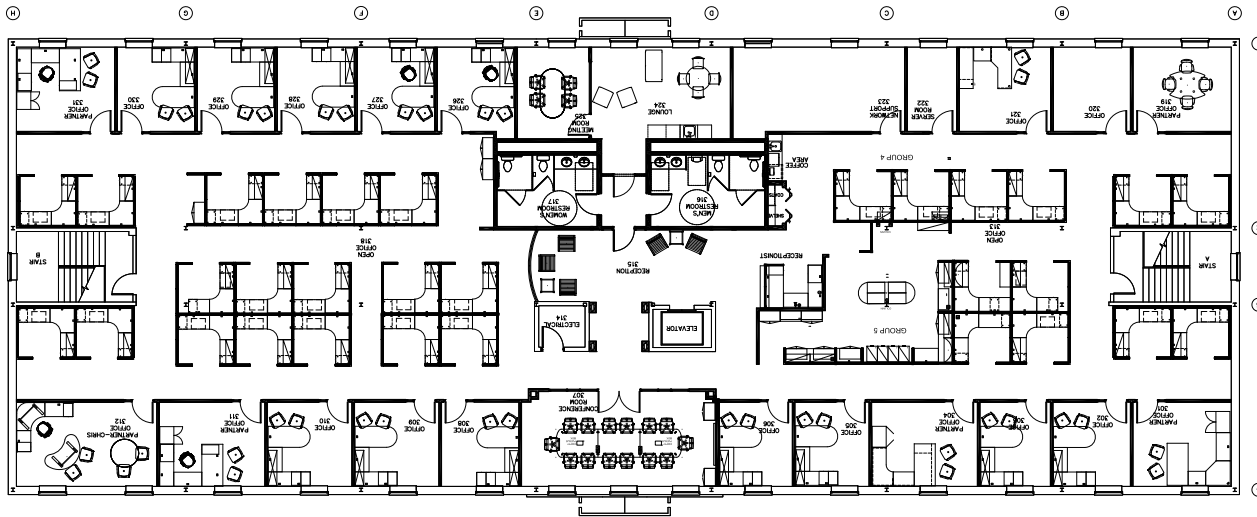


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2720 1ST AVE NE | SUITE 300
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FLOOR PLAN



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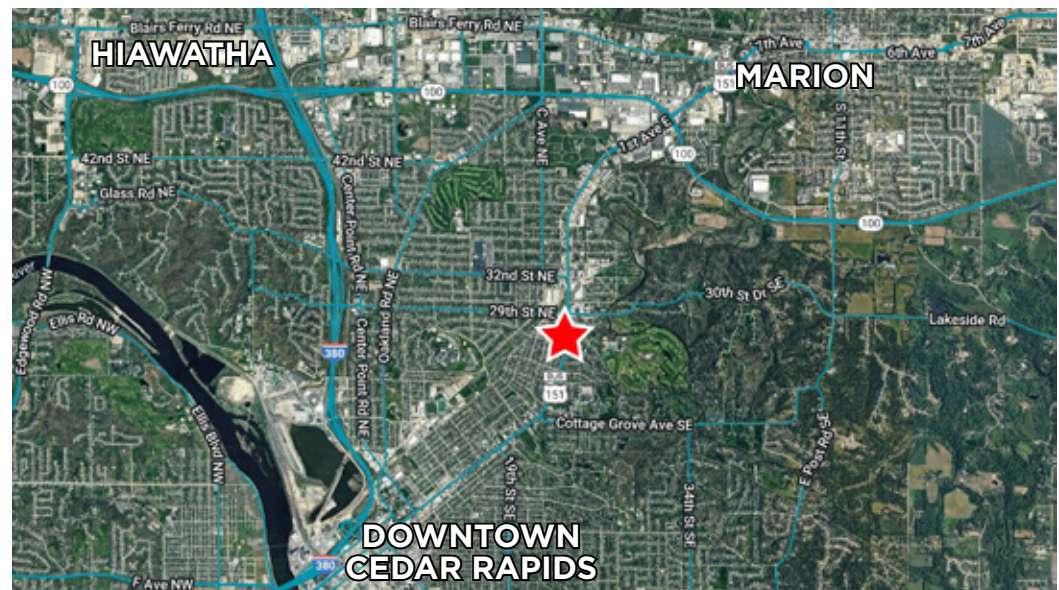
LOCATION HIGHLIGHTS

- Located on highly trafficked 1st Ave NE
- Signage available along 1st Ave
- Parking lot attached with easy access from A Ave
- Within minutes of downtown Cedar Rapids and the Lindale region
- Centrally located with simple access to Bus 151, I-380, and Hwy 100

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RETAIL AERIAL



ICR IOWA

Cedar Rapids 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.



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

7 COUNTIES

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

487,106
POPULATION

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

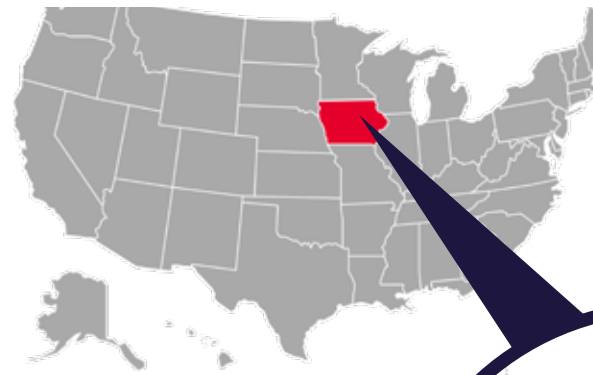
36,816,284
300 MILE POPULATION



IOWA RANKED #1
OVERALL BEST ST



RANKED #2 BEST COST
OF DOING BUSINESS

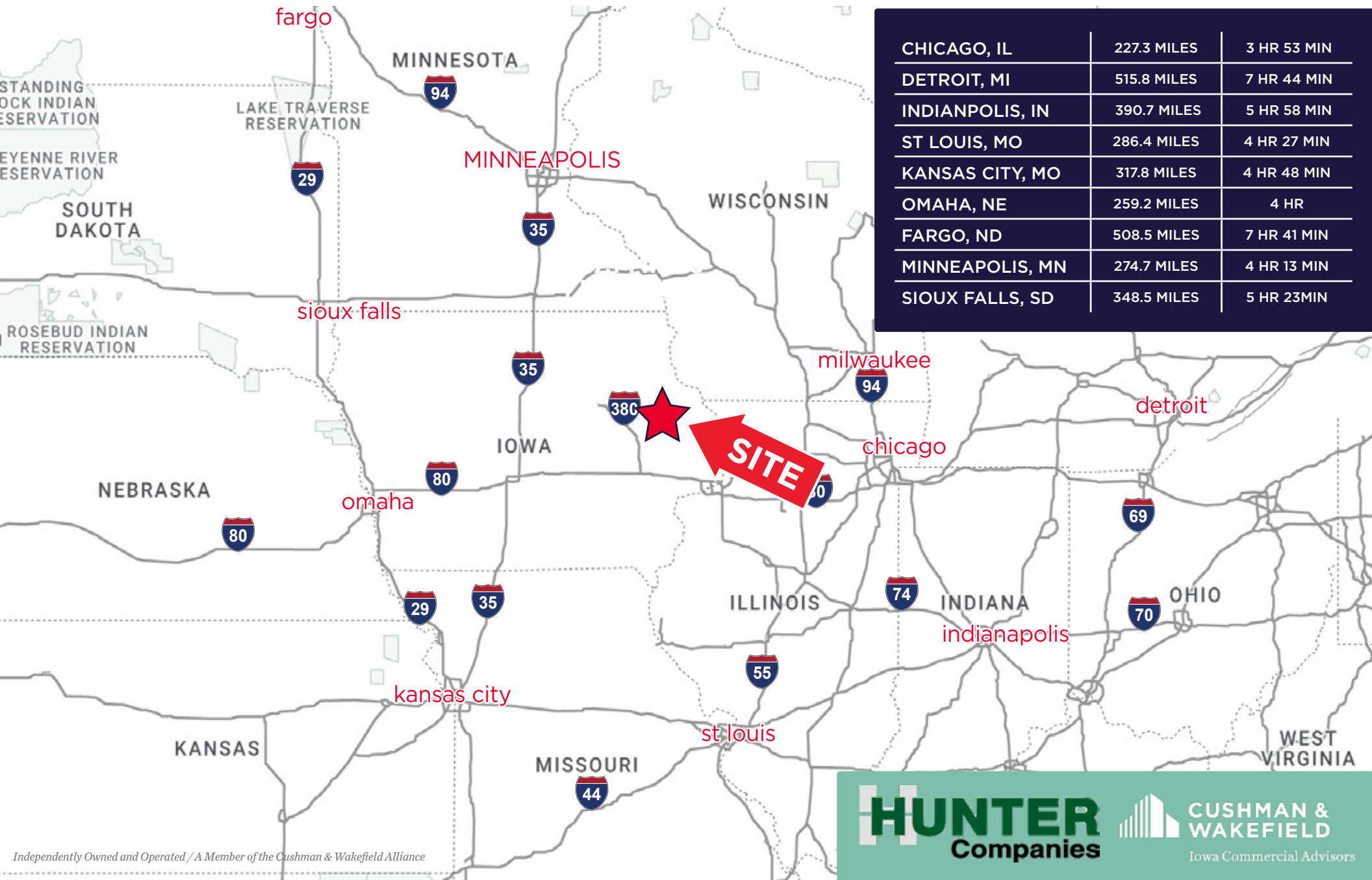


A CENTRAL LOCATION



2720 1ST AVE NE | CEDAR RAPIDS, IA 52402

MIDWEST INTERSTATE MAP



CHICAGO, IL	227.3 MILES	3 HR 53 MIN
DETROIT, MI	515.8 MILES	7 HR 44 MIN
INDIANAPOLIS, IN	390.7 MILES	5 HR 58 MIN
ST LOUIS, MO	286.4 MILES	4 HR 27 MIN
KANSAS CITY, MO	317.8 MILES	4 HR 48 MIN
OMAHA, NE	259.2 MILES	4 HR
FARGO, ND	508.5 MILES	7 HR 41 MIN
MINNEAPOLIS, MN	274.7 MILES	4 HR 13 MIN
SIOUX FALLS, SD	348.5 MILES	5 HR 23MIN

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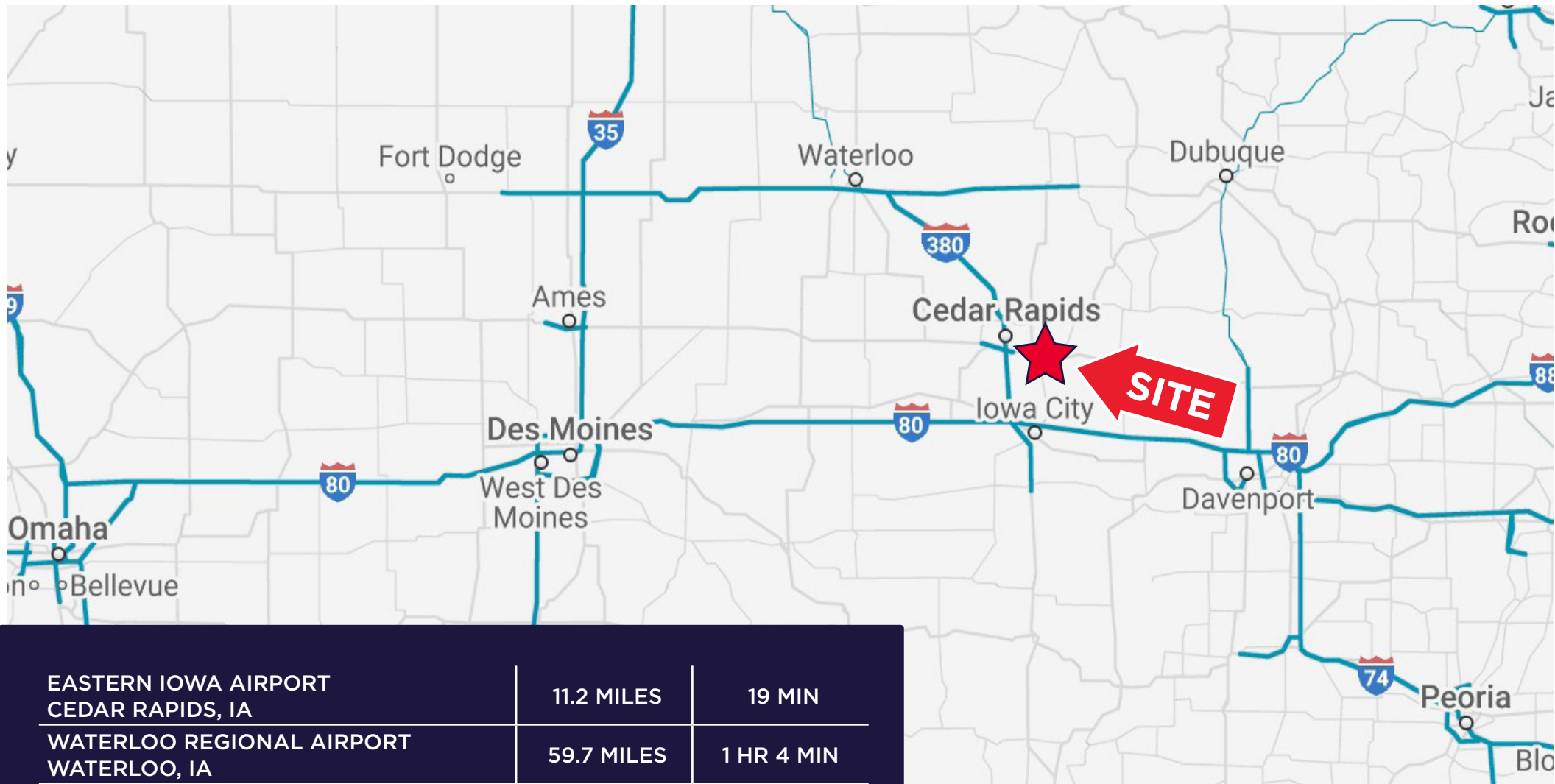
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A CENTRAL LOCATION

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EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT
CEDAR RAPIDS, IA

11.2 MILES

19 MIN

WATERLOO REGIONAL AIRPORT
WATERLOO, IA

59.7 MILES

1 HR 4 MIN

QUAD CITIES INTERNATIONAL AIRPORT
MOLINE, IL

92 MILES

1 HR 25 MIN

DES MOINES INTERNATIONAL AIRPORT
DES MOINES, IA

133 MILES

2 HR 6 MIN





FOR MORE INFORMATION, CONTACT:

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