



300 Rock Island Rd., Oelwein

The south side of this recently renovated building is now available for lease, offering approximately 1,168 square feet of space. This office area boasts a spacious, versatile layout suitable for various configurations. Common space includes two restrooms, sizable storage closet, and a break room. The interior flooring, ceiling, walls and LED lighting are all new. Access to the premises is provided by both front handicap accessible and rear entrances. Parking is abundant on the south and west sides of the building. Exterior signage is available. Situated in a prime location on Hwy 150, the property enjoys exceptional frontage and visibility. The rental rate includes taxes, building insurance, electricity, gas, water, sewer, lawn maintenance, and snow removal services. Tenants will be responsible for phone, internet, business insurance, and waste disposal. Owner is willing to build out interior office walls, conference room space, etc.

Rental rate and/or square footage may be negotiable depending on terms and length of lease. Tim Reed State Farm Agency occupies the north side of the building.

Rental Rate
\$700/Month

Square Footage
1,168

Baths
2-Half

Style
1-Story

MLS Number
#20240624

Basement
None

Heating/Cooling
Forced Air, N/Gas
Central Air

Exterior
Vinyl Siding/Brick
Metal Roof



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