



FOR SALE - 17,967 SF

2834 Northgate Drive, Iowa City
\$2,850,000 | \$158.62 per SF

This office suite is a total of 17,967 SF and is a combination of open plan, cubies & offices. All cubicles & furniture are Herman Miller brand & will stay at no additional fee. The first floor is about 12,000 feet & the walk out lower level is about 6,000 feet. Both floors are ADA accessible & each has two ADA compliant bathrooms. First floor features a distinctive atrium in the center and an east facing patio for employees or clients. The building is under lease, but can be delivered to new tenant or buyer within 30 days of firm contract. There are 85 parking places and the zoning is CO-1 for office, medical and service uses.

Information deemed reliable, but not guaranteed.

Zoning: CO1

Property Use: Office Building

Owner: Liberty Growth L C

Price: \$2,850,000

Price per SF: \$158.62

Size: 17,967 SqFt

Year Built: 1996

Traffic Counts: 17,500 cars per day on Hwy 1

Available: Immediately

Directions: From Hwy 1/N. Dodge Street, east on Northgate Drive, building is on the left.

Jeff Edberg

IC Real Estate

2346 Mormon Trek Blvd.

Iowa City, IA 52246 | ICRealEstate.com

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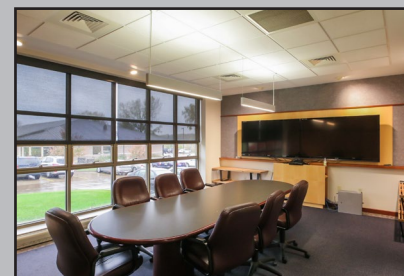
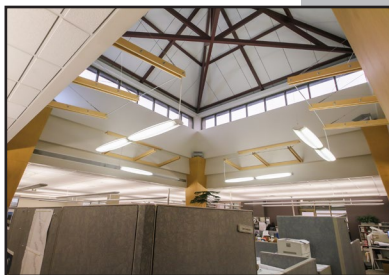
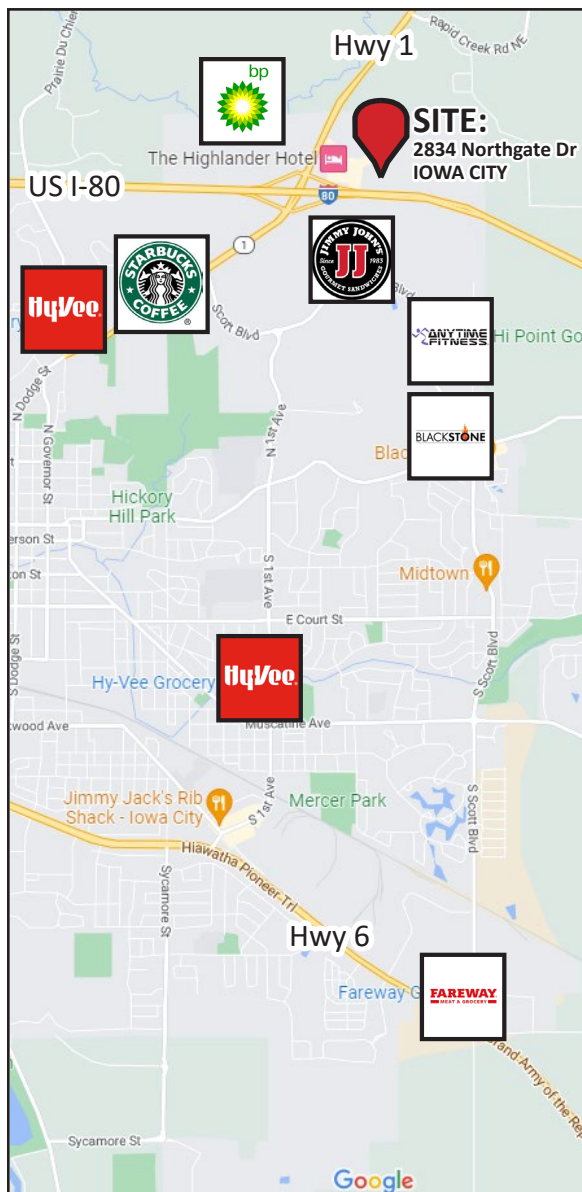
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LKR
LEPIC-KROEGER, REALTORS®

2834 Northgate Drive, Iowa City

\$2,850,000

STATS	POPULATION	AVERAGE HOUSE HOLD INCOME
1 Mile	499	\$130,932
2 Miles	36,517	\$110,103
3 Miles	85,399	\$107,586



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