

# OFFICE SPACE FOR LEASE

3100 E AVE NW #105  
CEDAR RAPIDS, IA



**JIM ZACHAR**  
REALTOR

*Licensed in the State of Iowa*

319-389-0008

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**COLDWELL BANKER  
COMMERCIAL**  
HEDGES REALTY

5408 Blairs Forest Way NE  
Cedar Rapids, IA | 52402

Buyer to verify all information.  
Information is deemed reliable, but not guaranteed.  
Data: Realtor Property Resource (RPR) &/or IowaDOT  
Each office is independently owned and operated.



# PROPERTY SUMMARY

## THE SUMMARY

ADDRESS: 3100 E Ave NW #105 | Cedar Rapids, IA | 52405

GROSS SQUARE FEET: 1,620

YEAR BUILT: 1992

PRICE: \$11.50/sf or \$1,553/month

TOTAL PASS THOROUGH: \$0.00

ZONING: Traditional Mixed Use - Limited

LEASE TYPE: Gross

## DETAILS:

- Move-in ready office space
- (6) private offices with soundproof walls
- Reception area
- Ample off-street parking
- Great location, just off Edgewood Rd
- Gross rent covers: common area maintenance, restrooms, building taxes, insurance, & water
- Only pay for: electricity, gas, internet/cable



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# PROPERTY PHOTOS

## SUITE D:




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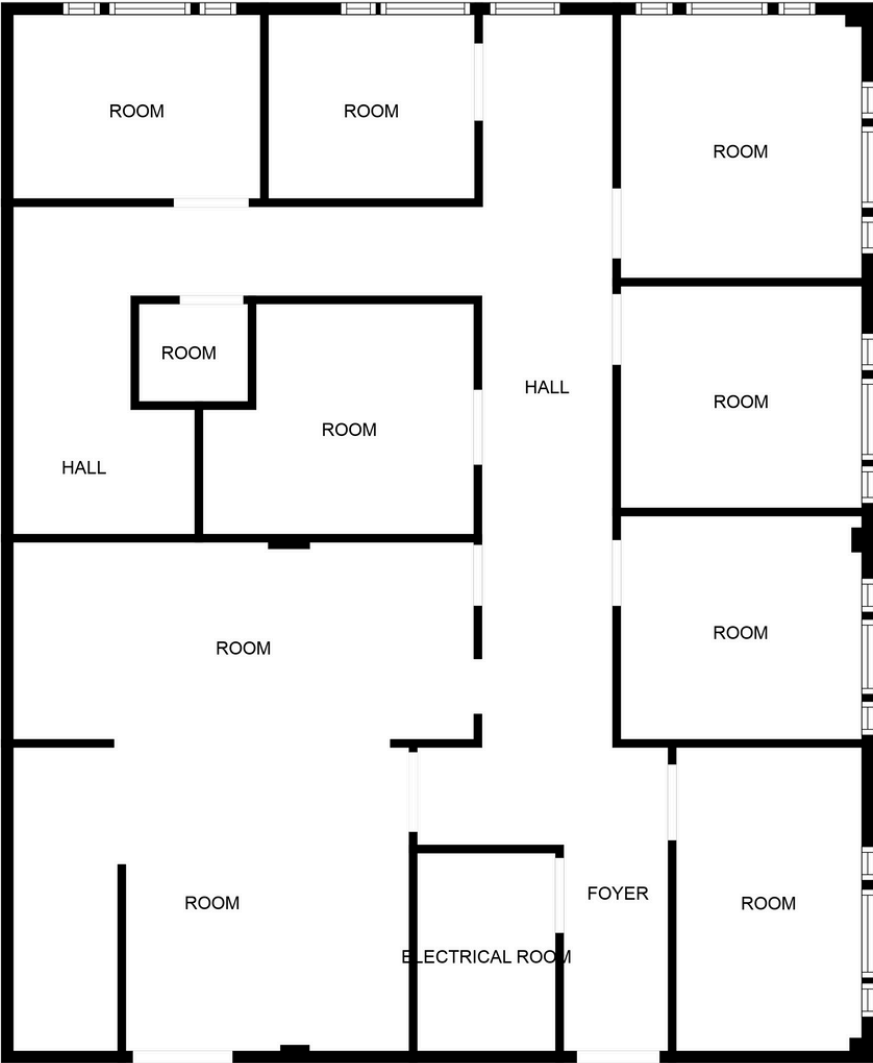
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# FLOOR PLAN



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# AERIAL MAP




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F AVE NW



E AVE NW



← 3100 E AVE NW #105



JOHNSON AVE NW

EDGEWOOD RD NW

