

OFFICE FOR SALE/ FOR LEASE

4125 Glass Rd NE

Available SF: 3,415 SF

4125 GLASS RD NE
CEDAR RAPIDS, IA 52402



**CLICK HERE:
VIRTUAL TOUR**

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$815,000
Lease Rate:	\$16.95 SF/yr (NNN)
Operating Expense Estimate:	\$4.35/SF
Net Real Estate Taxes:	\$12,058.00
Building Size:	3,415 SF
Lot Size:	0.378 Acres
Price / SF:	\$238.65
Year Built:	2005
Zoning:	Traditional Mixed Use Limited

LOCATION OVERVIEW

Located in Signal Ridge Office Park with excellent access to Highway 100 and Edgewood Road.

PROPERTY OVERVIEW

High-end single-tenant office building with 3,415 SF on 0.378 acres in NE Cedar Rapids. Built in 2005 with exceptional finishes, including cherry wood paneling throughout. Features 5 private offices, 3 conference rooms, and 3 restrooms. 16 on-site parking spaces. Excellent visibility and convenient location near major corridors. Owner open to lease or sale—ideal for professional or financial office use.

PROPERTY HIGHLIGHTS

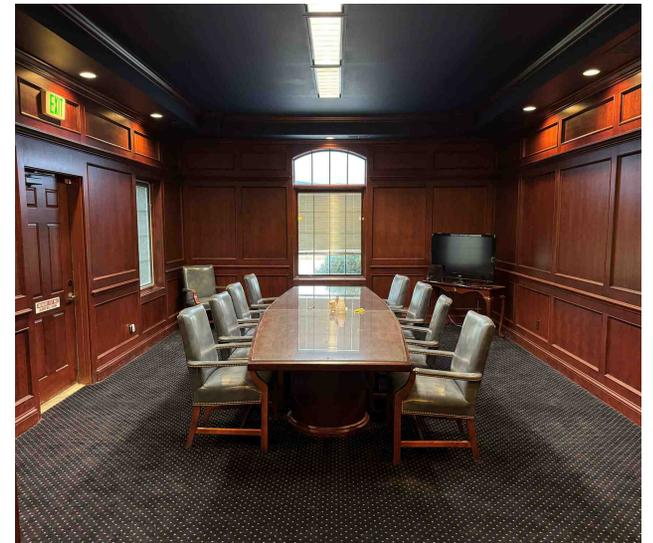
- Single tenant office available in Signal Ridge Office Park
- High-end finishes
- 16 on-site parking spaces

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

ADDITIONAL PHOTOS



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AERIAL MAP



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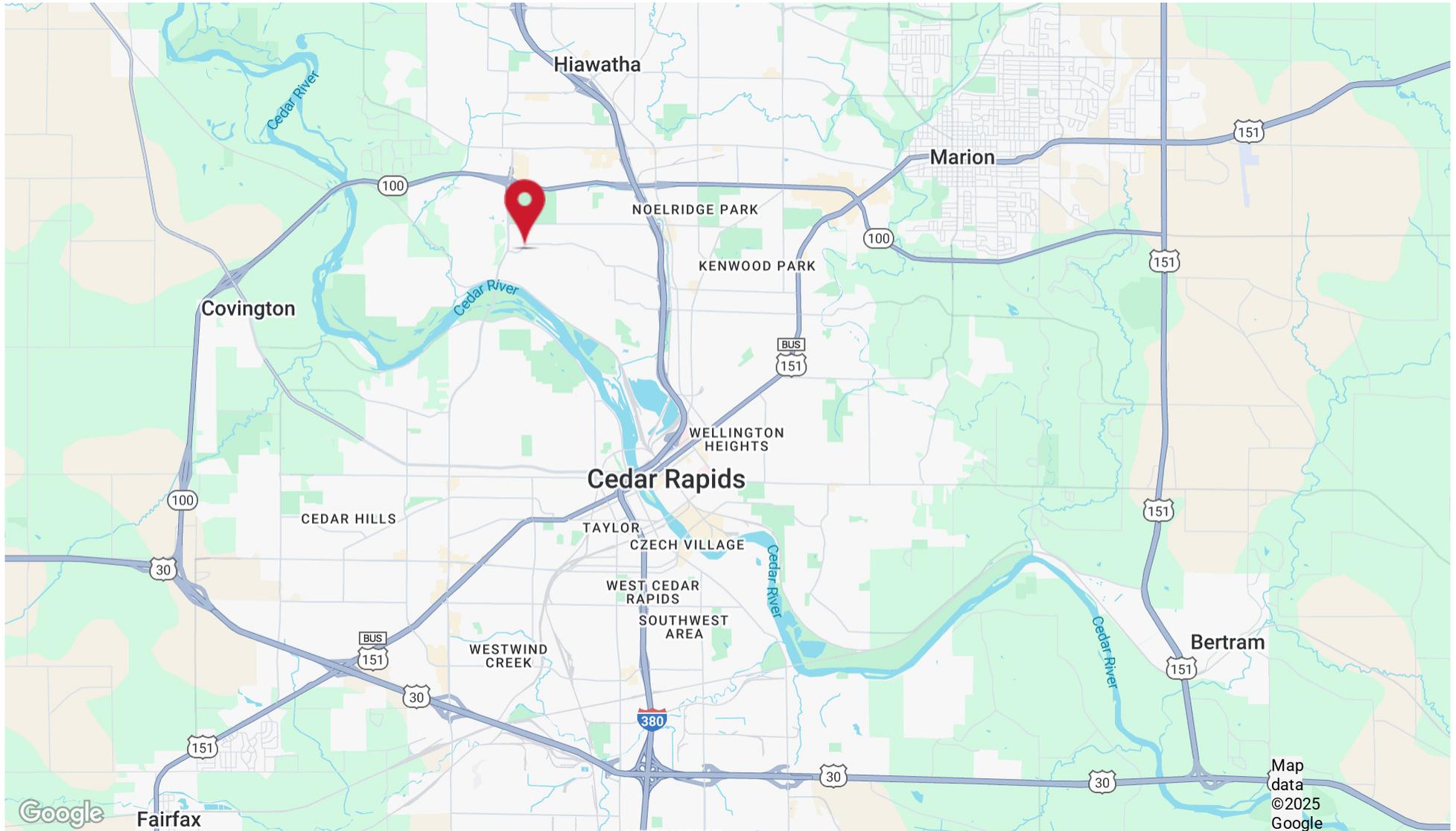
RETAILER MAP



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LOCATION MAP



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