

OFFICE INVESTMENT OPPORTUNITY

Size: 9,936 SF

3950 RIVER RIDGE DR NE
CEDAR RAPIDS, IA 52402



CLICK HERE:
AERIAL VIDEO

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TABLE OF CONTENTS

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by GLD Commercial in compliance with all applicable fair housing and equal opportunity laws.

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	10
FINANCIAL ANALYSIS	14
DEMOGRAPHICS	18
ADVISOR BIOS	20

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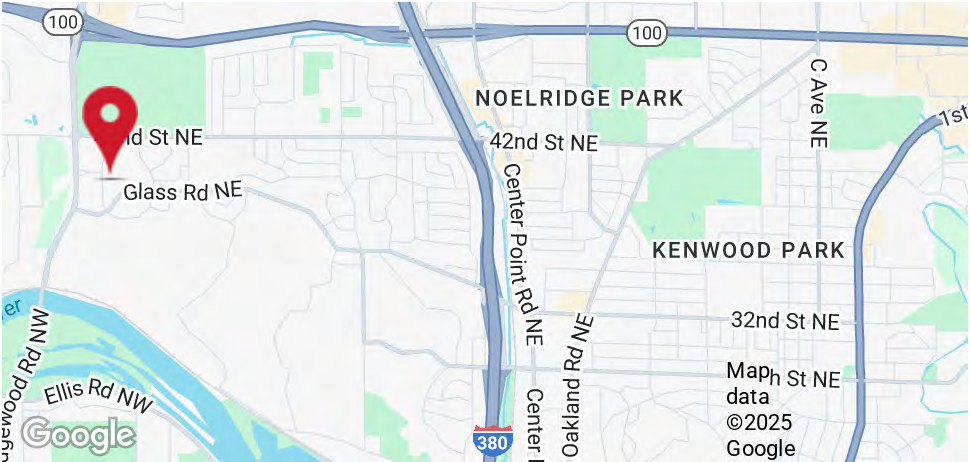
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PROPERTY INFORMATION

SECTION 1



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,575,000
Net Real Estate Taxes:	\$27,746.00
Building Size:	9,936 SF
Lot Size:	1.06 Acres
Price / SF:	\$158.51
Cap Rate:	7.88%
NOI:	\$124,085
Year Built:	1989
Zoning:	Traditional Mixed Use Limited

LOCATION OVERVIEW

Located in the prestigious River Ridge Executive Park in Cedar Rapids, Iowa. Strategically positioned just off I-380 and Collins Road/Highway 100, this property offers excellent accessibility and visibility in a thriving business park setting. The area is home to a diverse mix of corporate offices, financial institutions, and professional service firms, with nearby amenities including restaurants, hotels, and retail centers serving the robust NE Cedar Rapids business district.

PROPERTY OVERVIEW

A high-quality, fully leased office investment occupied by two well-established tenants: Advancement Resources, a global leader in professional development and philanthropic strategy, and the National Systems Contractors Association (NSCA), the nation's premier association representing the commercial integration industry. Both tenants are secured under triple net (NNN) lease structures, minimizing landlord responsibilities and providing stable, predictable income. The current offering provides investors with a 7.88% capitalization rate, making this an attractive opportunity for those seeking strong cash flow in a mature professional office corridor. With its strong tenant roster, low-maintenance lease structure, and prime location, 3950 River Ridge Dr NE is an exceptional addition to any commercial real estate investment portfolio.

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

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Office
Property Subtype	Office Building
APN	14071-01007-00000
Building Size	9,936 SF
Lot Size	1.06 Acres
Building Class	B
Year Built	1989
Parking Spaces	41
Construction Status	Existing



- Fully leased office investment opportunity
- 7.88% cap rate
- Strong tenant roster
- Priced well below replacement cost

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EXTERIOR PHOTOS



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DRONE PHOTOS



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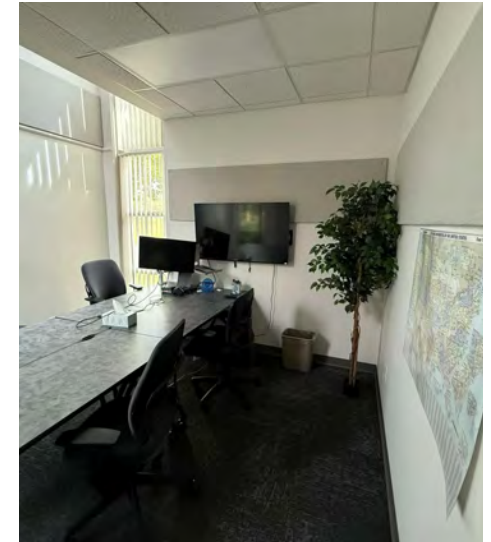
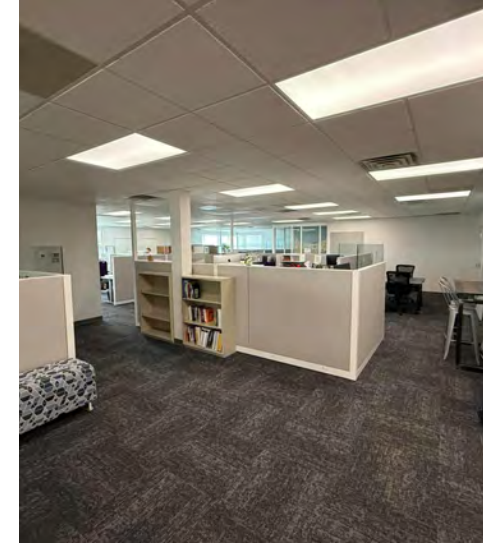
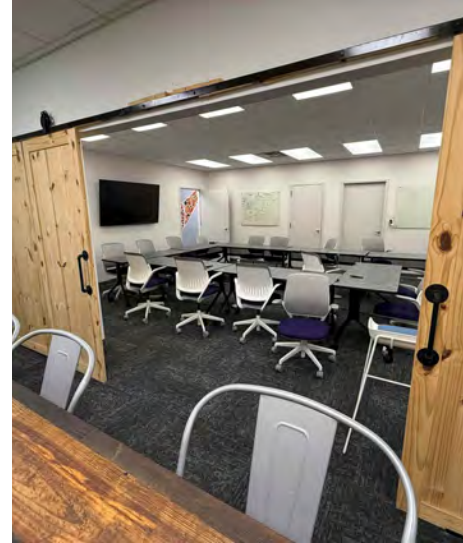
DRONE PHOTOS



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INTERIOR PHOTOS



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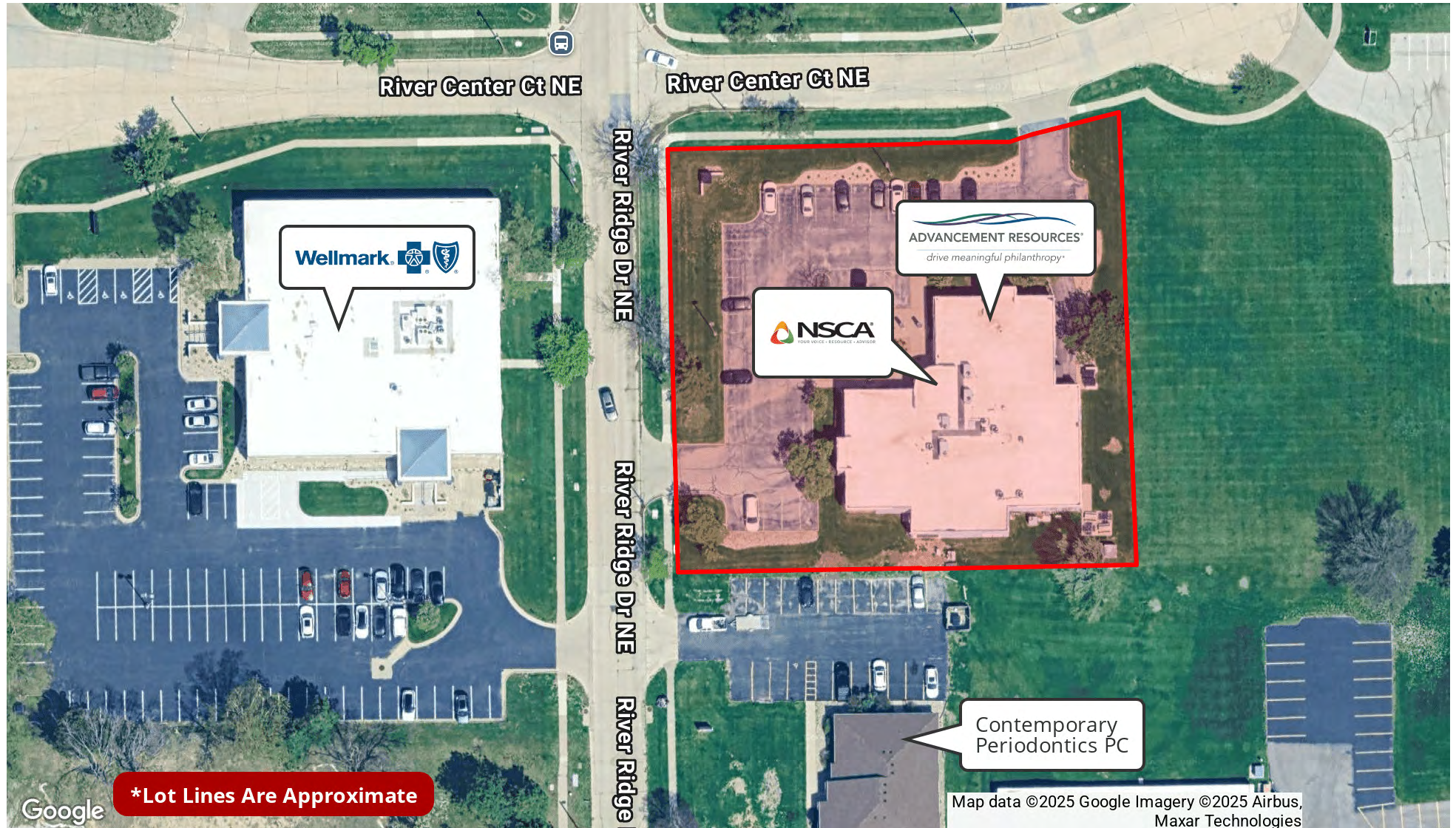
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LOCATION INFORMATION

SECTION 2



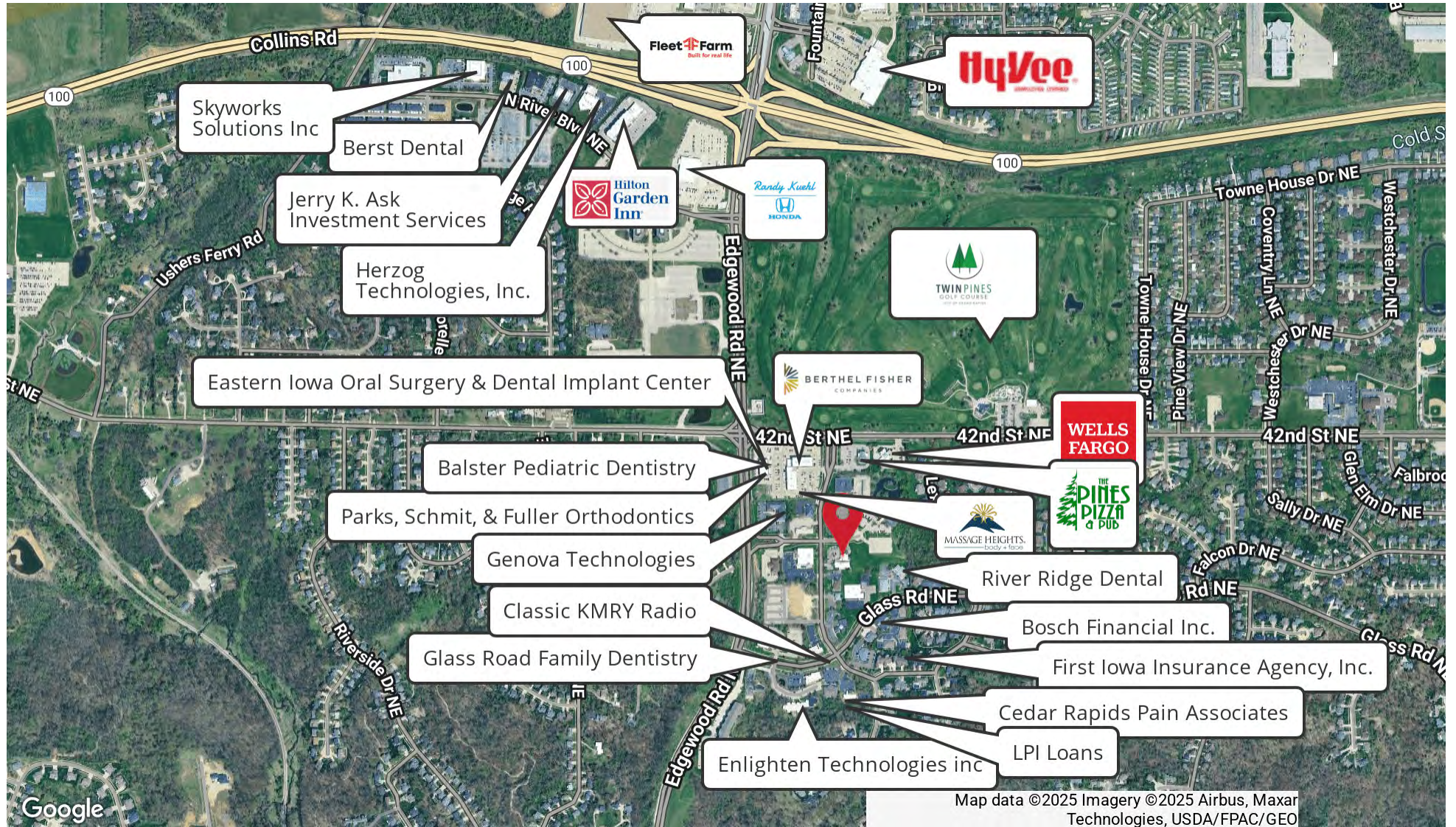
AERIAL MAP



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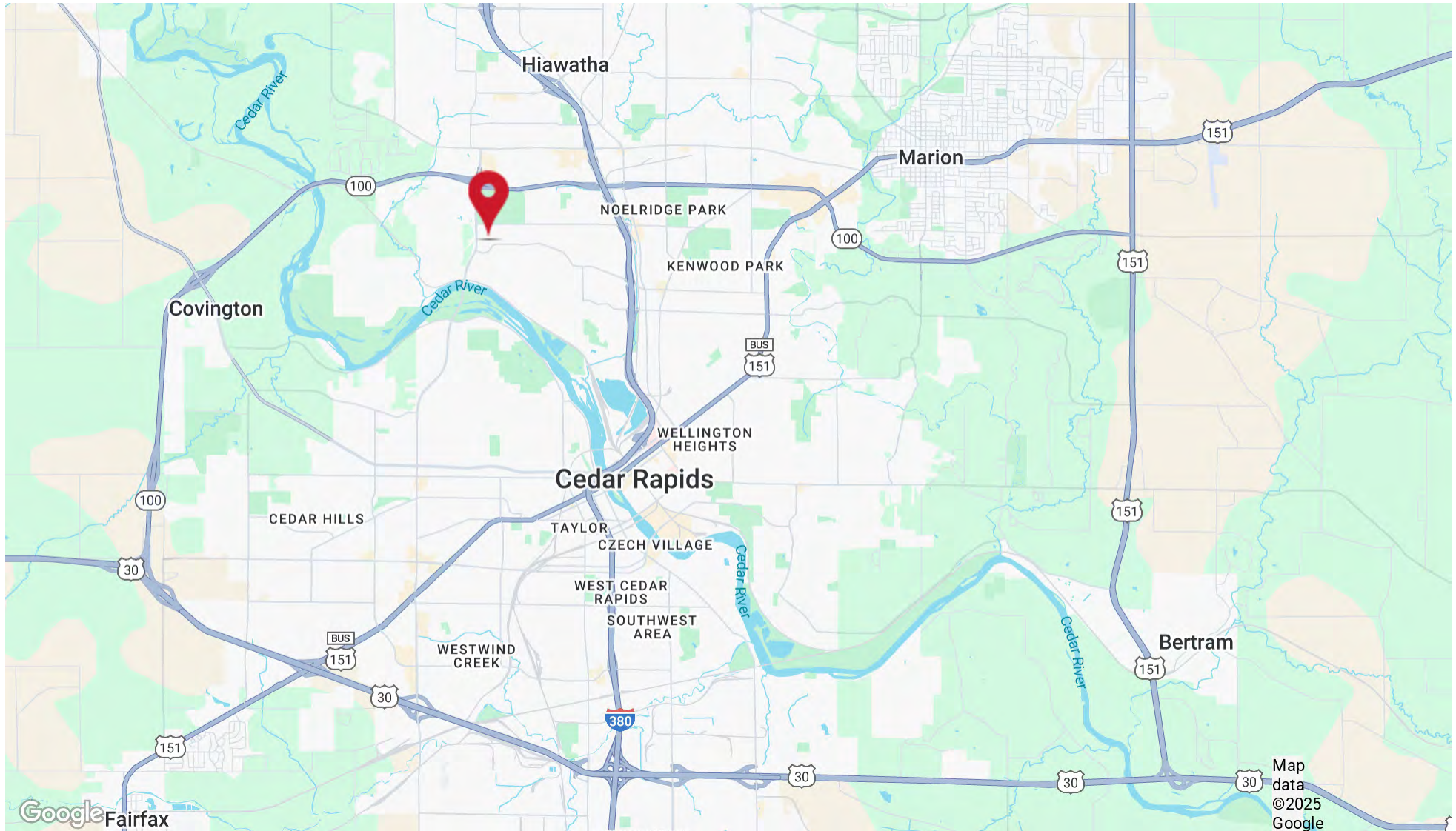
RETAILER MAP



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LOCATION MAP



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FINANCIAL ANALYSIS

SECTION 3



TENANT BIOS



DIFFSTRAT COMPANIES, INC (ADVANCEMENT RESOURCES)

Advancement Resources is a global leader in research-based professional education, implementation services, and breakthrough thinking in philanthropy. Since 1995 they have partnered with nonprofit organizations to unlock their full potential, training over 148,000 fundraisers and philanthropic professionals to achieve extraordinary results.



NATIONAL SYSTEMS CONTRACTORS ASSOCIATION

NSCA is a not-for-profit association representing the companies and professionals dedicated to enhancing the places we live, work and play through cutting-edge technology. Their members include systems contractors and integrators, product manufacturers, consultants, architects, engineers and other allied professionals.

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Diffstrat Companies, Inc (Advancement Resources)	7,637 SF	76.86%	\$12.75	\$97,372	1/1/2020	12/31/2029
-	NSCA	2,333 SF	23.48%	\$11.45	\$26,713	11/23/2015	3/31/2027
TOTALS		9,970 SF	100.34%	\$24.20	\$124,085		
AVERAGES		4,985 SF	50.17%	\$12.10	\$62,043		

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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$237,544
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EXPENSES SUMMARY

Real Estate Taxes	\$28,913
Insurance	\$2,991
CAM	\$62,811
Utilities	\$18,744
OPERATING EXPENSES	\$113,459

NET OPERATING INCOME	\$124,085
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DEMOGRAPHICS

SECTION 4

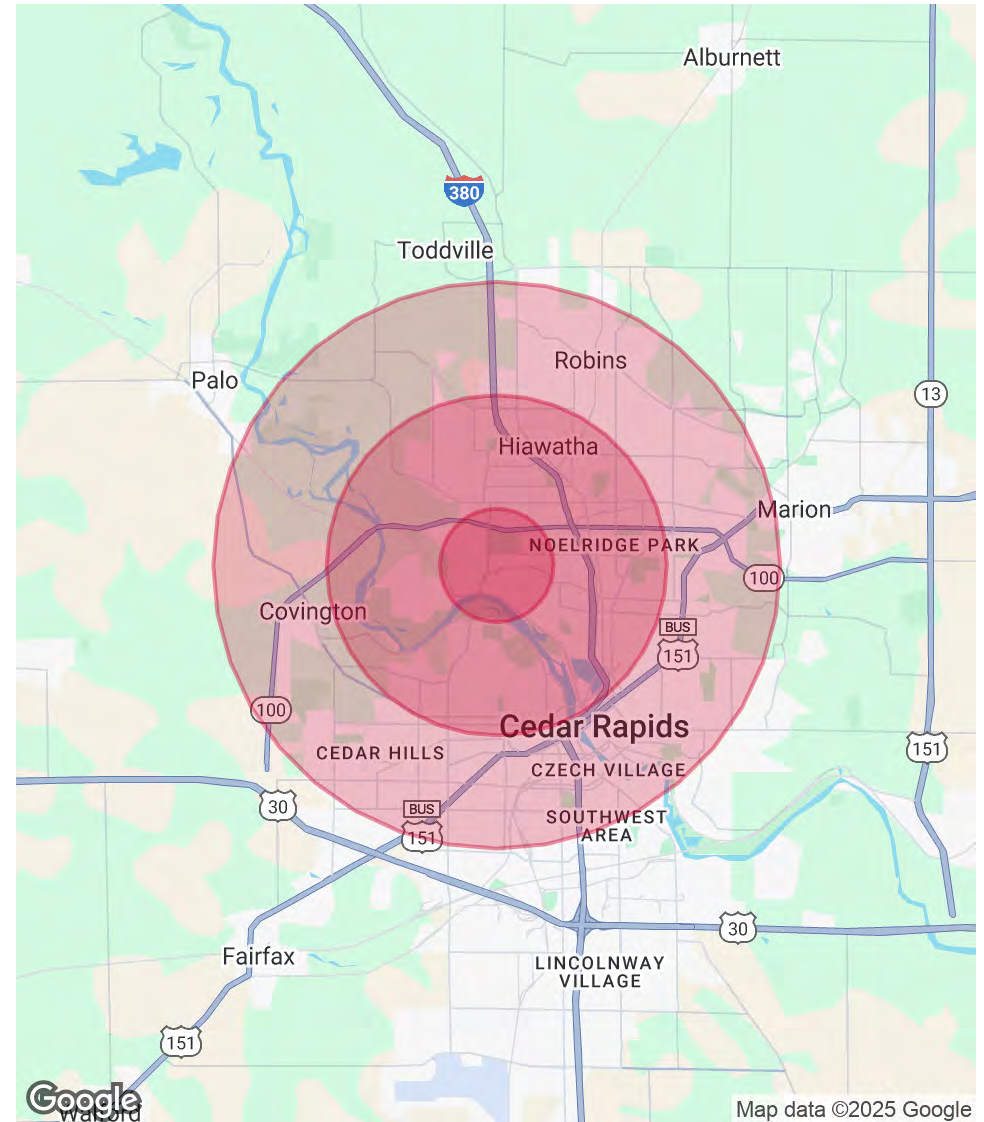


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,990	52,141	136,743
Average Age	44	41	40
Average Age (Male)	43	40	39
Average Age (Female)	46	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,572	22,331	57,747
# of Persons per Household	2.3	2.3	2.4
Average Household Income	\$122,565	\$95,313	\$94,966
Average House Value	\$266,886	\$232,455	\$230,499

Demographics data derived from AlphaMap



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ADVISOR BIOS

SECTION 5



ADVISOR BIO 1



ADAM GIBBS, SIOR

Principal & Co-Founder

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PROFESSIONAL BACKGROUND

Adam began his career in commercial real estate in 2003. Earning one of the industry's most prestigious designations, entry into the Society of Industrial and Office Realtors (SIOR), in 2008 is a testament to Adam's extensive experience in industrial and office brokerage. He also specializes in retail, land development, warehouse and investment properties throughout the Cedar Rapids metro, Linn County and Johnson County.

As a commercial real estate investor himself, Adam has both an appreciation for the benefits of ownership as well as empathy for the challenges. These investments provide insight into valuable market information related to financing, leasing concessions, data and more.

EDUCATION

Coe College

MEMBERSHIPS

SIOR - Society of Industrial & Office Realtors

Treasurer - Cedar Rapids Area Association of Realtors

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ADVISOR BIO 2



MICHAEL GIBBS

Agent Associate

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PROFESSIONAL BACKGROUND

Michael began his career in commercial real estate and joined GLD Commercial in 2018. His primary market focus encompasses the industrial and retail submarkets; however, he operates as a generalist throughout the Cedar Rapids metro, Linn and Johnson counties.

As an active investor, Michael approaches each assignment with extensive market knowledge and insight into local market trends. Combining this knowledge with sales, leasing and financial modeling experience consistently provides his clients with a rewarding experience.

EDUCATION

University of Iowa

MEMBERSHIPS

Board Member - Cedar Valley Humane Society

Big Brother - Big Brothers Big Sisters

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