

# FOR LEASE



**2303 JONES BLVD**  
CORALVILLE, IA 52241

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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

**CUSHMAN & WAKEFIELD**  
Iowa Commercial Advisors

**FOR LEASE**

## AVAILABILITY

**SUITE D: 4,990 SF | \$11.00 PSF NNN**

**OPEX: \$6.33 PSF**

## PROPERTY HIGHLIGHTS

- Office space available for lease in the heart of Coralville, IA
- Open floor plan
- One private office with ability to reconfigure
- Abundant parking on site
- Located on the corner of Hwy 6 and Jones Blvd with easy access to I-80 and I-380
- Proximity to Coralville's many amenities



# RETAIL AERIAL

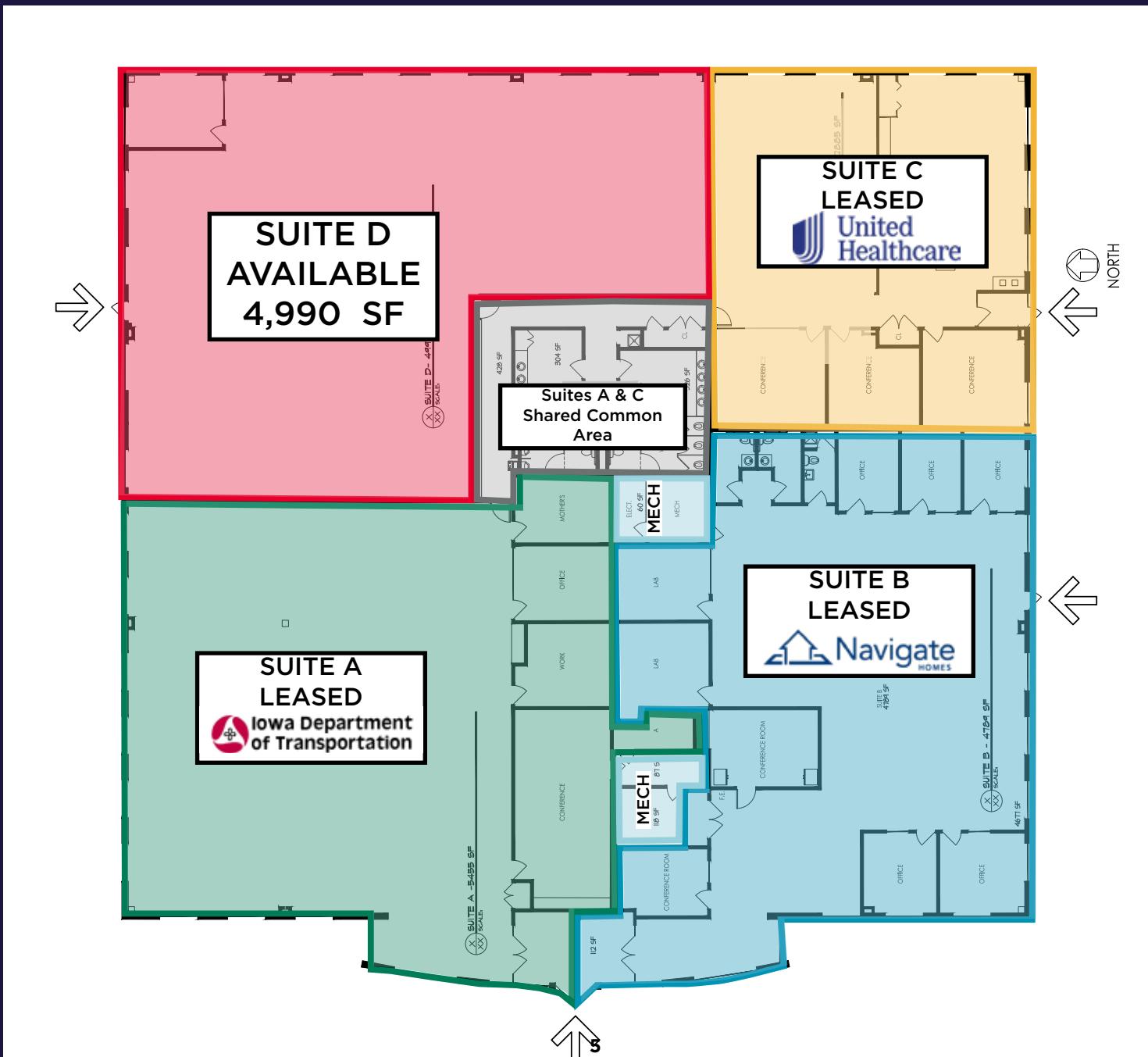


# RETAIL AERIAL & DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,717	11,239	77,065
AVG HH INCOME	\$76,674	\$107,162	\$125,389
TOTAL HOUSEHOLDS	569	4,547	31,308
DAYTIME POPULATION	4,984	10,454	45,274



# FLOOR PLAN



# AVAILABLE SPACE | SUITE D

 CUSHMAN &  
WAKEFIELD  
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# COMMON AREA SPACE

OUTDOOR PATIO



ADDITIONAL PARKING



SURFACED PARKING LOT



MAIN ENTRY SUITE A & B



Coralville is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



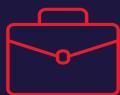
**729,401**

WORKFORCE  
POPULATION



**95%**

EDUCATIONAL  
ATTAINMENT



**8.9%**

EMPLOYMENT  
GROWTH RATE

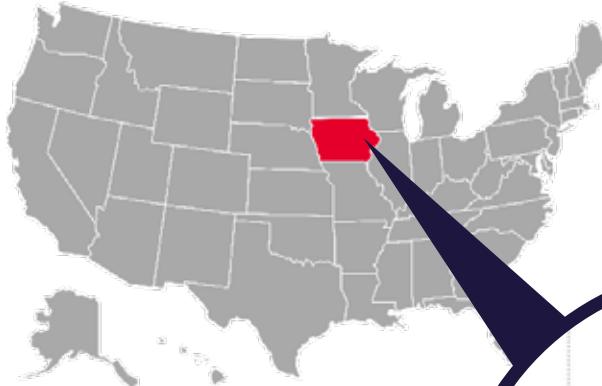


**36**

MEDIAN  
AGE

## 7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington County



**487,106**  
POPULATION

**\$1,227,628,806**  
ANNUAL GOODS EXPORT

**36,816,284**  
300 MILE POPULATION



**IOWA RANKED #1  
OVERALL BEST STATE**



**#2 BEST COST  
OF DOING BUSINESS**

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