

**FOR LEASE** Office/Retail



2931 7<sup>th</sup> Ave #200  
Marion, IA

MIKE ESKER, REALTOR, CCIM  
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## PROPERTY FEATURES

PRICE: \$21.00/SF  
TOTAL PASS THROUGH: \$12.97



GROSS SQUARE FEET: 2,970



YEAR BUILT: 2018



ZONING: UC-1



HVAC: Central Heat, Central Air



TRAFFIC COUNT: 13,000+ daily



RESTROOM: Yes



KITCHEN: Yes



PRIVATE OFFICES: Yes



CONFERENCE ROOMS: Yes



SPRINKLERS: Yes

### DETAILS:

- Great space for medical or similar
- Building tenants include: Morning Story, Ohana Poke, Arby's and Domino's
- Laundry on-site

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# PROPERTY PICTURES



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# AERIAL



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