



OFFICE SUITE | PLAZA 425 | DOWNTOWN CEDAR RAPIDS

# FOR SALE

425 2<sup>ND</sup> ST, SUITE 1250 | CEDAR RAPIDS, IA



**WSG**  
CRE

SKOGLMAN  
COMMERCIAL



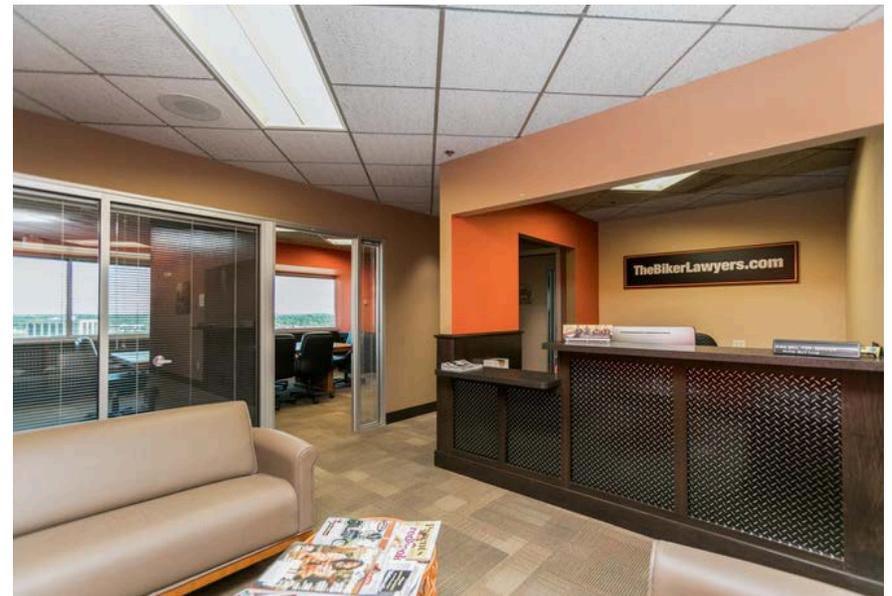
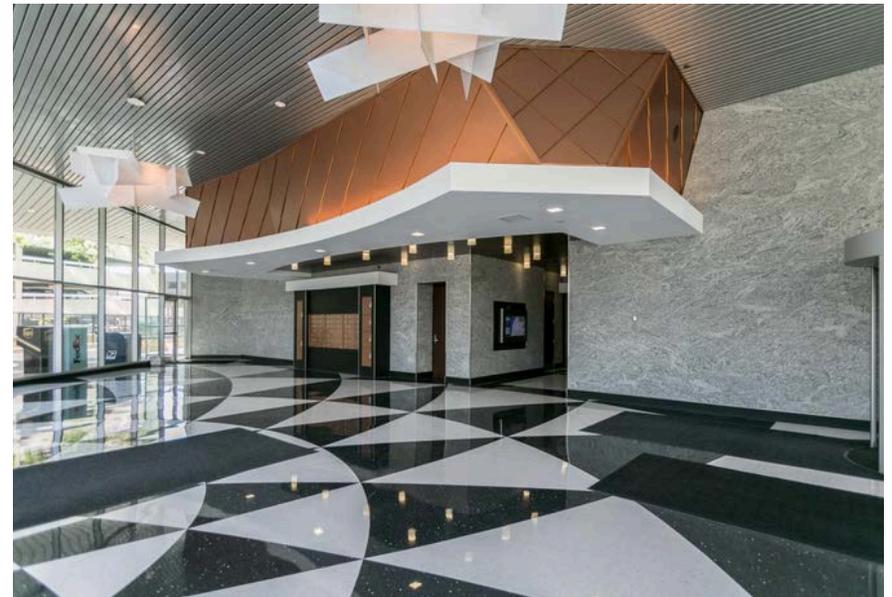
# PROPERTY OVERVIEW

Nicely remodeled penthouse suite in Plaza 425 features a mix of six private offices, conference room(s) and reception. Window views from the top floor are the best in town! The building is attached to the skywalk and city parkade and is served by high speed fiber. The seller controls 8 parking spots that can be transferred to the buyer. There is an attorney renting an office currently who pays \$1,200 per month rent and would stay if the buyer didn't need the space.

Property Details	
Address	425 2 <sup>nd</sup> Street, Suite 1250 Cedar Rapids, IA 52404
Space Available	3,430 SF
Building Size	206,000 SF
Building Floors	12
Parcel #	14281-33005-01065
Legal Description	THE CENTER CONDO APT 1
Zoning	Urban Downtown Core
Property Taxes	\$2,654.00
Offering Price	\$350,000



# PROPERTY PHOTOS



# PROPERTY PHOTOS



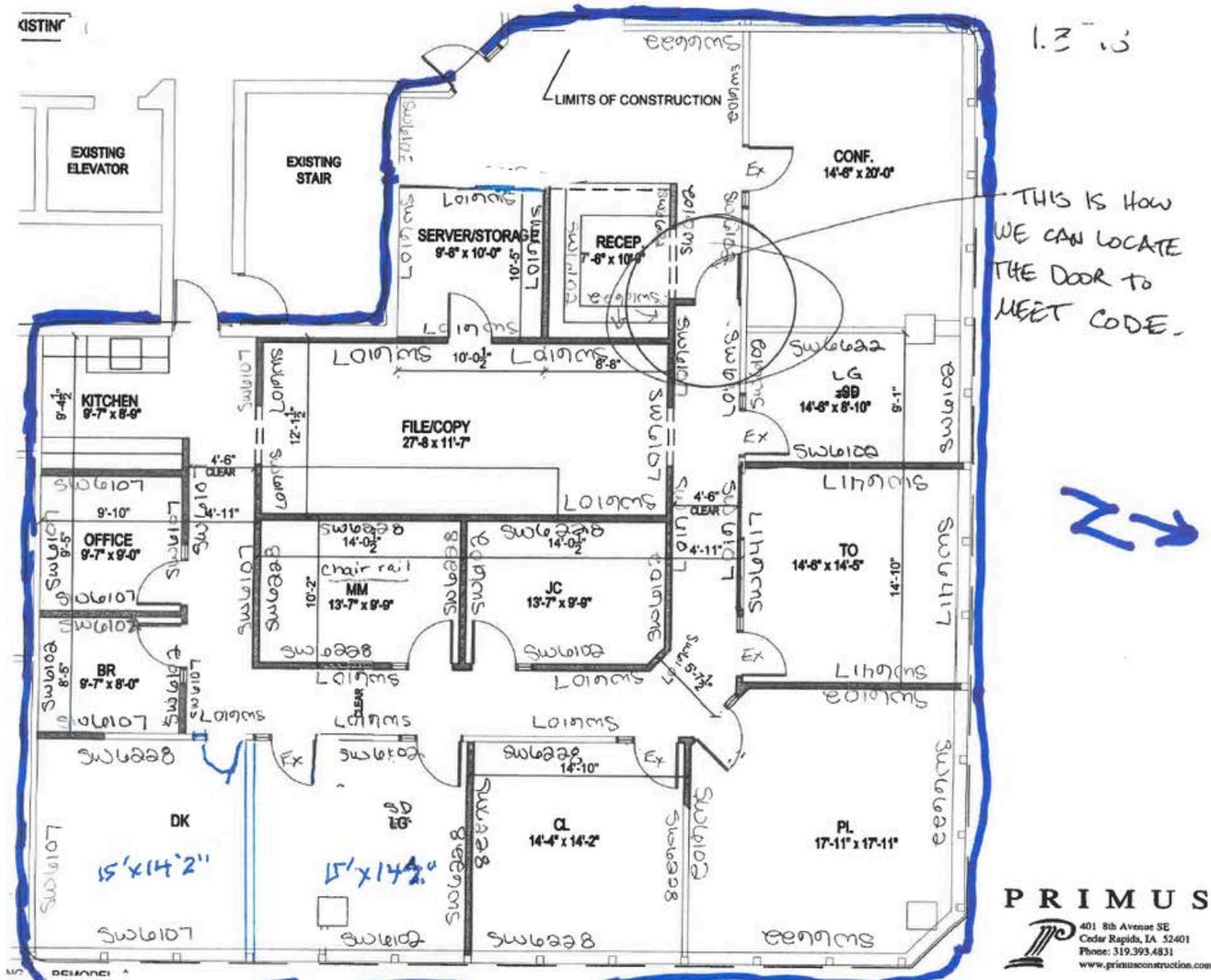


# AERIAL MAP





# FLOOR PLAN





# CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

## Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

## Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



# DEMOGRAPHICS & MAJOR EMPLOYERS

		1 mile	3 miles	5 miles
	Daytime Population	25,212	53,116	111,947
	2025 Population	9,864	72,721	139,469
	Annual Population Growth Rate	0.6%	0.0%	0.2%
	2025 Median Age	32.8	38.0	37.9
	2025 Total Households	3,933	31,553	61,006
	Annual Household Growth Rate	1.0%	0.2%	0.4%
	2025 Average Household Income	\$66,116	\$82,756	\$88,940
	Daily Traffic Count: 4,910 VPD			

## Cedar Rapids Major Employers





# CONTACTS



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