

# Commercial Space for Lease

7009 Nordic Dr. Cedar Falls, IA

Suite 101 & 102 - ~1650 square foot

LEASED!

Suite 103 - ~500 square foot

LEASED!

Suite 104 - ~500 square foot

\$1000/month

Suite 105 - ~1800 square foot

\$3,000/month

Includes:

- Utilities (heat, A/C, electric, gas, water)
- Building alarm system
- Fobbed entry
- Maintenance, supplies, cleaning of shared spaces (entry, halls, bathrooms, parking, sidewalks, etc.)
- Pest control
- Dumpster Access



MAIN FLOOR PLAN  
Scale: 1/8" = 1'-0"

7009nordic@gmail.com

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## Amenities:

- Large parking lot with three access drives
- Yard space
- Banquet room
- Large space for highly visible signage
- Building manager/landlord often onsite
- Visible from Hwy 58
- Easy access from both Hwy 58 and Hwy 20
- Most utilities included in rent
- Shared spaces maintained
- Security cameras in shared spaces: exterior and interior
- Alarm system



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SCAN ME