



PREMIER 1ST AVENUE OFFICE SPACE AVAILABLE

FOR LEASE

1229 1ST AVENUE SE | CEDAR RAPIDS, IA



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	1229 1 st Avenue SE Cedar Rapids, IA 52402
Building Size	3,530
Space for Lease	3,530
Year Built	1956
Lot Size	0.117 Acres
Zoning	FORM (Urban Form District)
Parcel #	14222-57008-00000
Property Taxes	\$2,868
Lease Type	NNN
CAM/TAX/INS	\$4.33 PSF
Listing Price	\$9.95 PSF

Exceptional 1st Avenue ground floor office space available immediately across from Coe College and the heart of the Med-Q, offering seamless access to downtown and I-380. This office is perfect for professionals needing a high-quality workspace with private offices, conference areas, and onsite parking. With prominent signage available fronting 1st Avenue and a secure yet conveniently located building, this turnkey space is ideal for elevating your business in a vibrant, accessible location. Utilities are included in CAM estimate.

Some office equipment available - please contact listing agent for more details.



1229 1st Avenue SE | Cedar Rapids, IA

PROPERTY PHOTOS



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

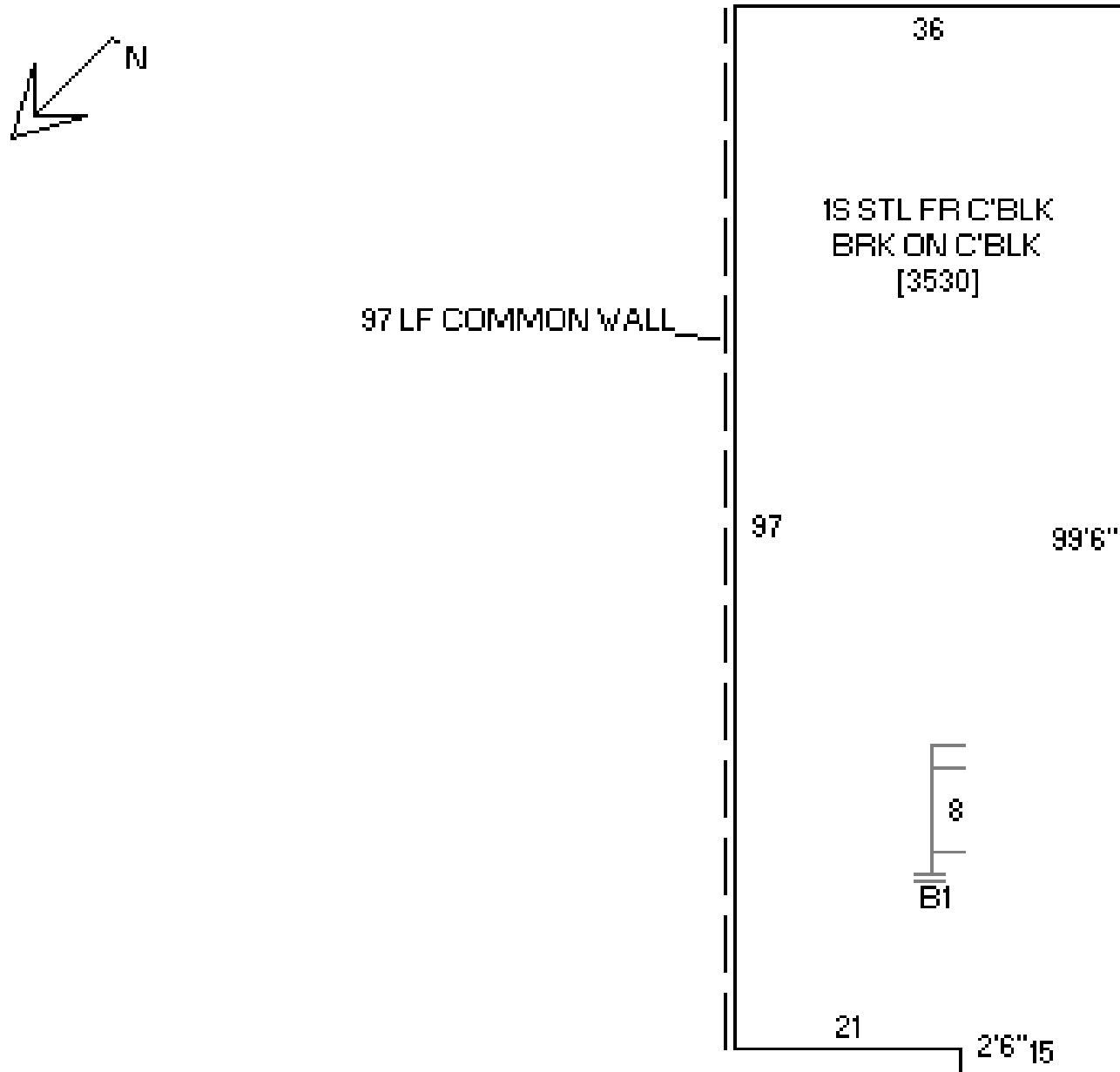
wsgre.com

PROPERTY PHOTOS





SITE PLAN



1229 1st Avenue SE | Cedar Rapids, IA



PARCEL MAP



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

wsgcre.com



AERIAL MAP





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. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. 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



EASTERN IOWA AIRPORT NON-STOP FLIGHTS



American Airlines



Location	Carrier
Atlanta (ATL)	Delta
Charlotte (CLT)	American Airlines
Chicago (ORD)	American Airlines / United Express
Dallas (DFW)	American Airlines
Denver (DEN)	Frontier Airlines / United Express
Detroit (DTW)	Delta
Las Vegas (LAS)	Allegiant
Los Angeles (LAX)*	Allegiant
Miami (MIA)	American Airlines
Minneapolis (MSP)	Delta
Nashville (BNA)	Allegiant
Orlando/Sanford (SFB)	Allegiant
Orlando International (MCO)	Allegiant
Phoenix/Mesa (AZA)	Allegiant
Punta Gorda/Ft. Myers (PGD)	Allegiant
Sarasota (SRQ)	Allegiant
Tampa/St. Petersburg (PIE)	Allegiant



DEMOGRAPHICS & MAJOR EMPLOYERS

		1 mile	3 miles	5 miles
	Daytime Population	27,876	80,016	178,070
	2025 Population	12,601	75,376	151,050
	Annual Population Growth Rate	0.2%	0.0%	0.2%
	2025 Median Age	34.0	38.2	38.0
	2025 Total Households	5,166	33,161	65,016
	Annual Household Growth Rate	0.5%	0.2%	0.3%
	2025 Average Household Income	\$76,064	\$83,963	\$90,980
	Daily Traffic Count: 21,200 VPD			

Cedar Rapids Major Employers





Contacts



Tiffany Earl Williams
Managing Partner/Owner Agent

Licensed Realtor in the State of Iowa
tiffanywilliams@wsgcre.com
319-675-1694



Josh Seamans, CCIM, SIOR
Managing Partner/Owner Broker

Licensed Realtor in the State of Iowa
joshseamans@wsgcre.com
319-675-1694



Gabe Golberg
Vice President/Partner Agent

Licensed Realtor in the State of Iowa
gabegolberg@wsgcre.com
319-675-1694



Phil Williams
Managing Partner/Owner Agent

Licensed Realtor in the State of Iowa
philwilliams@wsgcre.com
319-675-1694



Luke Rogers
Senior Associate

Licensed Realtor in the State of Iowa
lukerogers@wsgcre.com
319-675-1694



Kaylee Tigner
Analyst

Licensed Realtor in the State of Iowa
kayleetigner@wsgcre.com
319-675-1694