

FOR SALE / FOR LEASE

20,295 SF



FLEX INDUSTRIAL / OFFICE SPACE

929 MARTHAS WAY, HIAWATHA, IA

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

929 MARTHAS WAY | HIAWATHA, IA

HIGHLIGHTS

FOR SALE: \$1,995,000

FOR LEASE: \$6.95 / PSF NNN

- Flex Industrial Office space located off of Boyson Rd in Hiawatha, IA
- Space is currently built out as mostly office space but can be converted to industrial/flex, distribution as needed
- Easily accessible from I-380
- Includes 1 overhead door with dedicated dock access
- Built in 2005
- Two full sets of restrooms
- Tenant improvement allowance negotiable
- Nearby businesses include: Kirkwood Community College Linn County Campus, Primerica, World Class Industries, Karma Coffee Cafe, Lucky Penny, Farm Credit Services of America

20,295 SF AVAILABLE

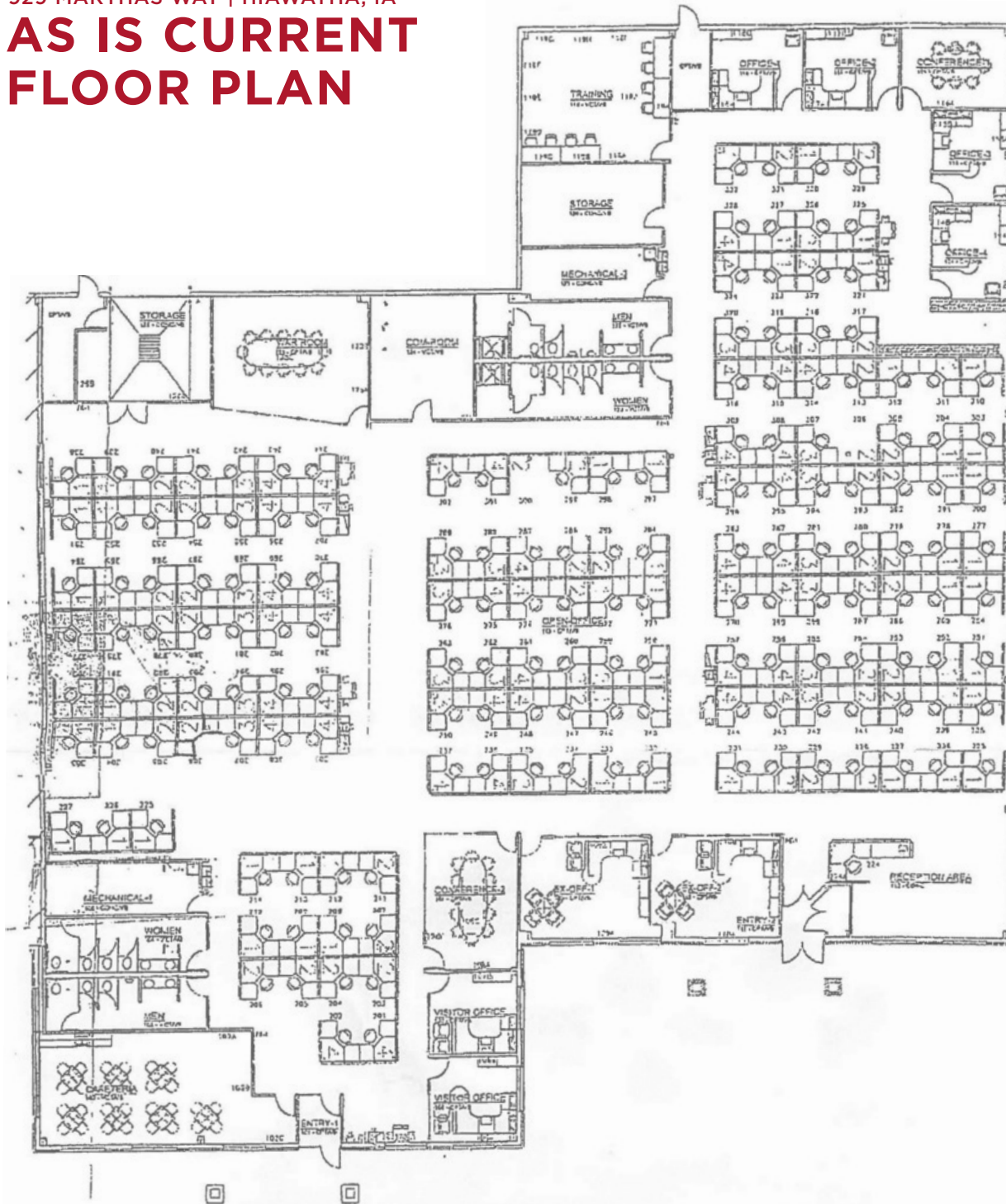


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929 MARTHAS WAY | HIAWATHA, IA

AS IS CURRENT FLOOR PLAN



**9 OFFICES ALONG THE
PRIMETER**

173 WORK STATIONS

2 CONFERENCE

BREAKROOM

**RESTROOMS ON EACH
END OF SPACE**

2 TRAINING ROOMS



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A DRIVING WORKFORCE

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,517	41,256	100,089
AVG. HH Income	\$92,500	\$105,025	\$88,695
Total Households	1,766	16,924	41,847
Daytime Population	7,674	34,300	88,238



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