



TURNKEY BUSINESS OPPORTUNITY

25 Main Place / Downtown Council Bluffs

Flexible Office Space | Downtown Views | Parking Included



SCAN HERE



25 Main Place Council Bluffs, IA

+8,000 SF

FULL THIRD FLOOR

\$12/SF GROSS

UTILITIES INCLUDED

+100 SPACES

PARKING INCLUDED

+4,000 SF

DIVISIBLE TO APPROX

12-14

PRIVATE OFFICES

2

CONFERENCE ROOMS



Rachelle Edwards

IOWA & NEBRASKA AGENT
COMMERCIAL & RESIDENTIAL

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TOUR WITH A
LOCAL EXPERT!



Rachelle Edwards



realtor_rachelleedwards



A modern office space featuring a large wooden desk, a black leather executive chair, and two brown leather armchairs. The room has floor-to-ceiling windows with horizontal blinds, offering a view of a city street and a church steeple in the distance. A laptop, a small potted plant, and a desk lamp are on the desk. The ceiling has a grid of acoustic tiles and a large rectangular light fixture.

MAKE THE THIRD FLOOR YOURS.

+ 4,000 - 8,000 SF AVAILABLE

*25 MAIN PLACE
DOWNTOWN COUNCIL
BLUFFS*

\$12/SF GROSS | UTILITIES + PARKING INCLUDED



The Space

- + +8,000 usable SF
- + Entire third floor available
- + Three corner offices
- + Two conference rooms
- + Large open work areas
- + Kitchenette
- + Divisible to approximately +4000 SF
- + 12-14 private offices

The Location

- + Heart of Downtown Council Bluffs
- + Downtown Views
- + Restaurants and entertainment nearby
- + Housing within the downtown district
- + Convenient access to Downtown Omaha
- + Approximately 100 parking spaces included
- + ADA accessible

Private + Professional

- + Three desirable corner offices
- + Most offices feature windows
- + Downtown Council Bluffs views
- + Two conference rooms



A Flexible existing office buildout ready to accommodate teams of different sizes and working styles.



Condition + Quality

- + Extremely clean and well maintained
- + Equipment in place and operational
- + Organized kitchen and prep areas
- + Ready for immediate operation

One Space. Multiple Possibilities.

- + Traditional professional office
- + Corporate or regional headquarters
- + Professional services
- + Coworking/hybrid workspace
- + Education or training center
- + Nonprofit or administrative operations



OPTION 1: TRADITIONAL OFFICE (CUBICLES)

Professional. Functional. Productive.



OPTION 2: OPEN COWORKING SPACE

Collaborative. Modern. Flexible.



OPTION 3: LEARNING CENTER / TRAINING ROOM

Educate. Empower. Inspire.





Access + Convenience

- + Key-card building access
- + Tenant-controlled access capabilities
- + ADA accessible
- + Approximately 100 parking spaces included
- + Third-level garage parking
- + Building signage opportunities
- + Multiple building directories

Ready For Your Business

- + Existing professional office buildout
- + Landlord-provided new paint
- + Landlord-provided new carpet
- + Utilities included
- + Additional buildout negotiable with longer lease term



Finding office space with private offices, flexible open areas, downtown views and included parking doesn't have to mean starting from scratch.

25 Main Place offers an exciting professional office buildout that can accommodate a wide range of organizations. Lease the entire +8000 SF third floor or explore dividing the space to approximately +4,000 SF

With a gross lease structure, utilities, and parking included, landlord-provided paint and carpet, and additional buildout potentially available for a longer-term commitment, this is an opportunity to create a workplace that fits your team without taking on an unnecessary amount of upfront work.

Professional office. Headquarters. Coworking. Training. See what 25 Main Place could become for your organization



Reach out to
learn more!



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