



DOWNTOWN CEDAR RAPIDS OFFICE SUITES AVAILABLE

**FOR SALE/LEASE**

425 2<sup>ND</sup> STREET SE, CEDAR RAPIDS, IA



**WSG**  
CRE

SKOGLMAN  
COMMERCIAL



# PROPERTY OVERVIEW

Property Details	
Address	425 2 <sup>nd</sup> Street Cedar Rapids, IA 52404
Space Available	1st Floor: 13,720 SF 2nd Floor: 13,720 SF 5th Floor: 13,720 SF 7th Floor (1/4): 3,430 SF 7th Floor (1/4): 3,430 SF 10th Floor (1/2): 6,860 SF
Building Size	206,000 SF
Building Floors	12
Parcel #s	142813300501018, 142133005501017, 142813300501014, 142813300501069, 142813300501070, 142813300501004
Legal Description	THE CENTER CONDO APT 1
Zoning	Urban Downtown Core
Property Taxes	\$2,654.00
CAM	Contact Broker for details
Offering Price	For lease: <b>\$3.95 SF NNN</b> For sale: <b>\$25.00/ SF</b>

Premier office opportunity located in the heart of Downtown Cedar Rapids at Plaza 425. As one of Cedar Rapids' most prominent office buildings, Plaza 425 offers excellent proximity to local restaurants, boutique shops, and numerous downtown amenities. Just blocks from Green Square Park, the Cedar Rapids Public Library, the New Bohemian District, and other key destinations, the property provides a convenient and accessible location for businesses and their employees.

Plaza 425 is being offered for both sale and lease, presenting a unique opportunity for investors, owner-users, and tenants alike. The building offers flexible suite sizes on the 1st, 2nd, 5th, 7th, and 10th floors, accommodating a variety of office users. With multiple configuration options available, the property can support both smaller professional offices and larger full-floor users.

Its central downtown location, strong visibility, and adaptable floor plans make Plaza 425 a solid opportunity for businesses looking to establish or expand their presence in Cedar Rapids.





# 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



# 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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