

**FOR LEASE**  
**127 PEARL ST**



**HEARTLAND**  
**PROPERTIES, INC.**



**ADDRESS:**

127 Pearl St  
Council Bluffs, IA 51503

**SF**

3754 SF

**PRICE**

\$13 SF/YR Gross

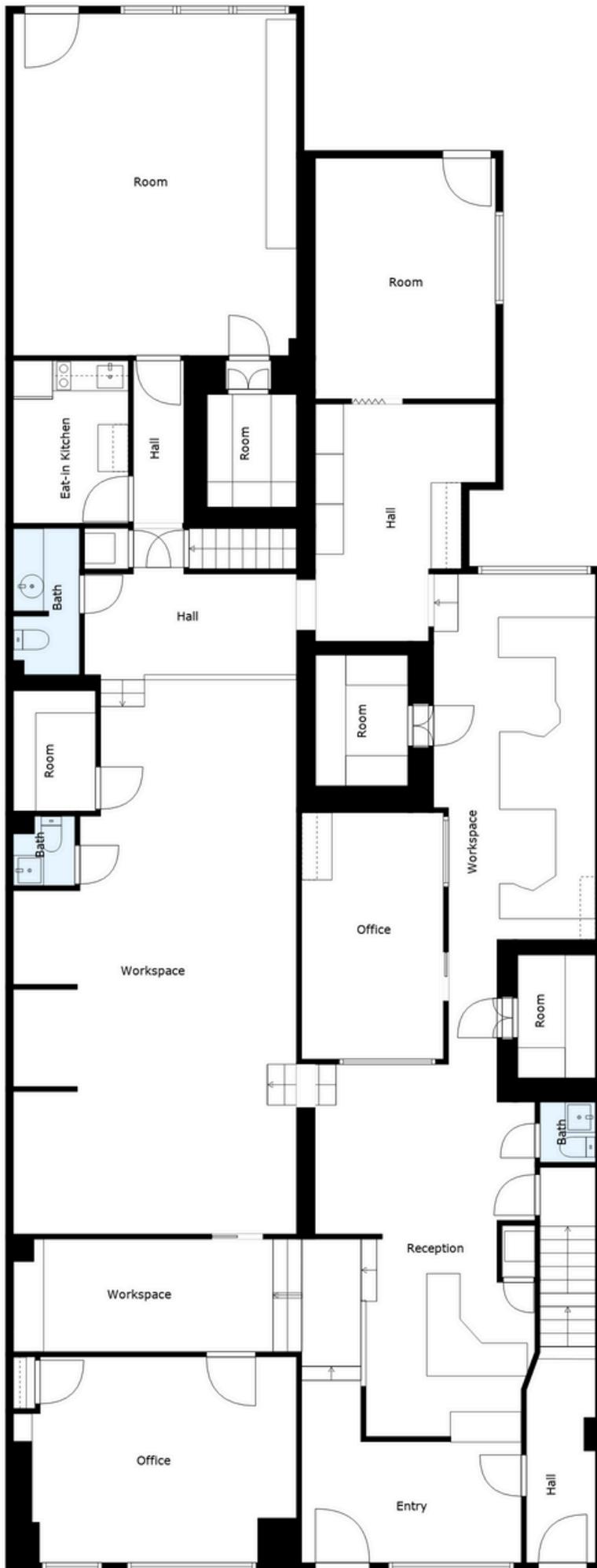
**PARKING**  
**STREET**

**PROPERTY FEATURES**

- Prime Location
- Heart of Downtown Council Bluffs
- Across from Bayliss Park
- Walking distance to City Hall & County Courthouse Space Details
- Entire main floor: 3,754 sq ft
- Lease: \$15/SF gross → \$4,692.50/mo + utilities
- Traditional office layout:
  - Reception area
  - Multiple private offices
    - Bullpen/cubicle area
    - Conference room
    - Breakroom
    - Two bathrooms
- Unique Features
  - 3 walk-in vaults
  - 2 automated rotating filing systems
  - Furnishings available for tenant use
- Lease Flexibility
  - Landlord open to negotiating tenant improvements (depending on lease term)









***Located across from Bayliss Park, this 3,754 SF main-floor office offers a professional layout with reception, private offices, conference room, walk-in vaults, and included furnishings.***



535 W BROADWAY  
SUITE 100  
COUNCIL BLUFFS, IA 51503  
712-325-0445



## CONTACT US

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