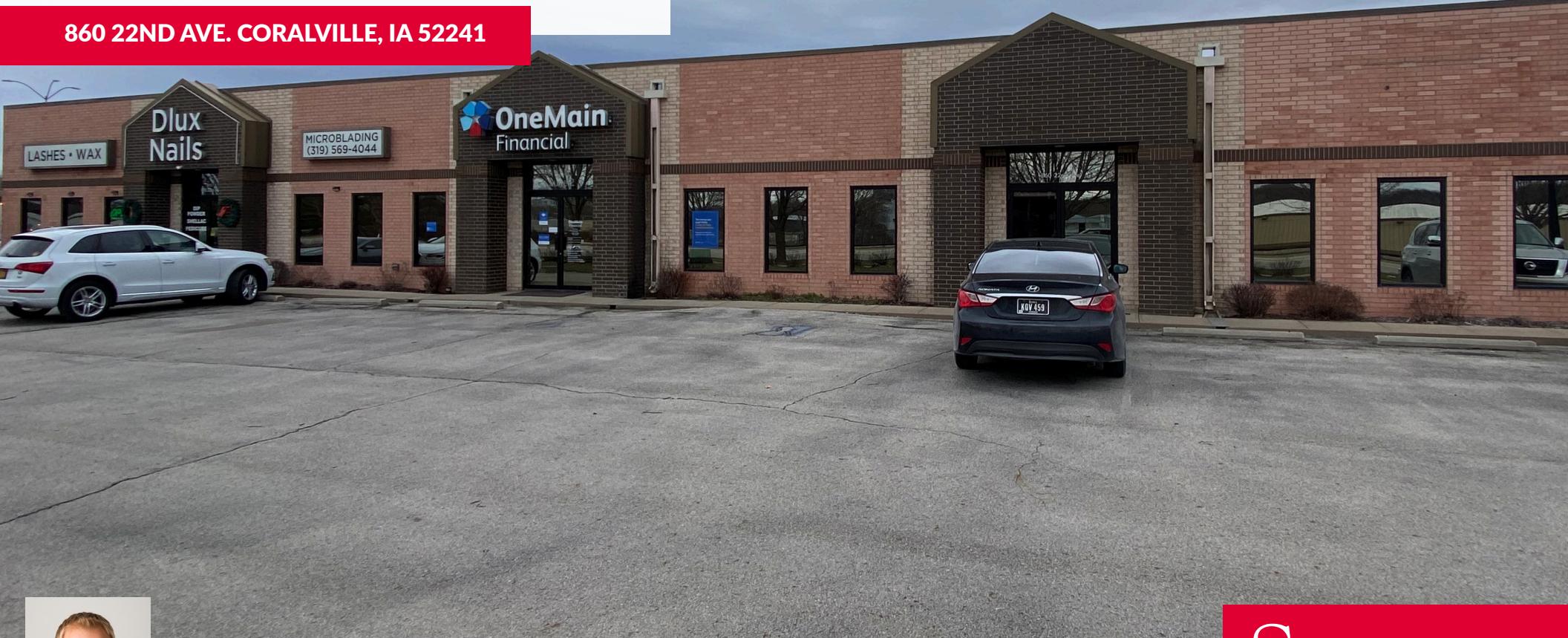


# Office Suite FOR LEASE

ON THE CORALVILLE STRIP

Highly visible 2000 SF office suite in excellent condition; contains reception area, 6 private offices, open work spaces, kitchenette, & 1 ADA restrooms. Lease is \$3,500 PSF NNN with approximately \$7.25 in pass throughs. Gross rent is \$4,708 per month including taxes, insurance and common area maintenance. Traffic count is 22,800 cars per day on 2nd Street and 6,300 cars per day on 22nd Avenue. Available now.

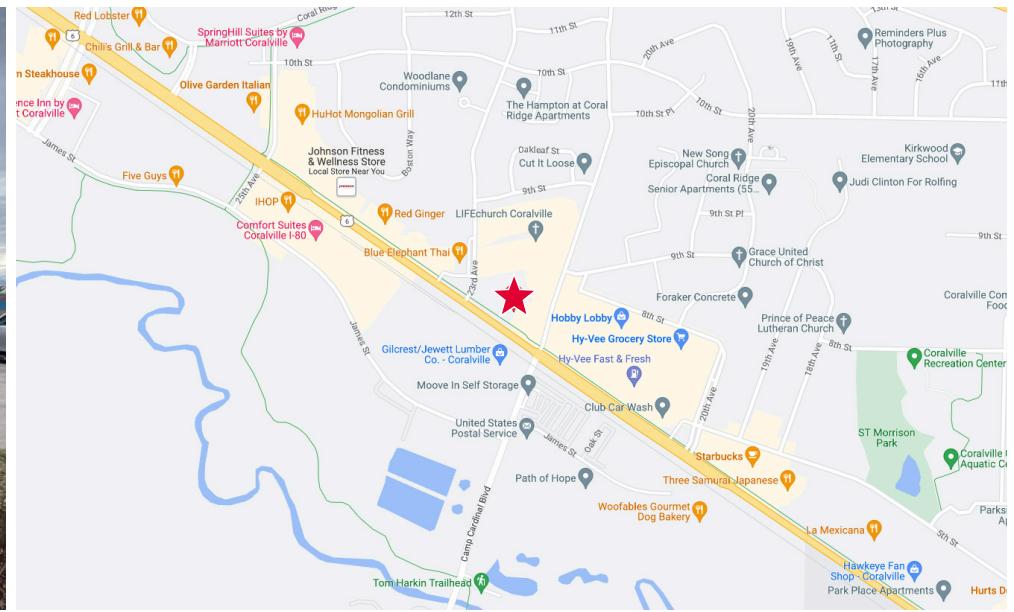
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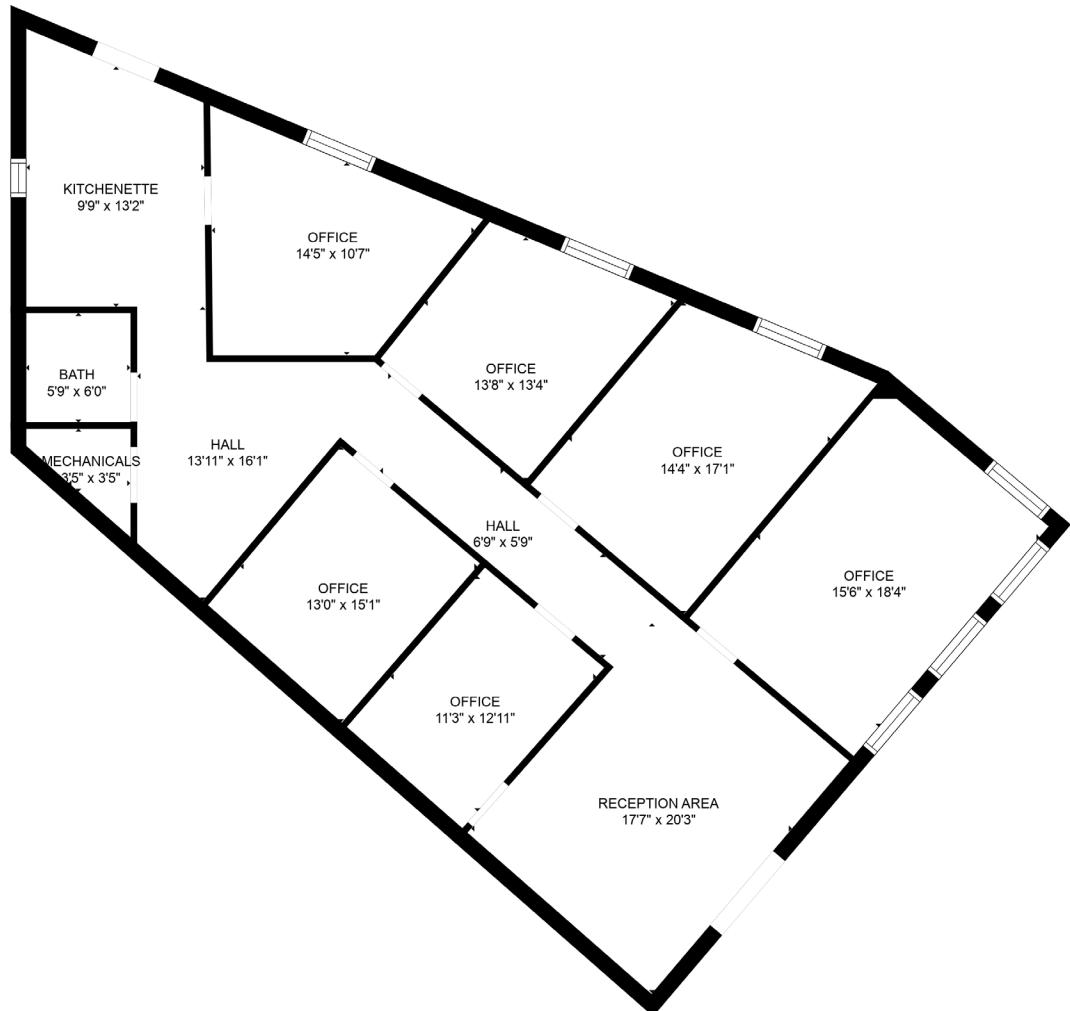


## OFFERING SUMMARY

Sale Price:	\$3,500 Monthly
Lease Type:	NNN
Property Type:	Rental / Office
Year Built:	1995
Total Square Feet	1,500 SqFt
Zoning:	C-1

## PROPERTY OVERVIEW

Highly visible 2000 SF office suite in excellent condition; contains reception area, 6 private offices, open work spaces, kitchenette, & 1 ADA restrooms. Lease is \$3,500 PSF NNN with approximately \$7.25 in pass throughs. Gross rent is \$4,708 per month including taxes, insurance and common area maintenance. Traffic count is 22,800 cars per day on 2nd Street and 6,300 cars per day on 22nd Avenue. Available now.



GROSS INTERNAL AREA  
FLOOR 1: 1502 sq. ft  
TOTAL: 1502 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



