FOR LEASE

UP TO 18,700 SF

OFFICE SPACE

1450 N CENTER POINT RD / HIAWATHA, IA

JOSH SEAMANS, CCIM
Senior Vice President
+1 319 213 4884
jseamans@iowaca.com

GABE GOLBERG
Associate
+1 319 538 8213
ggolberg@iowaca.com

HUNTER Companies

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HIGHLIGHTS

FOR LEASE: $11.25 PSF NNN
ESTIMATED OPEX: $7.87 PSF

- Office space available in Hiawatha, IA
- Subdivision opportunities available
- Approximately 380 parking stalls
- Easily accessible from I-380
- Built in 2011
- Back portion of building leased to UnityPoint Health
- Nearby businesses include: Stillwater Coffee Company, Ketelsen RV, Fisher Group, Culver's, Tomaso's Pizza, First Federal Credit Union, UnityPoint, McGrath Auto

1450 N CENTER POINT RD| HIAWATHA, IA

A DRIVING WORKFORCE

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,587	39,519	90,737
AVG. HH Income	$95,410	$104,375	$91,022
Total Households	1,009	16,008	37,943
Daytime Population	6,742	32,366	72,867

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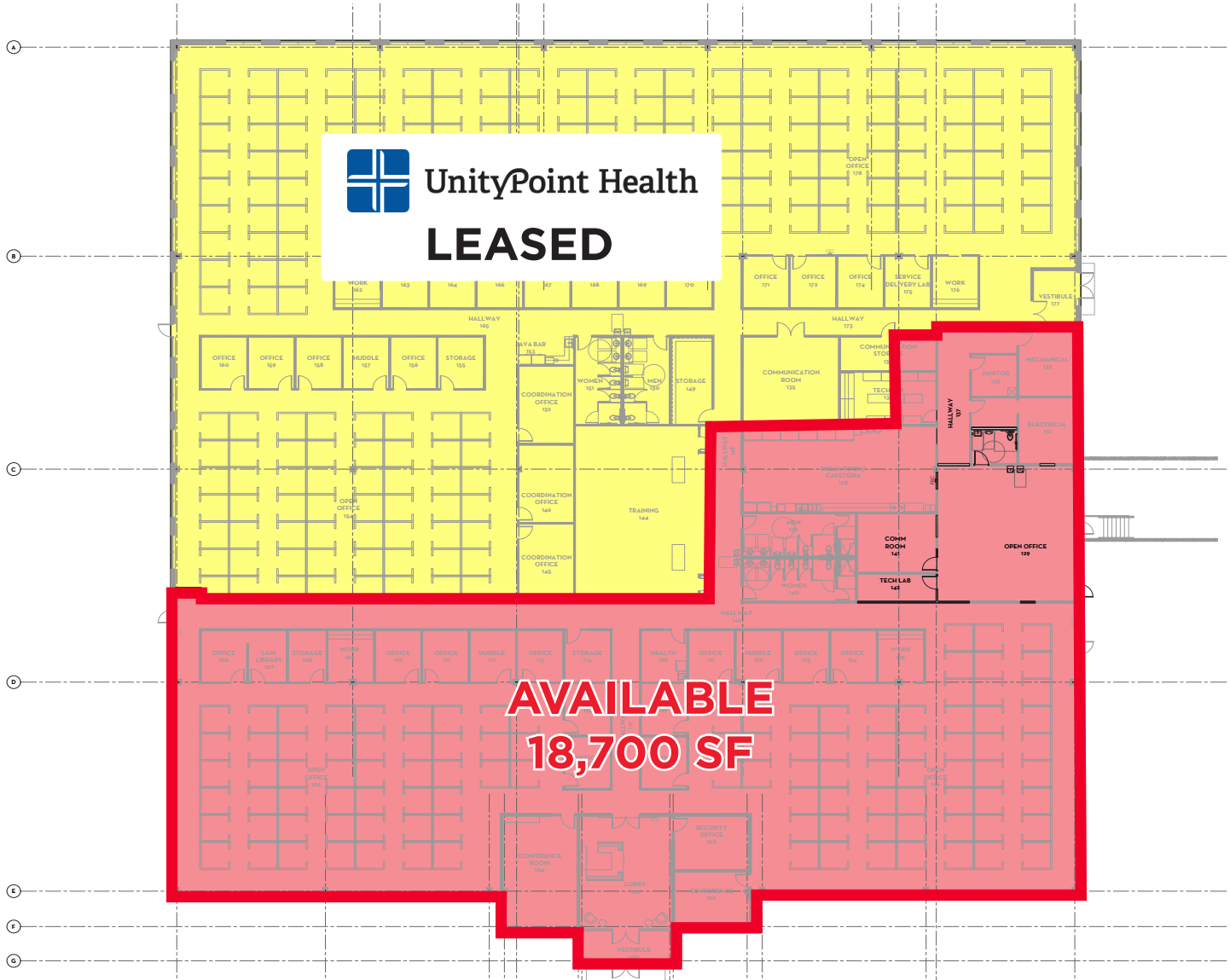
FLOOR PLAN



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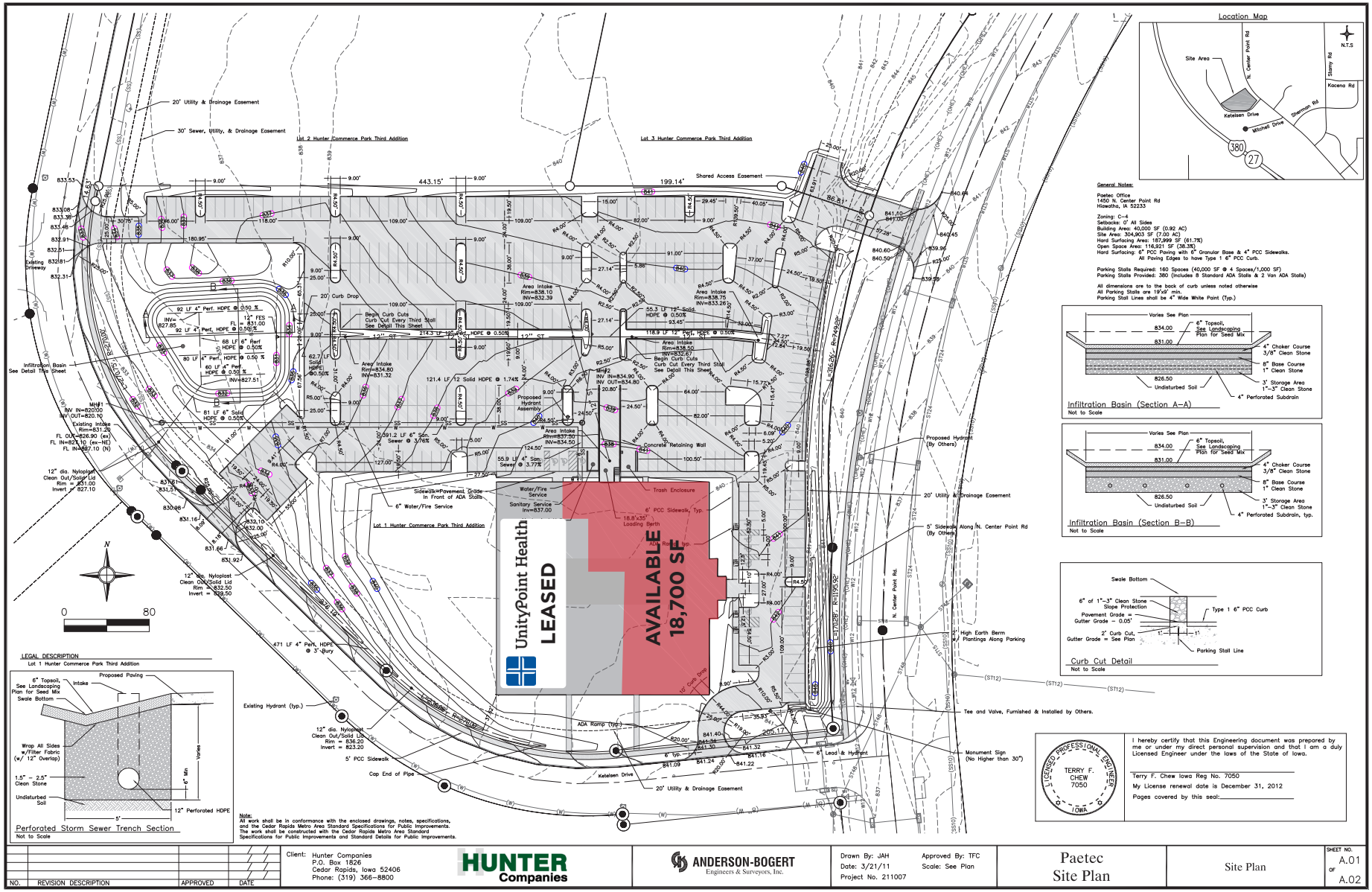
SITE PLAN



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