

FOR LEASE
UP TO 18,700 SF



OFFICE SPACE

1450 N CENTER POINT RD / HIAWATHA, IA

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Iowa Commercial Advisors

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



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WAKEFIELD**

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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

A DRIVING WORKFORCE



1450 N CENTER POINT RD | HIAWATHA, IA



**AVAILABLE
18,700 SF**

KETELSEN DR

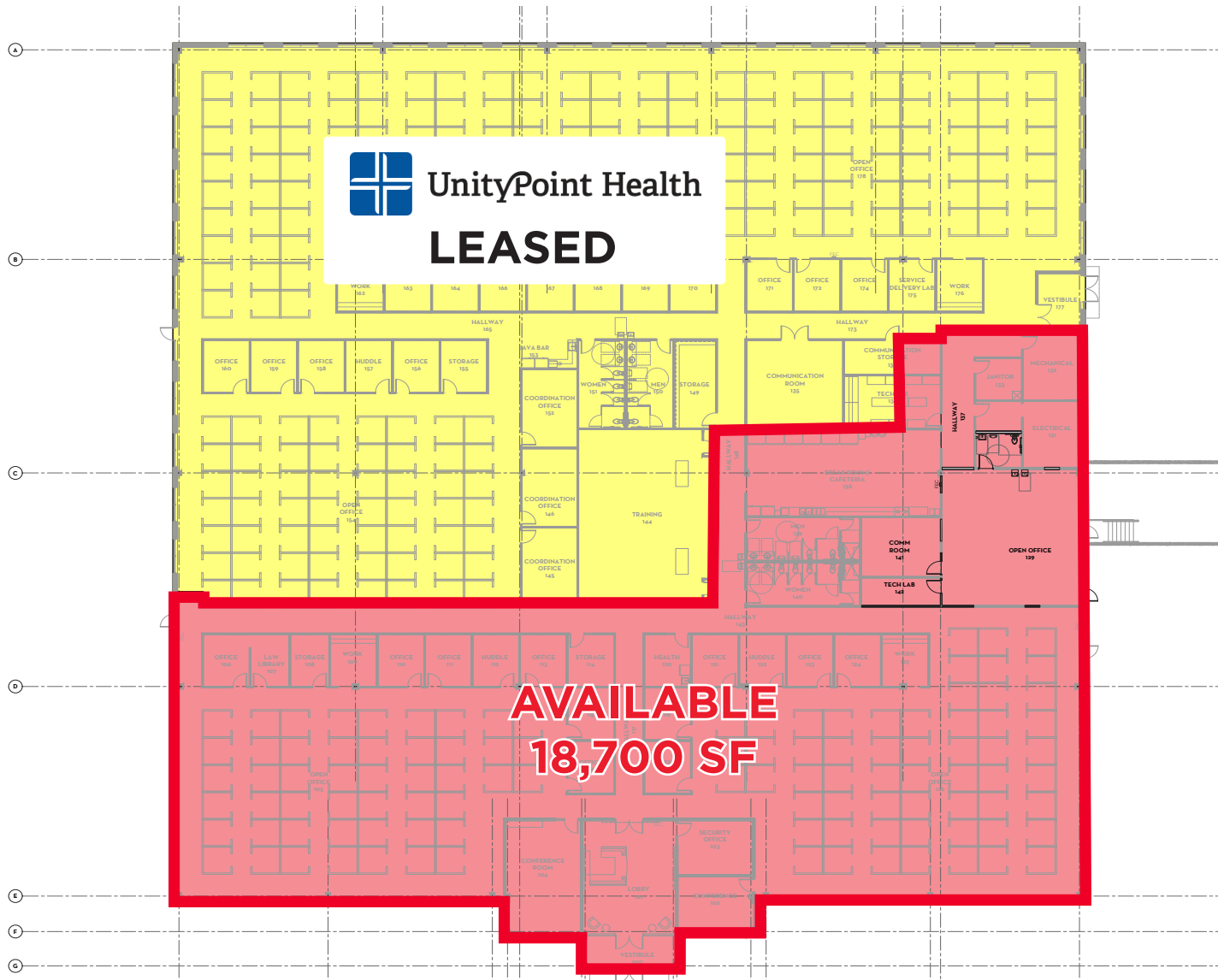
N CENTER POINT RD



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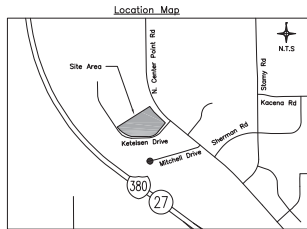
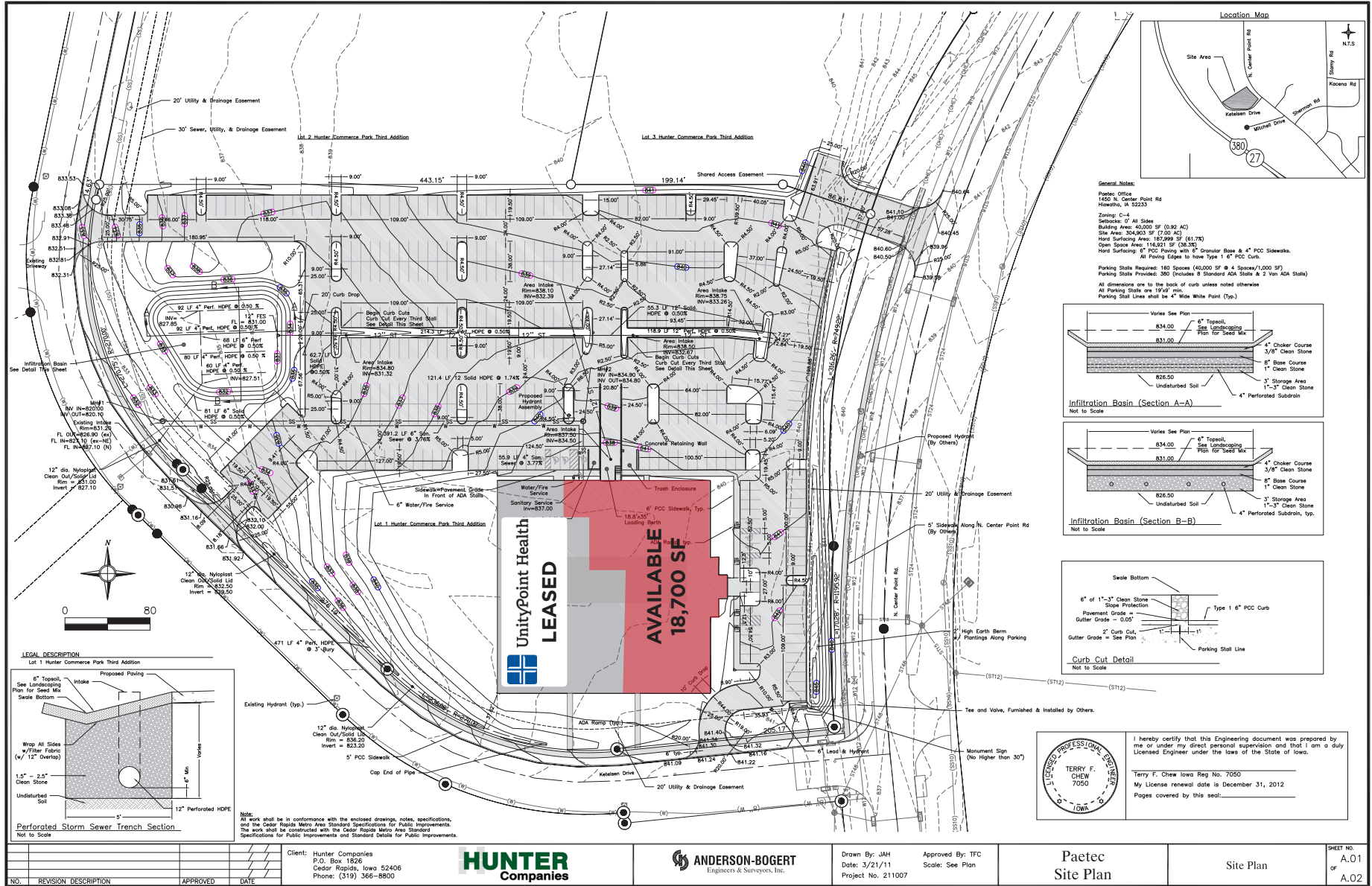
FLOOR PLAN



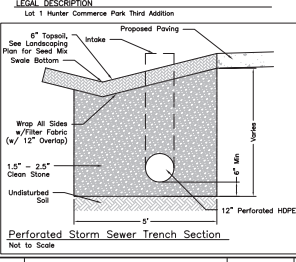
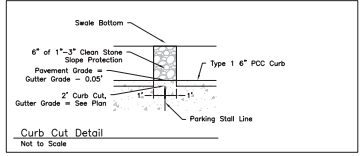
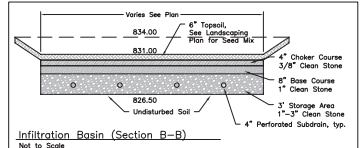
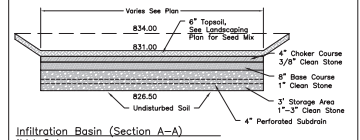
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WAKEFIELD**

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SITE PLAN



General Notes:
 Project Office: 1400 N. Center Point Rd, Haworth, IA 52233
 Zoning: C-4
 Setbacks: 0' All Sides
 Building Area: 40,000 SF (0.92 AC)
 Site Area: 304,903 SF (7.00 AC)
 Hard Surfacing Area: 187,999 SF (41.76)
 Open Space Area: 116,924 SF (26.38)
 Hard Surfacing: 6" PCC Slab with 6" Granular Base & 4" PCC Sidewalks.
 All Parking Edges to Have Type 1 6" PCC Curb.
 Parking Stalls Required: 160 Spaces (40,000 SF @ 4 Spaces/1,000 SF)
 Parking Stalls Provided: 380 (Includes 8 Standard ADA Stalls & 2 van ADA Stalls)
 All dimensions are to the back of curb unless noted otherwise.
 All Parking Stalls are 19'x0' min.
 Parking Stall Lines shall be 4" Wide White Paint (Typ.)



Note: All work shall be in conformance with the enclosed drawings, notes, specifications, and the Cedar Rapids Metro Area Standard Specifications for Public Improvements. The work shall be constructed with the Cedar Rapids Metro Area Standard Specifications for Public Improvements and Standard Details for Public Improvements.

NO.	REVISION DESCRIPTION	APPROVED	DATE

Client: Hunter Companies
 P.O. Box 1826
 Cedar Rapids, Iowa 52406
 Phone: (319) 366-8800



Drawn By: JAH
Date: 3/21/11
Project No.: 211007

Approved By: TFC
Scale: See Plan



I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Engineer under the laws of the State of Iowa.

Terry F. Chew Iowa Reg No. 7050
 My License renewal date is December 31, 2012
 Pages covered by this seal: _____

Paetec Site Plan

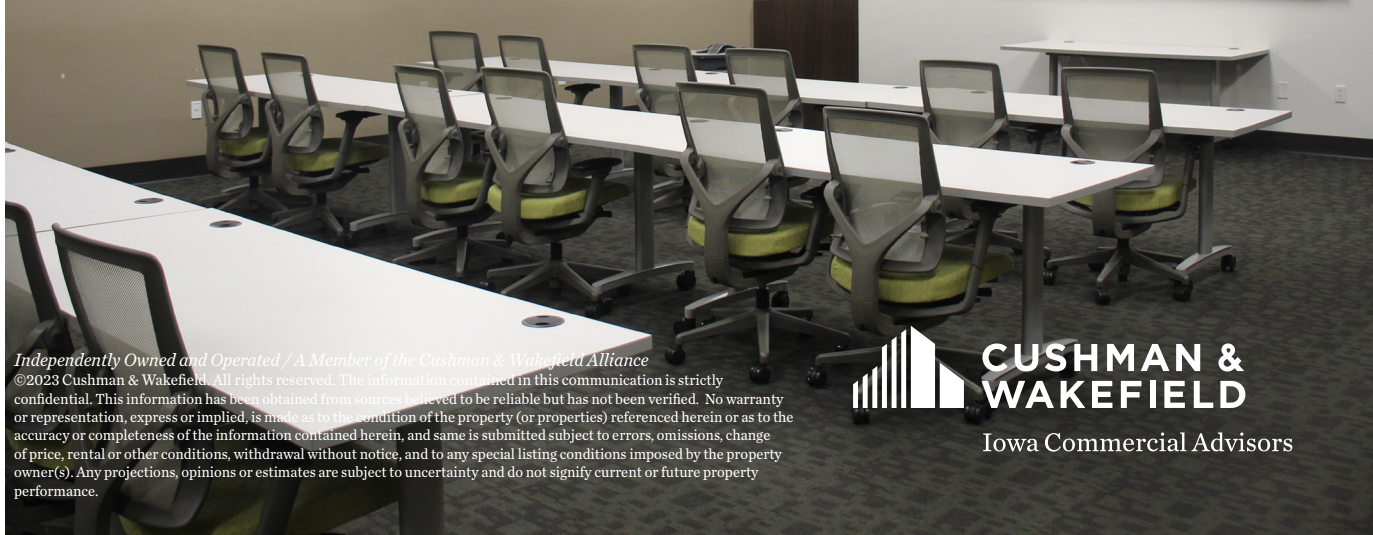
Site Plan

SHEET NO. A.01 OF A.02

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