

421 W. Broadway

Small office space available for lease in Downtown Council Bluffs. This property offers a professional environment with an excellent tenant mix including US Bank and Pechacek Law. Central location has easy access to local amenities and major transportation routes. Perfect set-up for startups or small businesses. Ownership willing to offer flexible lease terms.

Available Space

- + Suite 311 - 874 SF
- + Suite 406A - 1,073 SF*
- + Suite 406B - 856 SF*
- + Suite 520 - 2,945 SF*

* Available 10/1/2026

Lease Rate:

- + \$13.50 PSF MG

Property Features

- + Tenants Pay Separately Metered Electrical
- + Prime Location in Downtown Council Bluffs
- + Nearby Monthly Ramp Parking for Tenants

Contact Us

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Why Council Bluffs?

Strategic Midwest Location

- + Located along the Missouri River directly across from Omaha, Council Bluffs sits at the heart of the Omaha–Council Bluffs Metro, a bi state region of over 1.0 million people and a growing economic engine for the Midwest.

Metro Access with Iowa Advantages

- + Council Bluffs offers immediate access to Omaha’s workforce, employers, and amenities—while maintaining Iowa-based operational advantages, competitive costs, and a business friendly environment.

Economic & Employment Base - Diverse and Stable Economy

- + Council Bluffs benefits from a well balanced employment mix including healthcare, education, logistics, manufacturing, energy, gaming, and retail—anchored by both local and regional employers.

Major Employers Include:

- + CHI Health / Jennie Edmundson Hospital
- + Iowa Western Community College
- + Union Pacific–related operations and logistics
- + Major national retailers, manufacturers, and distribution facilities

Transportation & Connectivity

- + Immediate access to **Interstates I 80 and I 29**, two of the Midwest’s most critical freight and commuter corridors
- + Direct connectivity to Omaha Eppley Airfield (EPP) within minutes
- + Strong rail and trucking infrastructure rooted in the city’s railroad heritage

Quality of Life & Amenities

- + Riverfront parks, trails, and scenic overlooks along the Missouri River
- + Entertainment destinations including casinos, event centers, and museums
- + Proximity to Omaha’s sports, dining, cultural, and entertainment venues
- + Affordable housing and cost of living compared to larger regional metros



3rd & 4th Floors

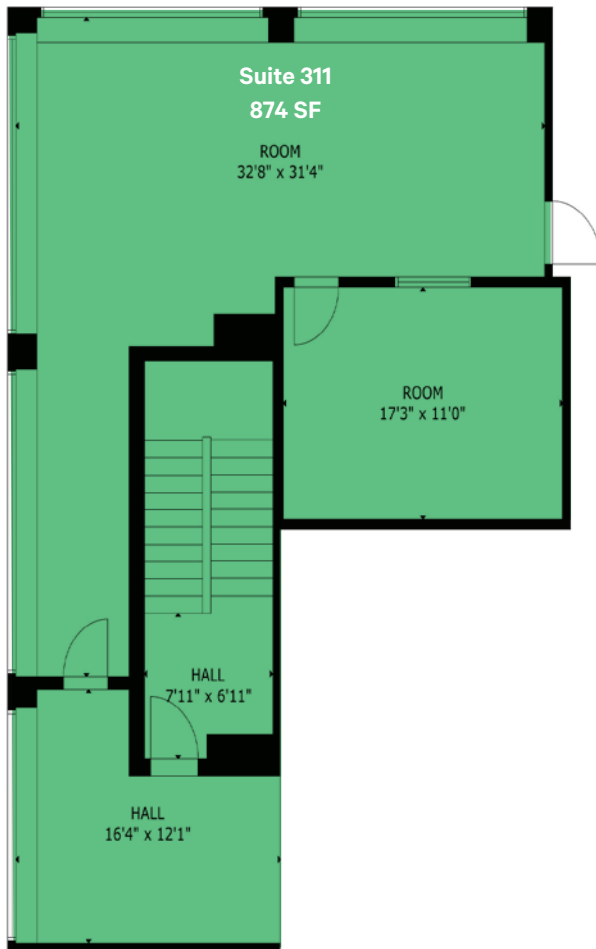
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421 W. Broadway
Council Bluffs, IA 51503

For Lease

5th Floor

Available Space

+ Suite 520 - 2,945 SF*

* Available 10/1/2026

Lease Rate

+ \$13.50/SF MG

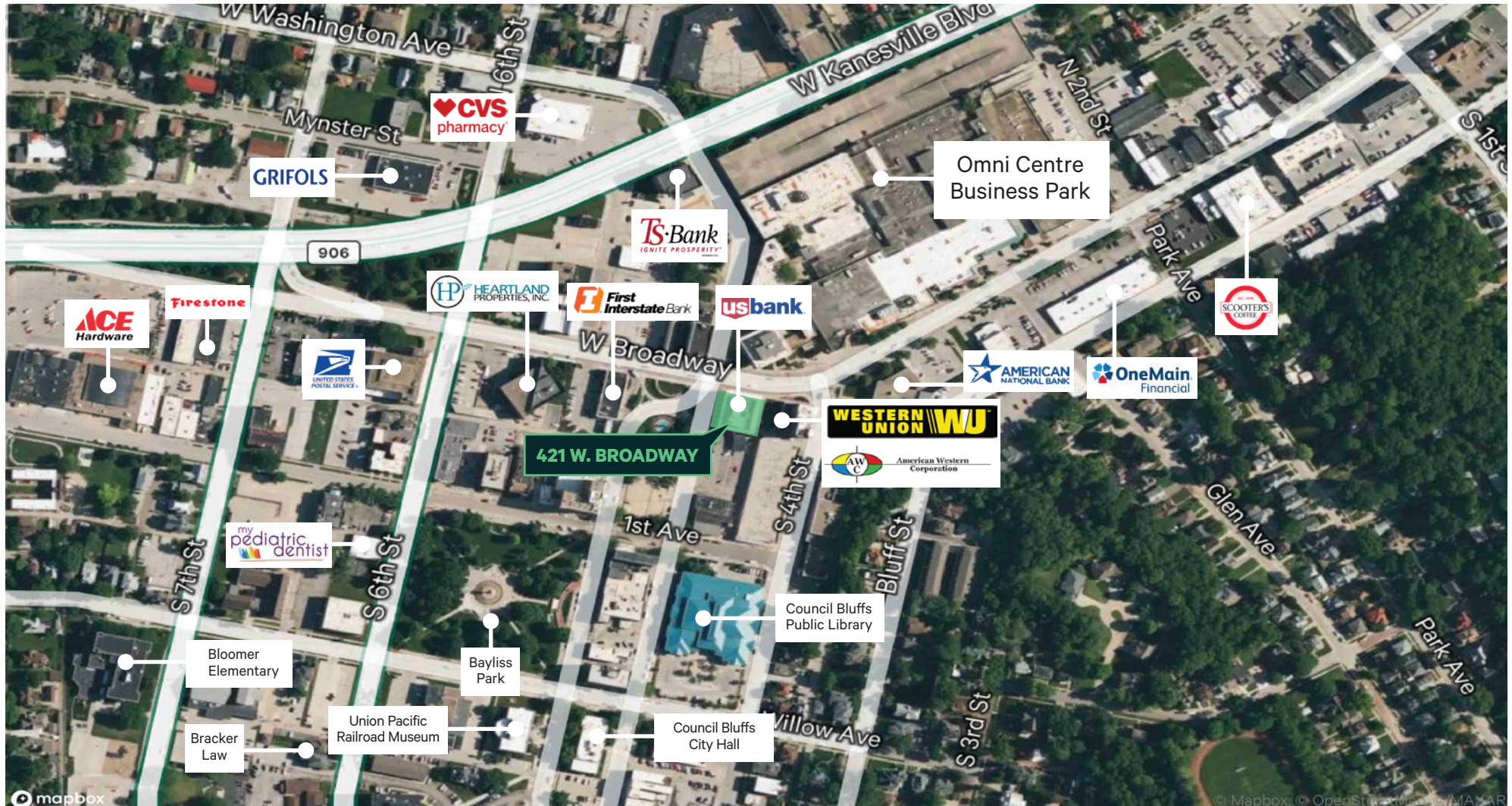


 5TH FLOOR VIRTUAL TOUR

421 W. Broadway
Council Bluffs, IA 51503

For Lease

Location



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