

526 2ND AVE SE

CEDAR RAPIDS, IA 52401

PRICE REDUCED FOR SALE \$595,000 | FOR LEASE \$6.95 PSF NNN



RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

2720 1st Ave NE, Suite 212
Cedar Rapids, IA 52402
+1 319 229 1003
iowacommercialadvisors.



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

FOR SALE | \$595,000.00
FOR LEASE | \$6.95 PSF NNN

526 2ND AVE SE | CEDAR RAPIDS, IA



HIGHLIGHTS

- Contact listing agent for availability
- 18,309 total SF of professional office space conveniently located on 2nd Avenue Cedar Rapids, IA
- Part of the 2nd and 3rd Avenue Historic District
- Within five minutes to I-380 and Hwy 151
- 900 SF remodel completed in 2020 of third floor
- 3,443 SF remodel of lower level completed in 2014
- Nearby businesses include; Verizon Business, KCRG TV-9, Cedar Rapids Bank & Trust, Greene Square Park, and Cedar Rapids Public Library
- 12,206 SF available at \$6.95 PSF (non-ADA compliant basement available for lease - contact list agent for basement rate)



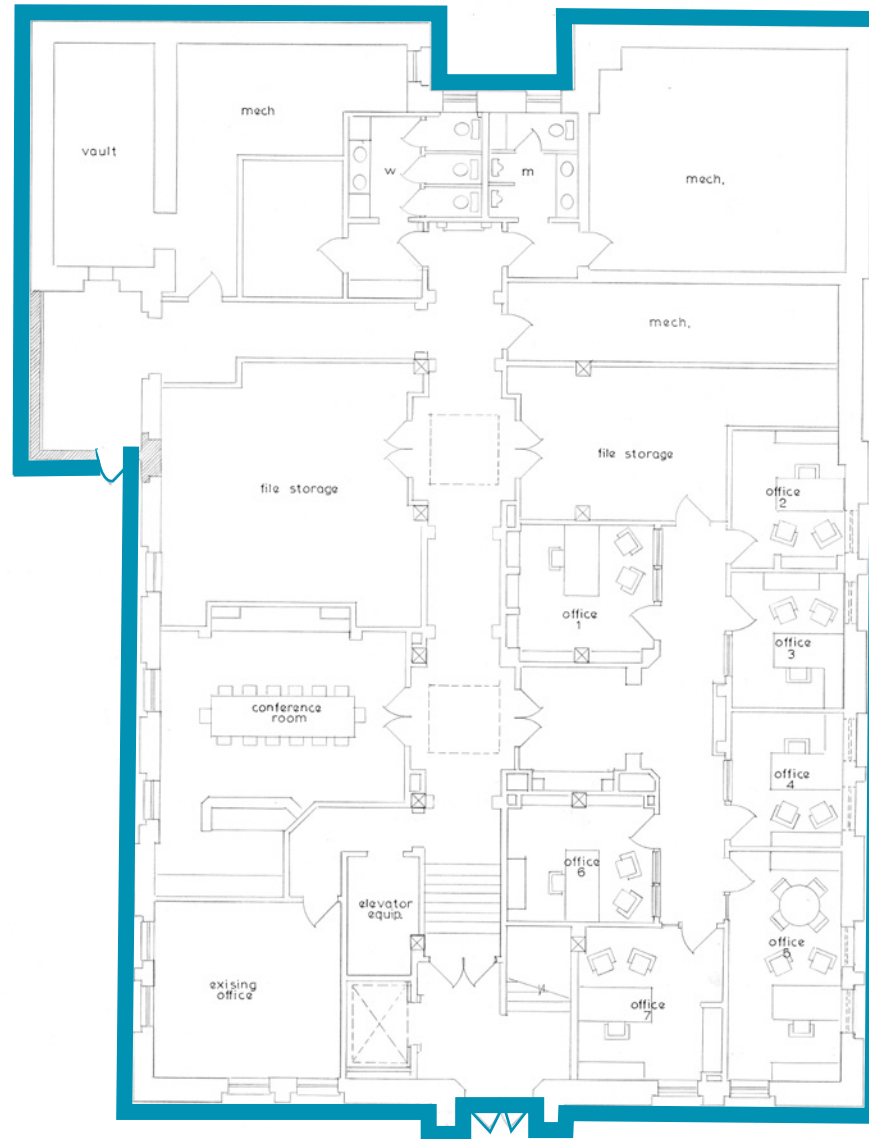
**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

FLOOR PLAN - LOWER LEVEL

526 2ND AVE SE | CEDAR RAPIDS, IA

Conceptual Floor Plan



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

Architectural floor plan of a building. The plan shows a central rectangular area with diagonal hatching, labeled "AFFECTED AREA OF CONSTRUCTION / REMODELING UNDER THIS PROJECT SEE PARTIAL PLAN ON THIS SHEET". This central area is surrounded by a larger area with diagonal hatching, labeled "PAINT ALL WALLS WITHIN THE SPACE DEFINED BY THE DIAGONAL HATCH PATTERN". The plan includes several rooms, corridors, and stairwells. Labels include "EXIT", "EXIT STAIR", "STAIR", "CORRIDOR", and "HALL". The plan is oriented with North at the top.



526 2ND AVE SE | CEDAR RAPIDS, IA

Conceptual Floor Plan



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



CUSHMAN & WAKEFIELD

Iowa Commercial Advisors

PHOTOS



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



PHOTOS



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



526 2ND AVE SE

CEDAR RAPIDS, IA 52401



CONTACT

RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

2720 1st Ave NE, Suite 212
Cedar Rapids, IA 52402
+1 319 229 1003
iowacommercialadvisors.



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.