

FOR LEASE



1700 S 1ST AVE, STE 10A, IOWA CITY **\$10.00 / NNN**

This large office offers 6 private offices, enclosed reception area, and 1 RR. Eastdale Plaza offers FREE parking for employees, close proximity to dining and shopping & an expansive common area to enjoy during breaks. The entire suite has 2 entrances as well as an exit to the outside from within. This unit involves only 1 entrance inside. Located just inside the north entrance making it easy for clients &/or customers to find your business. Worry free maintenance, brand new HVAC system in this unit. Carpets have been cleaned and look great! Total rent, base plus NNN charges, is approx \$2,226.54 per month. Entire suite of 3096 SQFT offered for sale and lease in separate listings.

Information deemed reliable, but not guaranteed.

Monthly Rent: \$2,226.54

Base Rent: \$10.00 PSF

Taxes: \$1.79 PSF

CAM: \$5.10 PSF

Insur: \$0.37 PSF

Zoning:
CC2

Total Sqft:
1,548 SQFT

Traffic Count:
12,200 cars on S 1st Ave per day

Directions:
From Hwy 6, North on S 1st Ave, use entrance on North side of building, across from K&Q Nails, Milos, and Java House.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd
Iowa City, IA 52246

1700 S 1ST AVE, STE 10A, IOWA CITY
\$10.00 / NNN

FOR LEASE



Jeff Edberg, CCIM, SIOR
Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®
Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

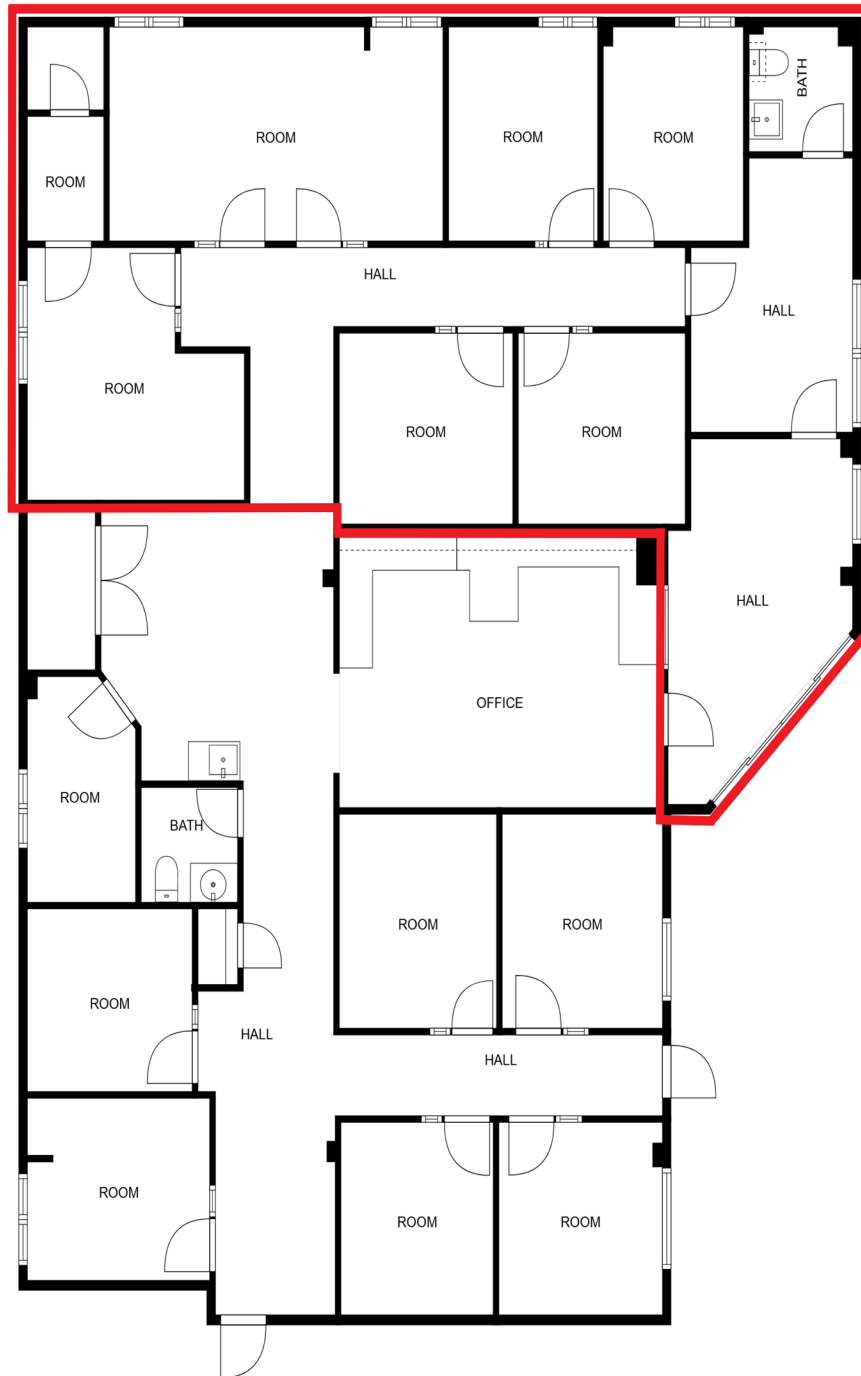
LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd
Iowa City, IA 52246

1700 S 1ST AVE, STE 10A, IOWA CITY
\$10.00 / NNN

FOR LEASE

Ste 10A



Jeff Edberg, CCIM, SIOR
Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®
Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

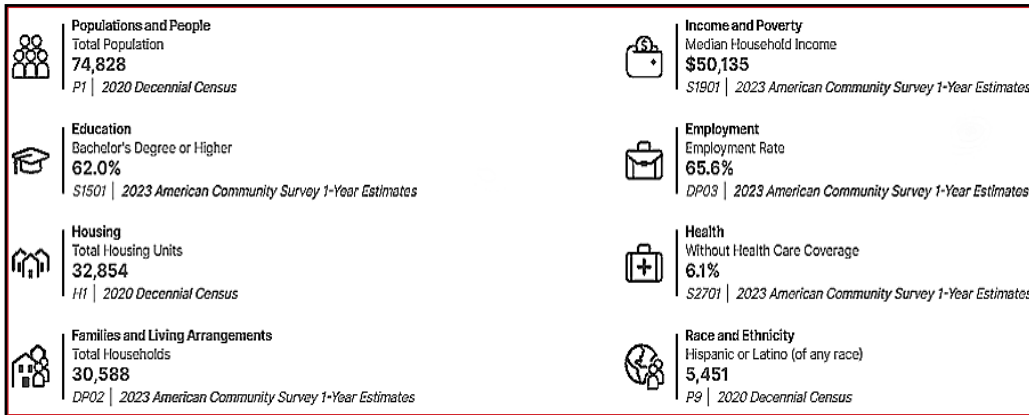
Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

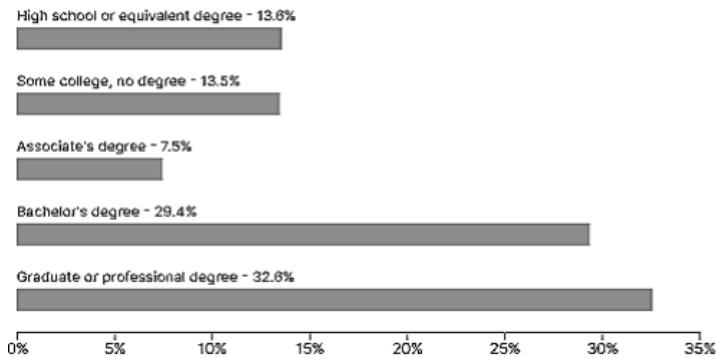
2346 Mormon Trek Blvd
Iowa City, IA 52246

1700 S 1ST AVE, STE 10A, IOWA CITY
\$10.00 / NNN

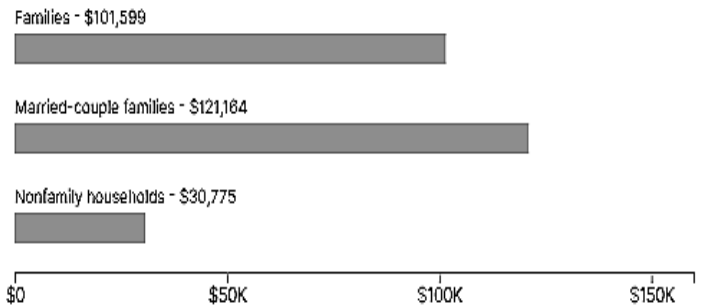
FOR LEASE



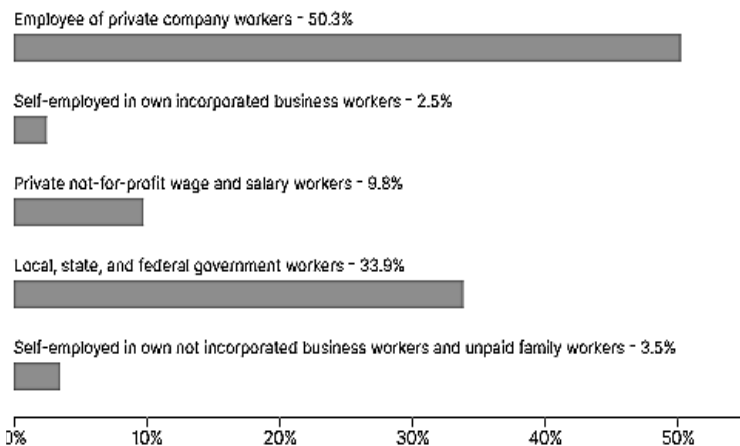
Education Attainment (Population 25 Years and Older) in Iowa City city, Iowa



Median Income by Types of Families in Iowa City city, Iowa

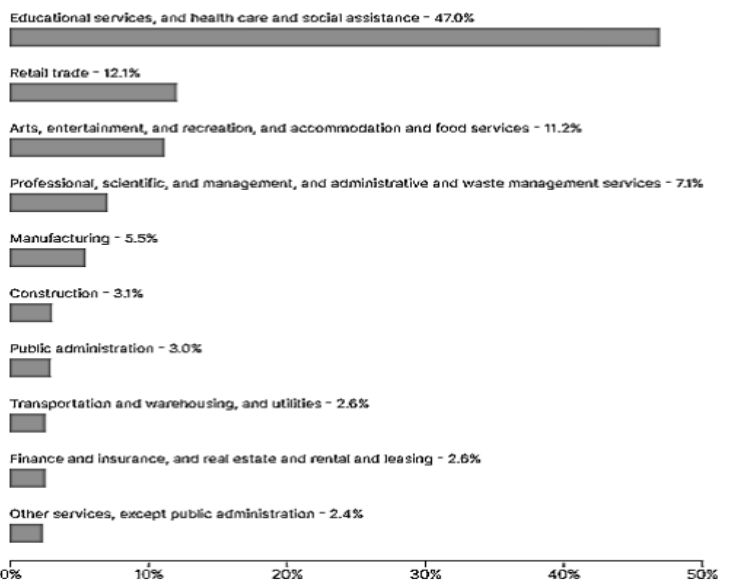


Class of Worker in Iowa City city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and ... in Iowa City city, Iowa



United States[®]
Census
Bureau

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

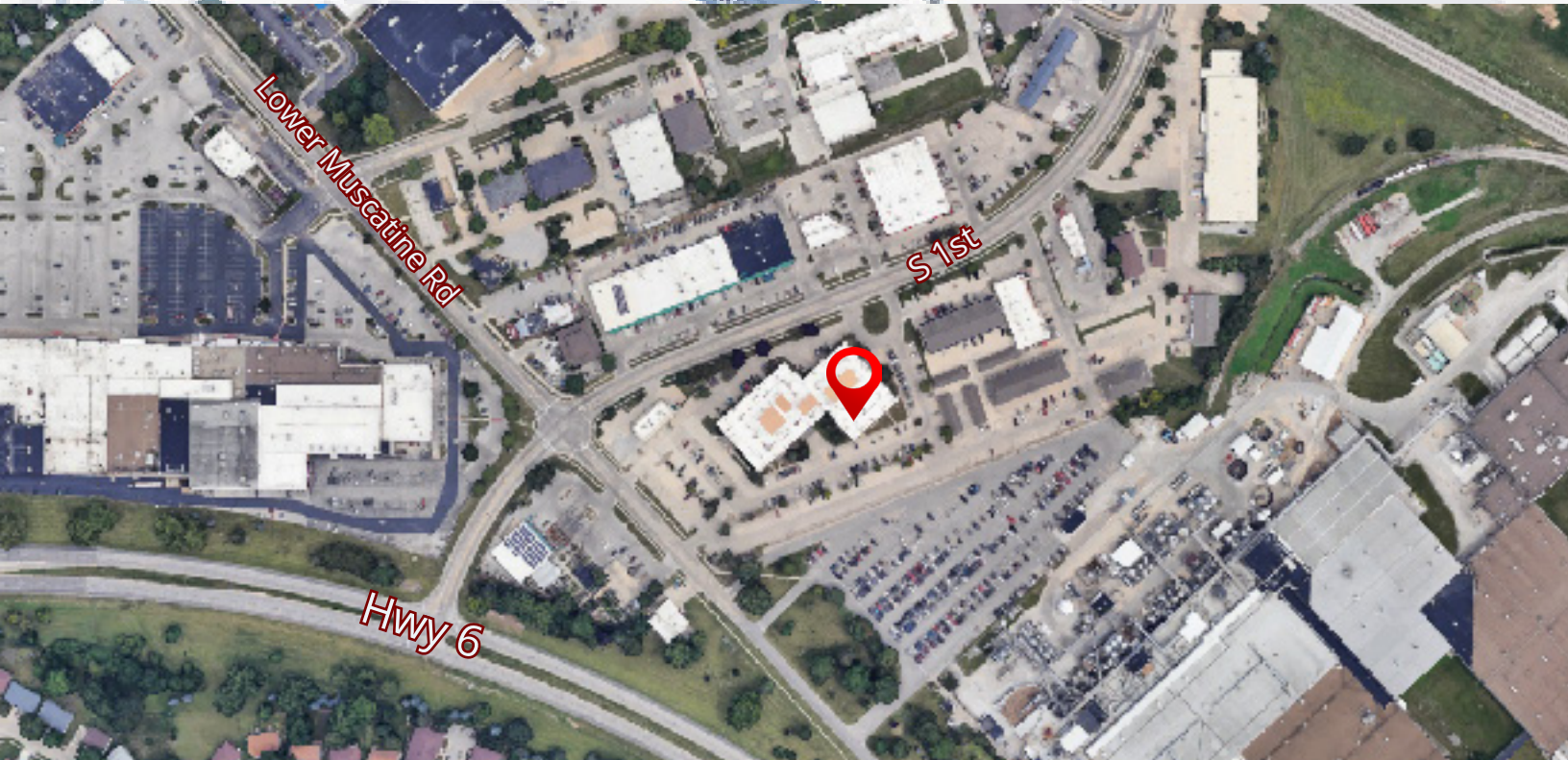
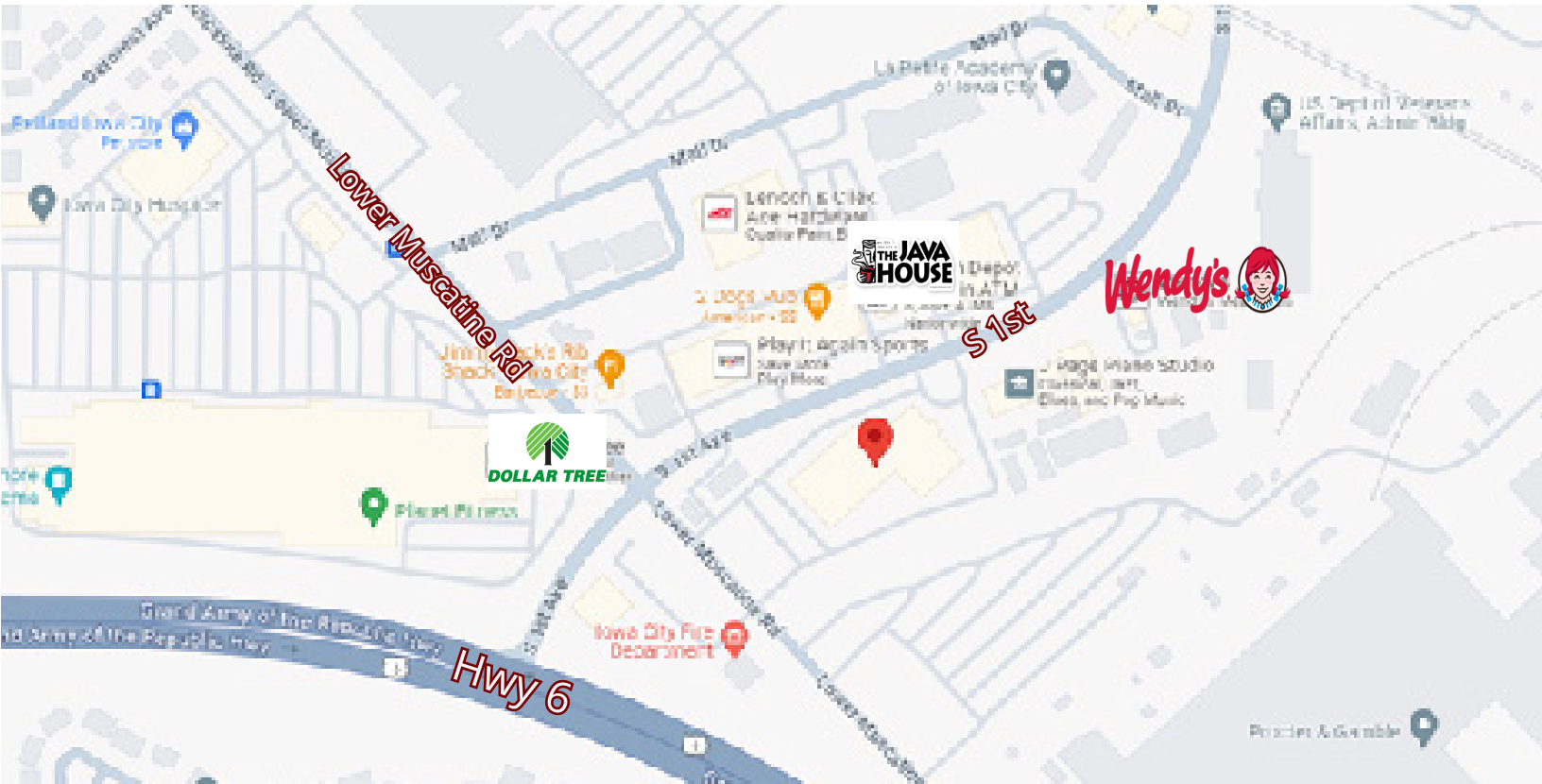
Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd
Iowa City, IA 52246

1700 S 1ST AVE, STE 10A, IOWA CITY
\$10.00 / NNN

FOR LEASE



Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd
Iowa City, IA 52246