

1025 KIRKWOOD PWKY SW

CEDAR RAPIDS, IOWA 52404

FOR SALE / FOR LEASE



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WAKEFIELD**

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FOR SALE / LEASE

1025 KIRKWOOD PKWY SW | CEDAR RAPIDS, IA 52404

FOR SALE: \$6,000,000

OFFICE FOR LEASE: \$9.95 PSF NNN

WAREHOUSE FOR LEASE: \$4.95 PSF NNN

OPEX: \$5.30 PSF

- Building Size: 89,090 SF
- Taxes (Payable 2024-2025): \$304,758
- Lot Size: 13.97 Acres
- Class A office building located off C St SW in Cedar Rapids, IA
- Easily Subdivided to as small as 2,200 SF
- Adjacent to Kirkwood Community College - with over 13,906 students
- Nearby amenities: Kirkwood Hotel & The Class Act Restaurant, Jerseys Pub & Grub, Farrell's eXtreme Bodyshaping, Quinton's Bar & Deli, Casey's, on-site walking trail
- Built in 2013 and professionally maintained
- Surrounding businesses include: Transamerica, Aegon Asset Management, Wells Fargo, Edward Jones, Marco Technologies, and more
- Within 1 mile of Hwy 30 and I-380
- Fiber connectivity through ImOn Communications
- Parking Ratio: 7.81 per 1,000
- Load Factor: 1.1534



AVAILABILITY

	SF	RATE
SUITE A - FLOOR 1	19,053 SF	\$9.95 PSF
SUITE B - FLOOR 1 - WAREHOUSE	10,157 SF	\$4.95 PSF
SUITE C - FLOOR 1	7,425 SF	\$9.95 PSF
SUITE D - FLOOR 2	11,320 SF	\$9.95 PSF
SUITE E - FLOOR 2	6,971 SF	\$9.95 PSF
SUITE F - FLOOR 2	2,269 SF	\$9.95 PSF
SUITE G - FLOOR 2	9,520 SF	\$9.95 PSF
SUITE H - FLOOR 2	7,850 SF	LEASED



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FLOOR OPTIONS - 1ST FLOOR

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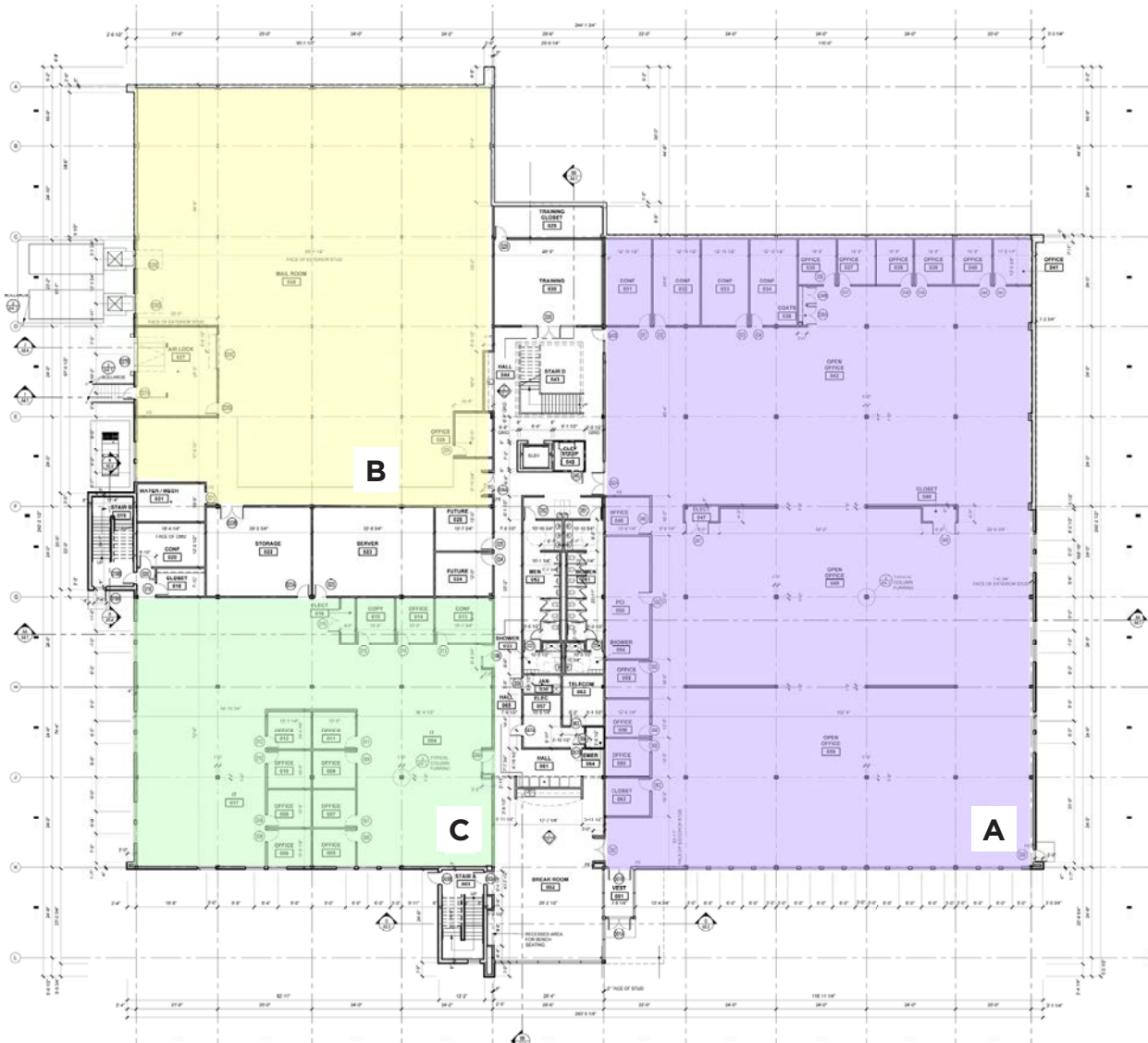
*Conceptual subdivision

SUITE B - WAREHOUSE

- 10,157 SF of climate controlled warehouse space
- 1 dock door with ability to add additional
- Built out office within suite

AVAILABILITY

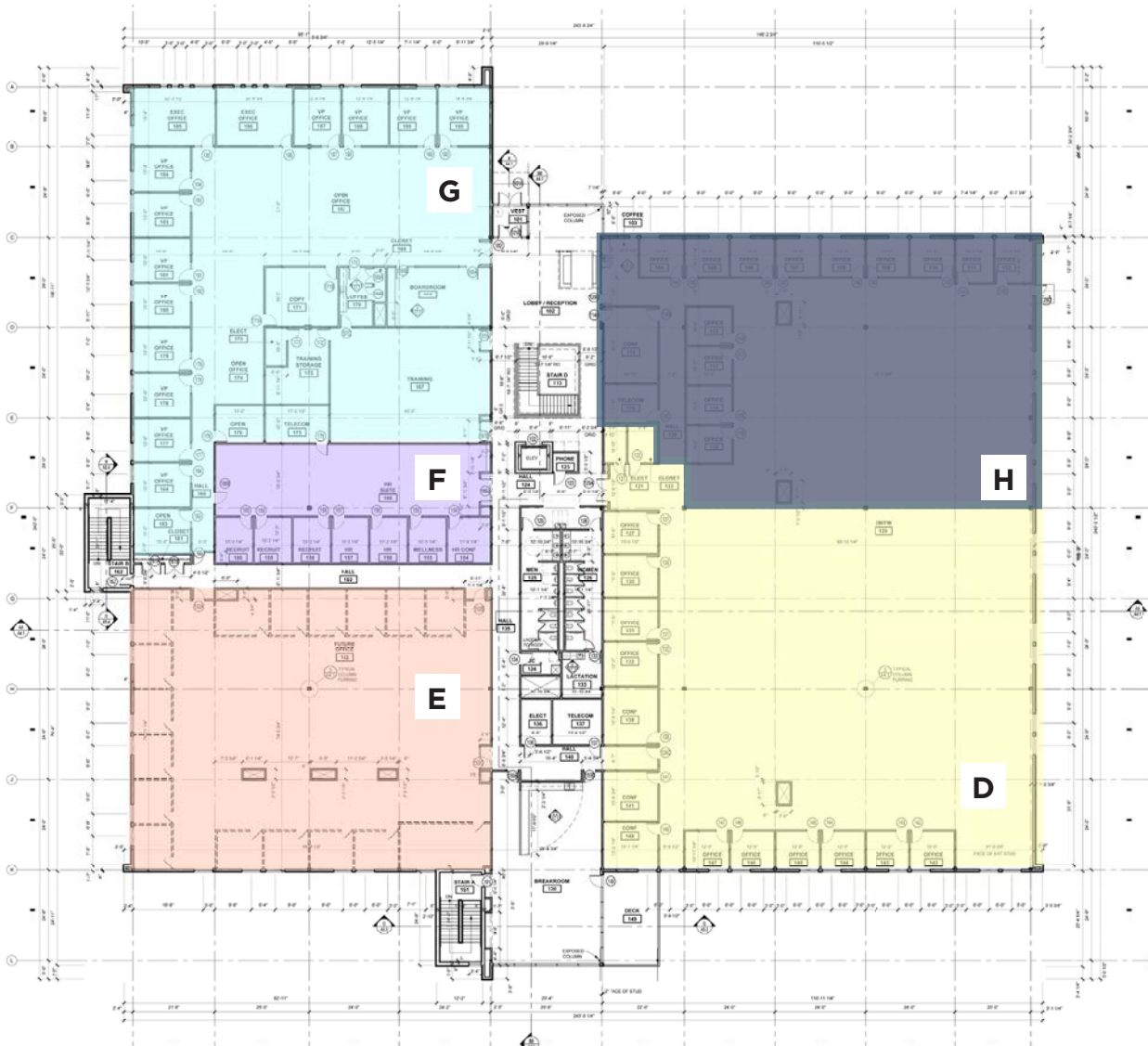
SUITE A - FLOOR 1	19,053 SF
SUITE B - FLOOR 1	10,157 SF
SUITE C - FLOOR 1	7,425 SF



FLOOR OPTIONS - 2ND FLOOR

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*Conceptual subdivision

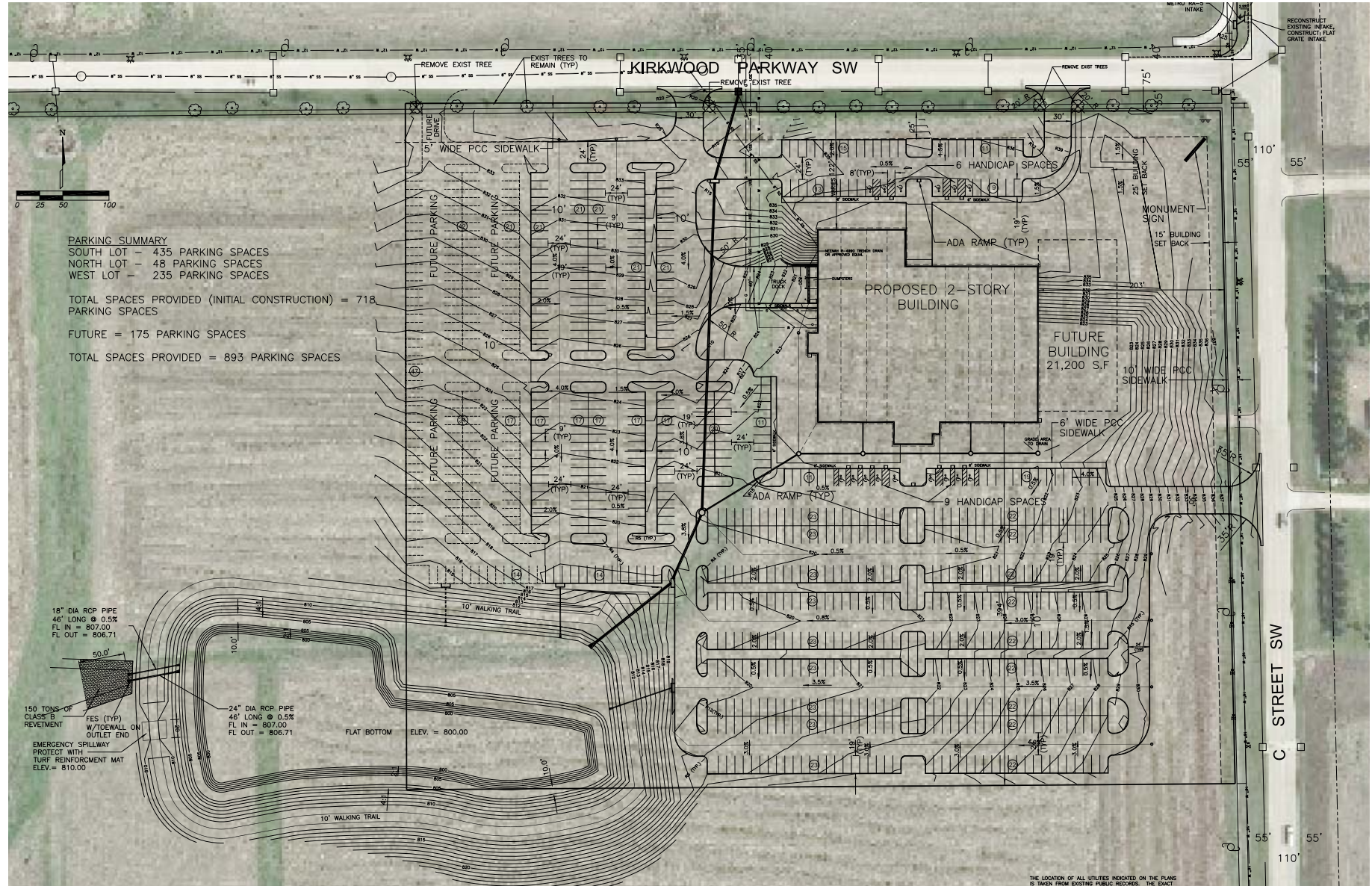


AVAILABILITY

SUITE D - FLOOR 2	11,320 SF
SUITE E - FLOOR 2	6,971 SF
SUITE F - FLOOR 2	2,269 SF
SUITE G - FLOOR 2	9,520 SF
SUITE H - FLOOR 2	LEASED

SITE PLAN

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DEMOGRAPHICS

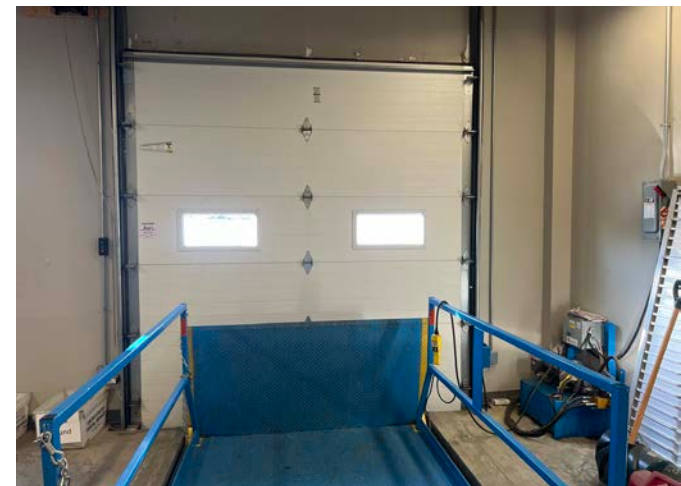
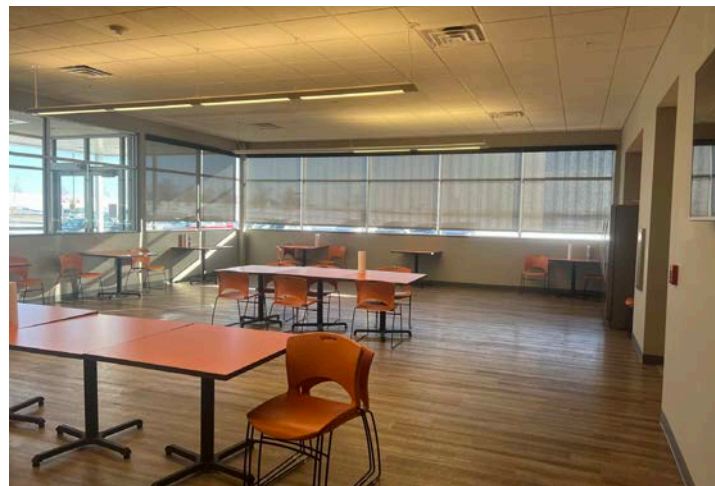
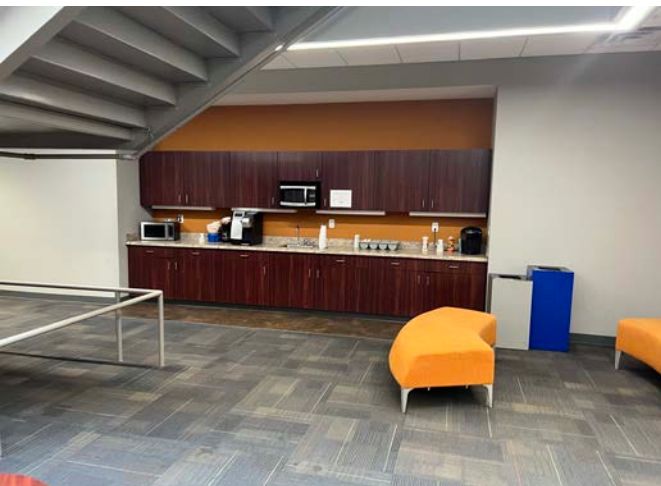
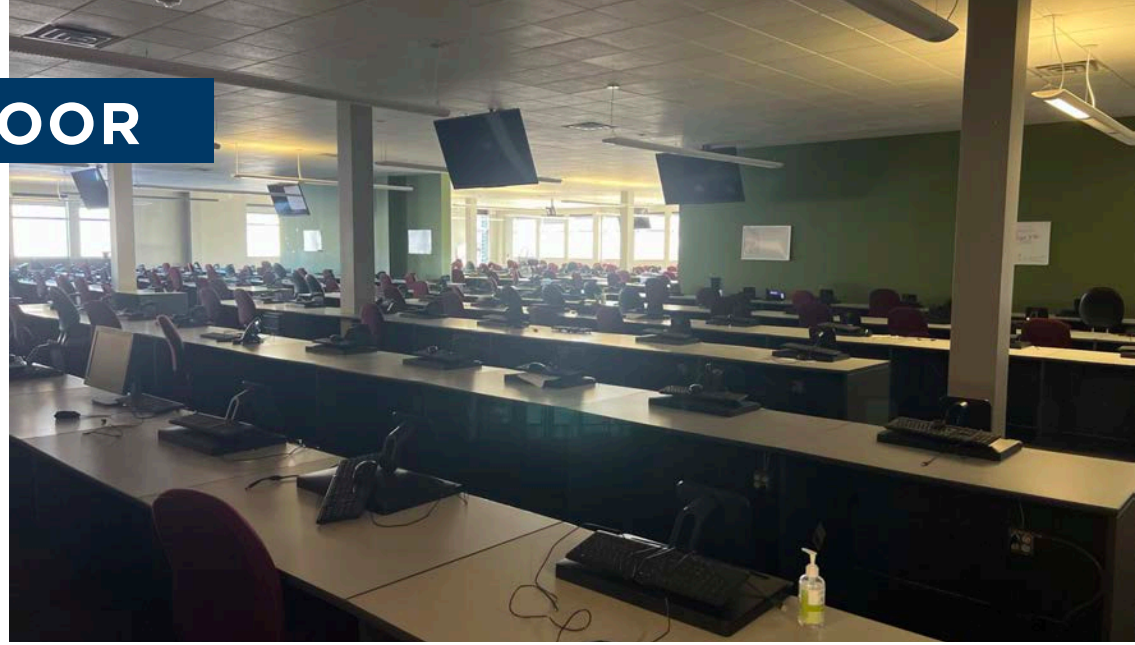
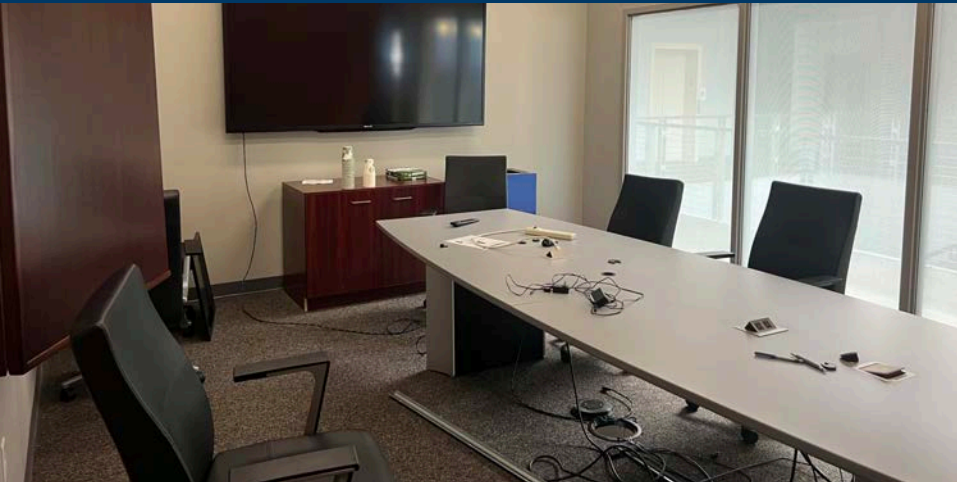
	1 Mile	3 Mile	5 Mile
POPULATION	2,324	11,269	40,555
AVERAGE HH INCOME	\$74,962	\$70,232	\$76,776
HOUSEHOLDS	1,028	4,586	17,024
DAYTIME POPULATION	1,348	17,177	53,110

EXTERIOR PHOTOS

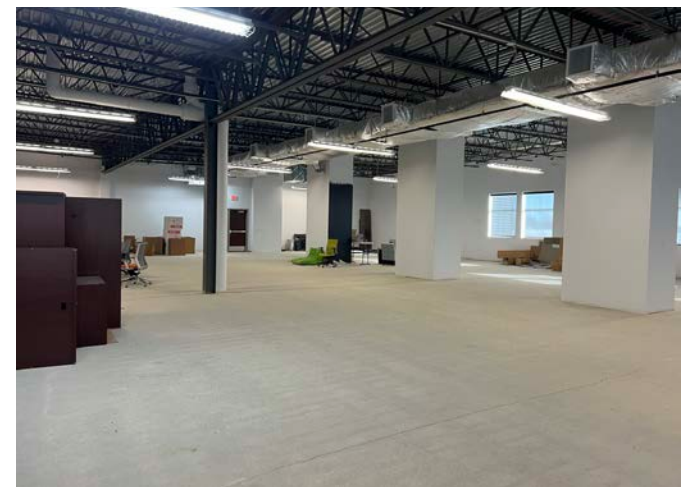
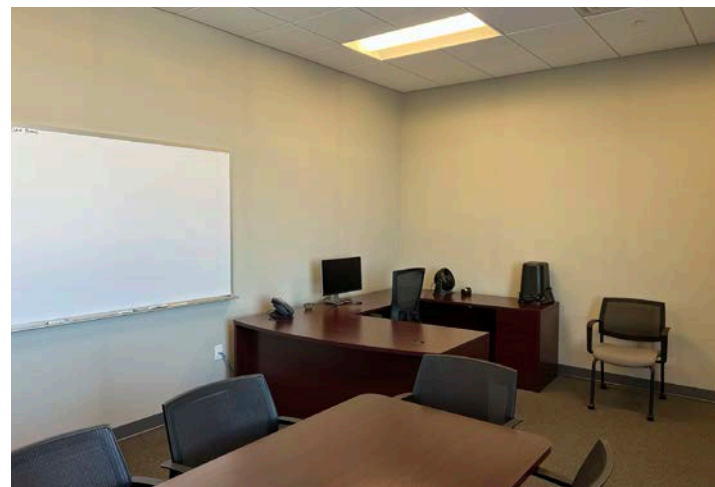
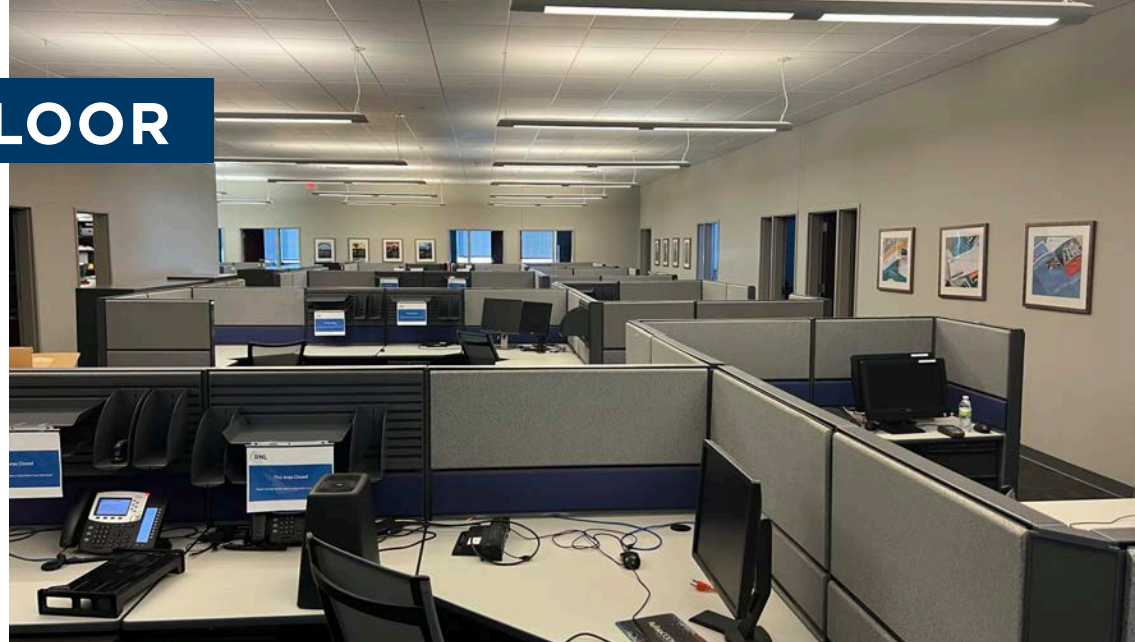
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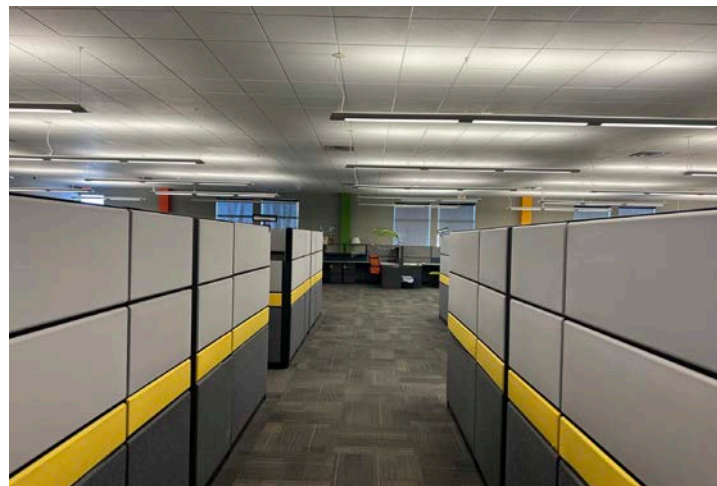
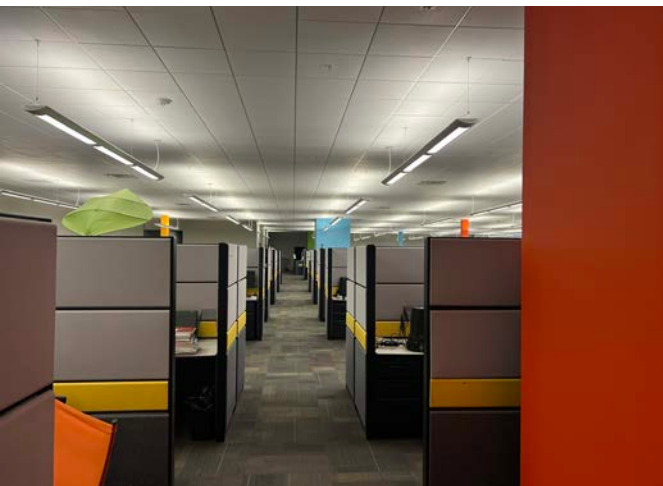
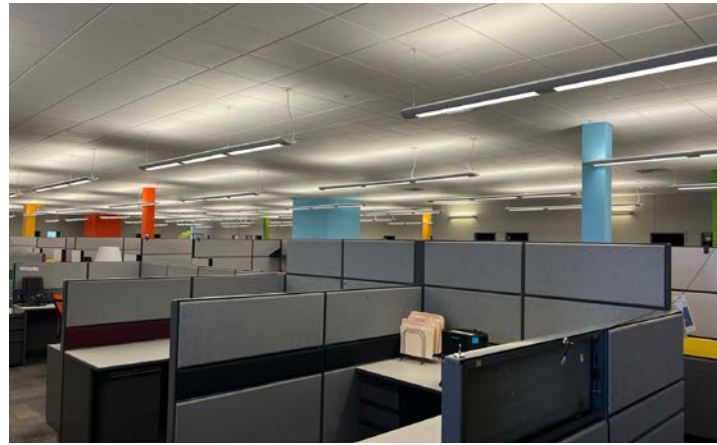
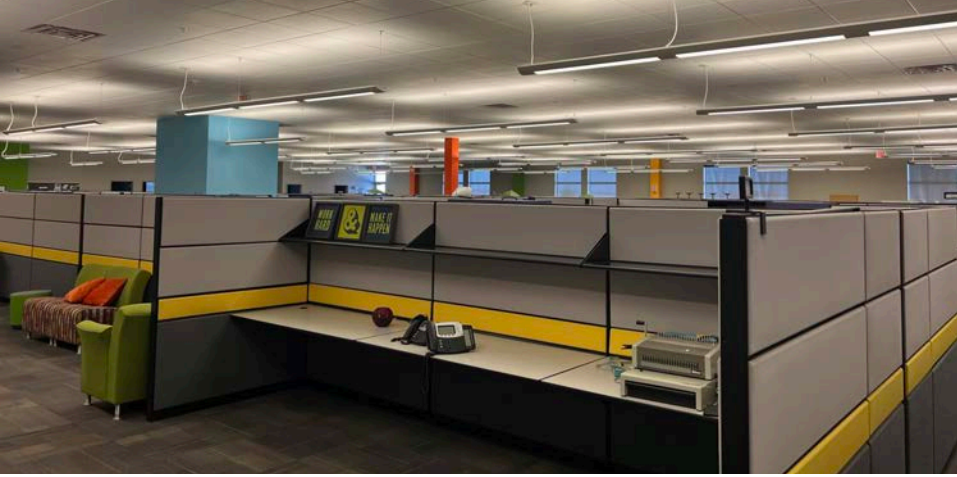
INTERIOR PHOTOS - 1ST FLOOR



INTERIOR PHOTOS - 2ND FLOOR



INTERIOR PHOTOS - 2ND FLOOR



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