

FOR LEASE

OFFICE SPACE

1450 N CENTER POINT RD
HIAWATHA, IA 52233



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HUNTER
Companies



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

UP TO 18,700 SF AVAILABLE

HIGHLIGHTS



FOR LEASE: \$11.25 PSF NNN
ESTIMATED OPEX: \$7.87 PSF



- Approximately 380 parking stalls
- Easily accessible from I-380
- Dock door with ramp



- Subdivision opportunities
- Back portion of building is leased to UnityPoint Health



Built in 2011



NEARBY BUSINESSES INCLUDE:

Stillwater Coffee Company, Ketelsen RV, Fisher Group, Culver's, Tomaso's Pizza, First Federal Credit Union, UnityPoint, McGrath Auto



HUNTER
Companies



CUSHMAN & WAKEFIELD

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AERIAL

	1 Mile	3 Miles	5 Miles
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

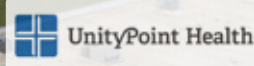


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PROPERTY AERIAL

1450 N CENTER POINT RD | HIAWATHA, IA



**AVAILABLE
18,700 SF**

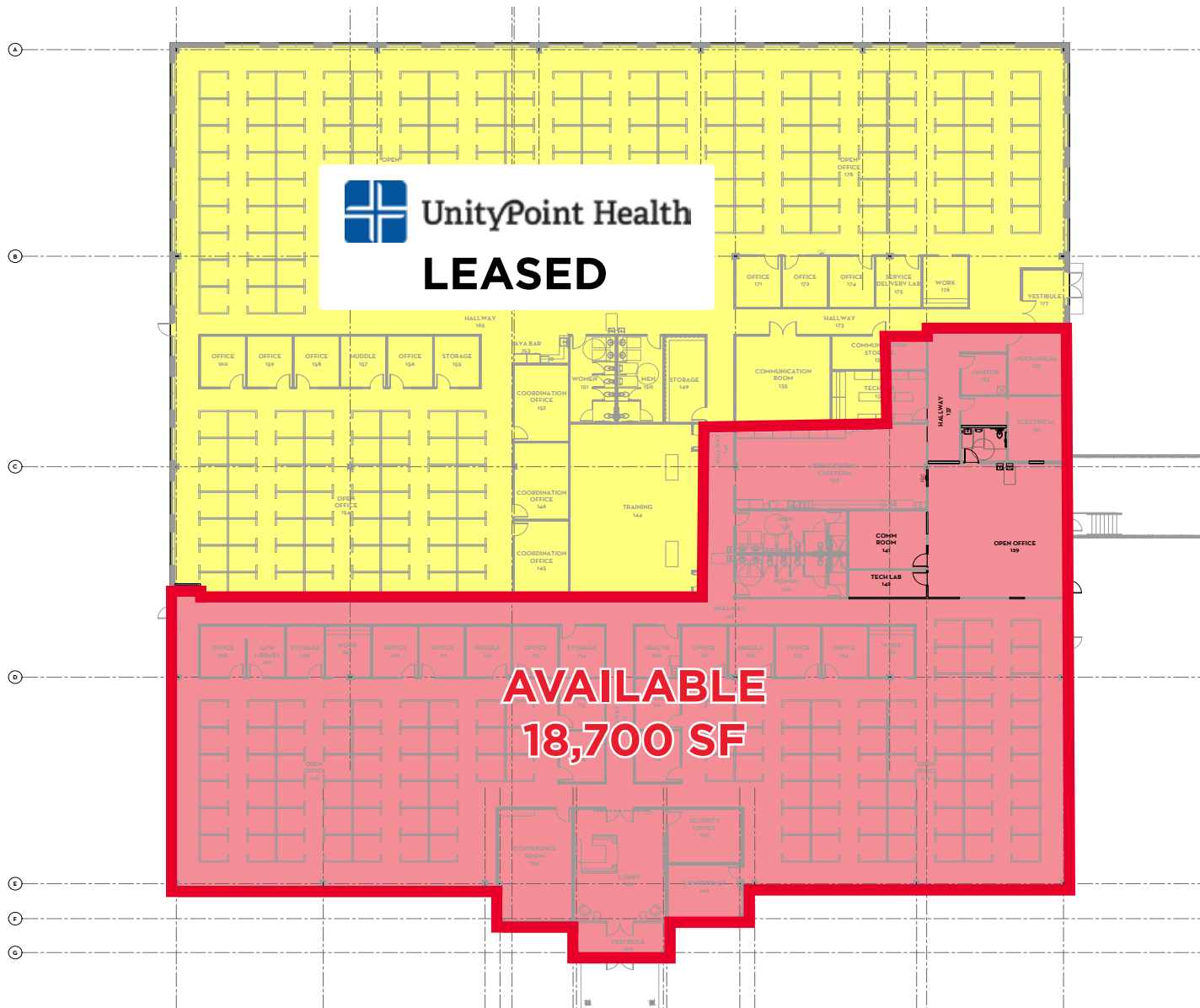
KETELSEN DR

N CENTER POINT RD



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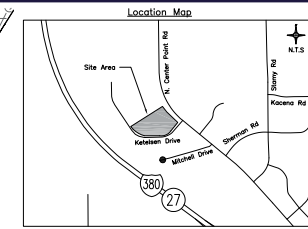
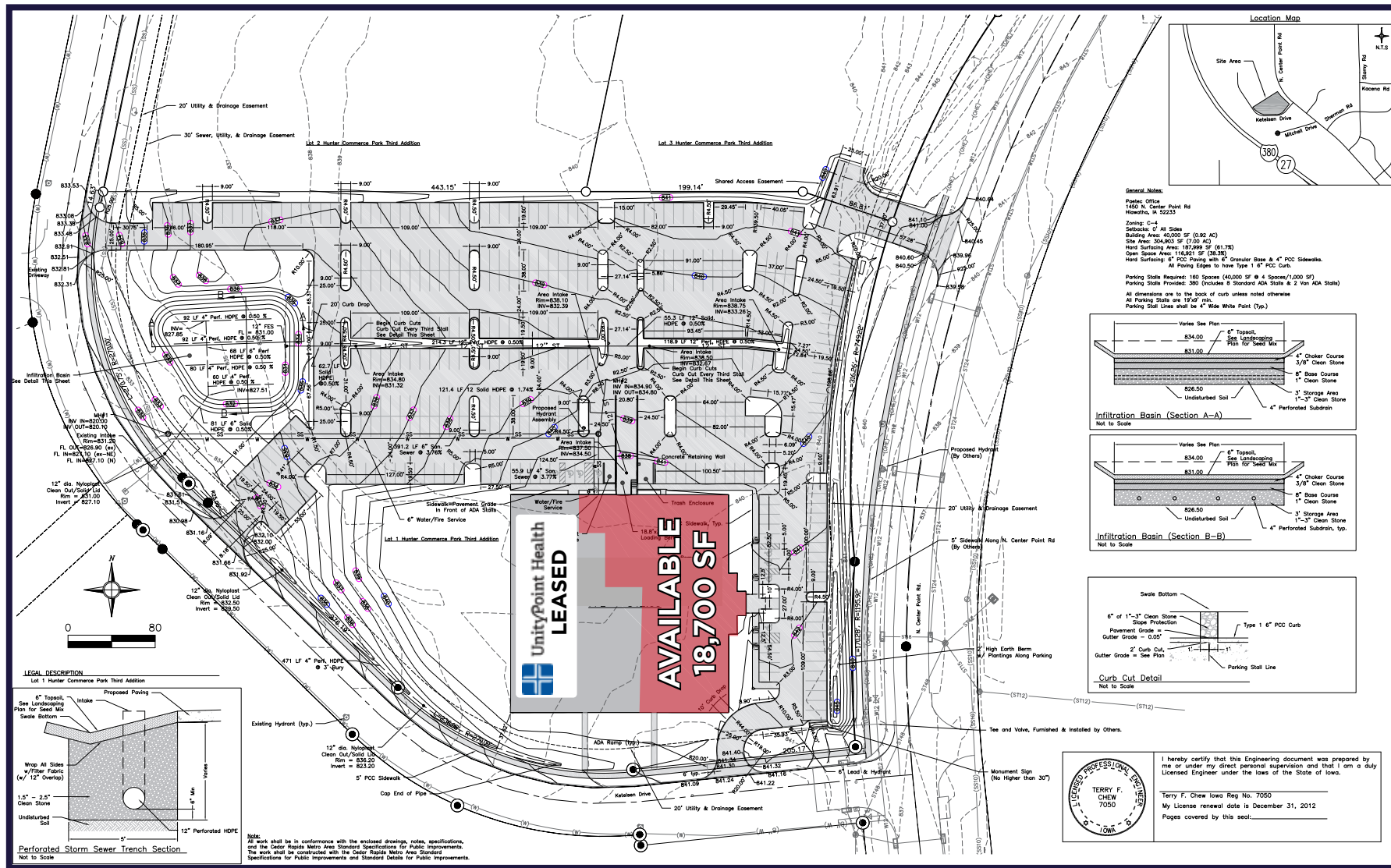
FLOOR PLAN



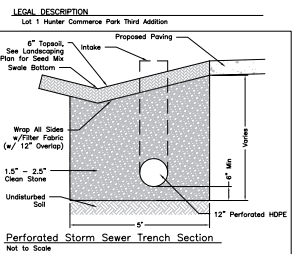
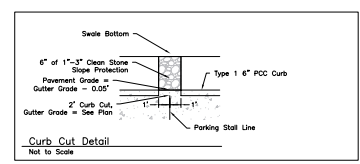
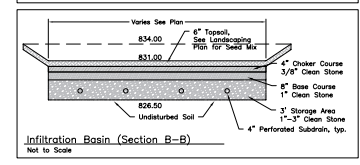
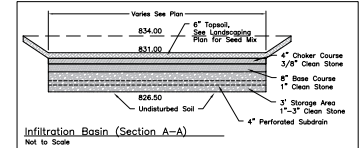
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SITE PLAN

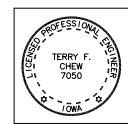


General Notes:
 Plan Office: 1450 N. Center Point Rd, Hiawatha, IA 52233
 Zoning: C-4
 Sublot(s): 0' All Sides
 Building Area: 40,000 SF (0.92 AC)
 Site Area: 304,903 SF (7.00 AC)
 Net Surface Area: 182,000 SF (4.17 AC)
 Open Space Area: 116,913 SF (2.65 AC)
 Net Surface: 6' PCC Paving with 4" Concrete Base & 4" PCC Sidewalks.
 All Paving Edges to have Type 1 6" PCC Curb.
 All dimensions are to the back of curb unless noted otherwise.
 All Parking Stalls are 12' x 6' min.
 Parking Stalls Provided: 300 (Includes 8 Standard ADA Stalls & 2 Van ADA Stalls)
 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 Standards Specifications for Public Improvements. The work shall be constructed with the Cedar Rapids Metro Area Standards Specifications for Public Improvements and Standard Details for Public Improvements.

UnityPoint Health LEASED
AVAILABLE 18,700 SF



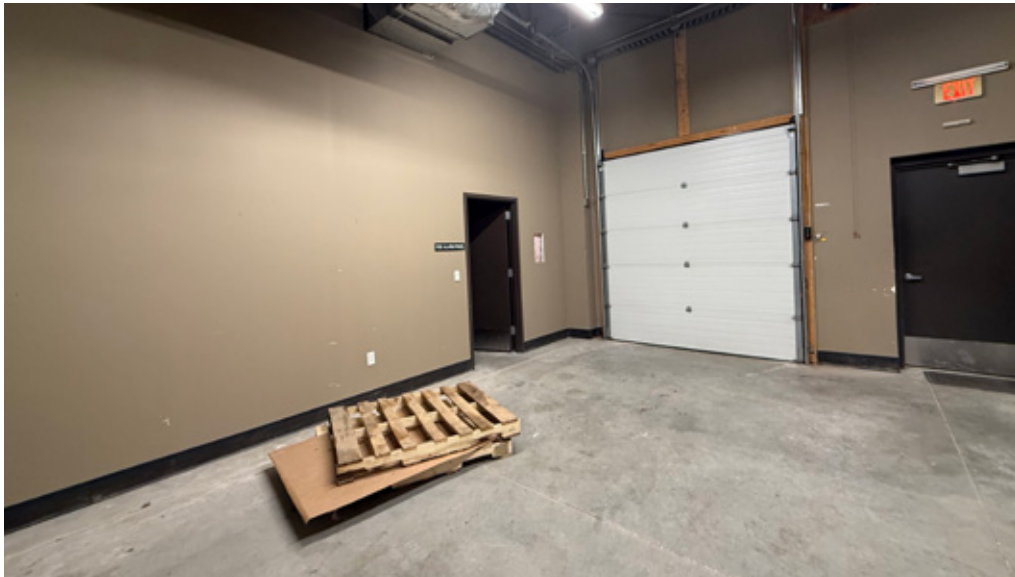
I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Engineer under the laws of the State of Iowa.
 Terry F. Chew Iowa Reg No. 7050
 My License renewal date is December 31, 2012
 Pages covered by this seal:



INTERIOR PHOTOS



INTERIOR PHOTOS



ICR IOWA

Hiawatha is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington

487,106
POPULATION

\$1,227,628,806
ANNUAL GOODS EXPORT

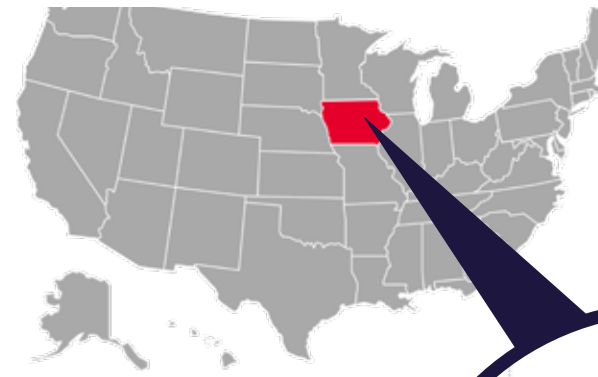
36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



**RANKED #2 BEST COST
OF DOING BUSINESS**



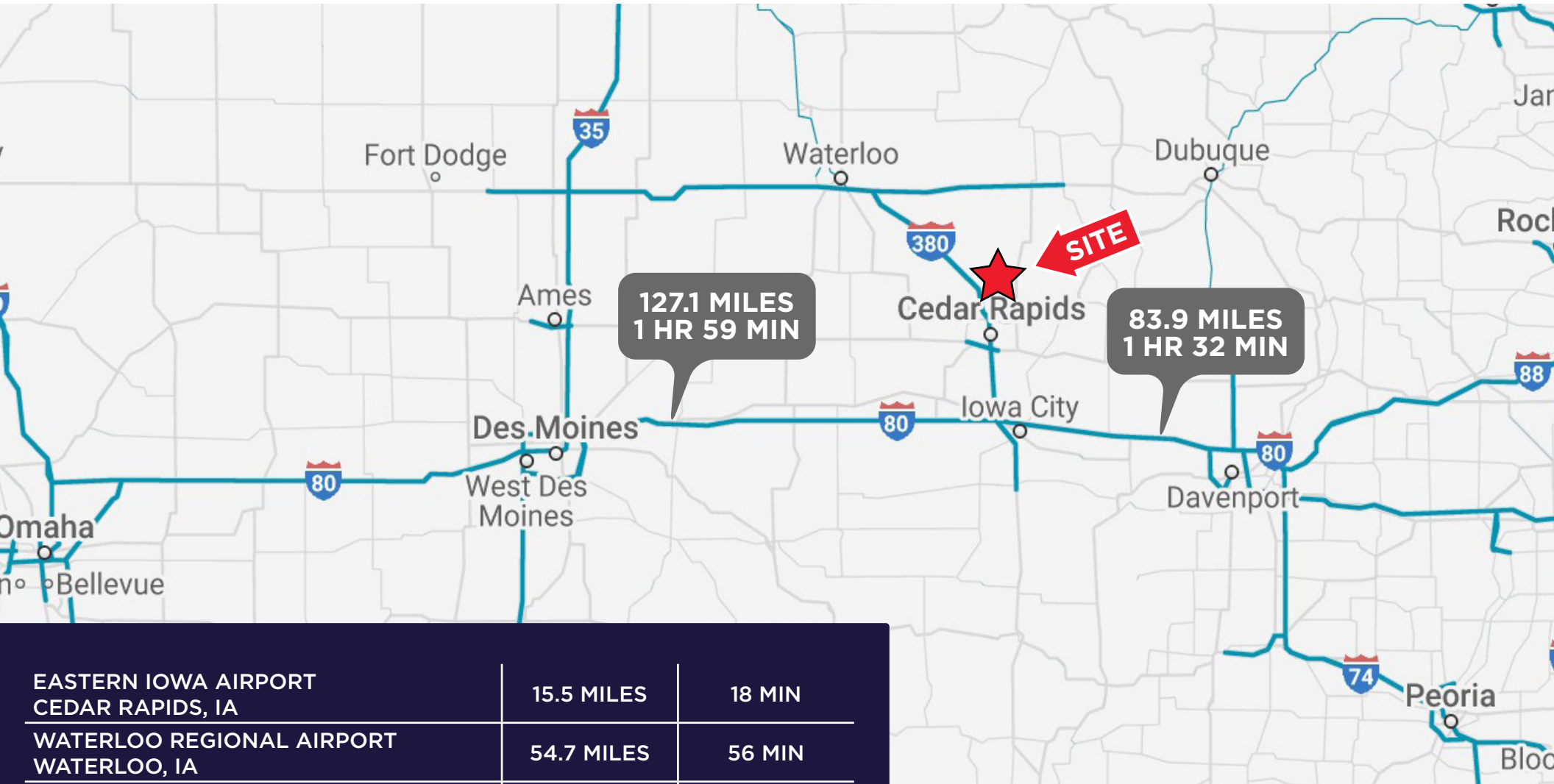
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A CENTRAL LOCATION

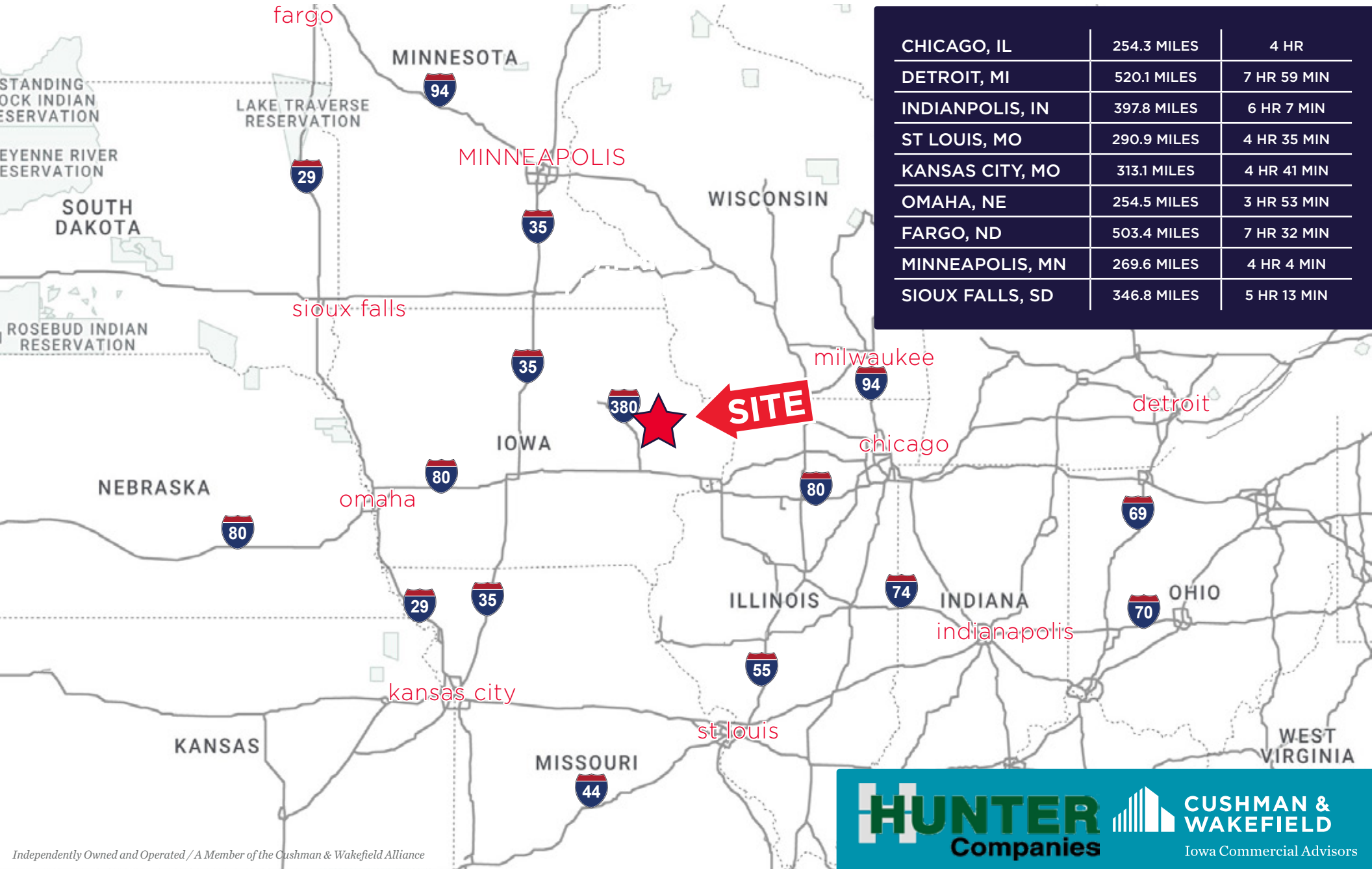
EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	15.5 MILES	18 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	54.7 MILES	56 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	96.3 MILES	1 HR 26 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	126.1 MILES	2 HR 5 MIN

A CENTRAL LOCATION

MIDWEST INTERSTATE MAP



CHICAGO, IL	254.3 MILES	4 HR
DETROIT, MI	520.1 MILES	7 HR 59 MIN
INDIANAPOLIS, IN	397.8 MILES	6 HR 7 MIN
ST LOUIS, MO	290.9 MILES	4 HR 35 MIN
KANSAS CITY, MO	313.1 MILES	4 HR 41 MIN
OMAHA, NE	254.5 MILES	3 HR 53 MIN
FARGO, ND	503.4 MILES	7 HR 32 MIN
MINNEAPOLIS, MN	269.6 MILES	4 HR 4 MIN
SIoux FALLS, SD	346.8 MILES	5 HR 13 MIN

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

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