



PREMIER 1<sup>ST</sup> AVENUE OFFICE SPACE AVAILABLE

# FOR LEASE

1229 1<sup>ST</sup> AVENUE SE | CEDAR RAPIDS, IA



**WSG**  
CRE

SKOGLMAN  
COMMERCIAL

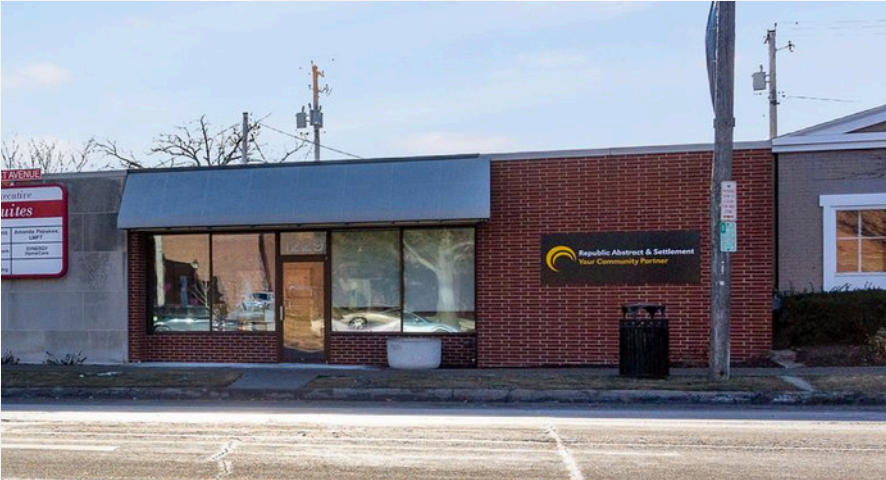


# PROPERTY OVERVIEW

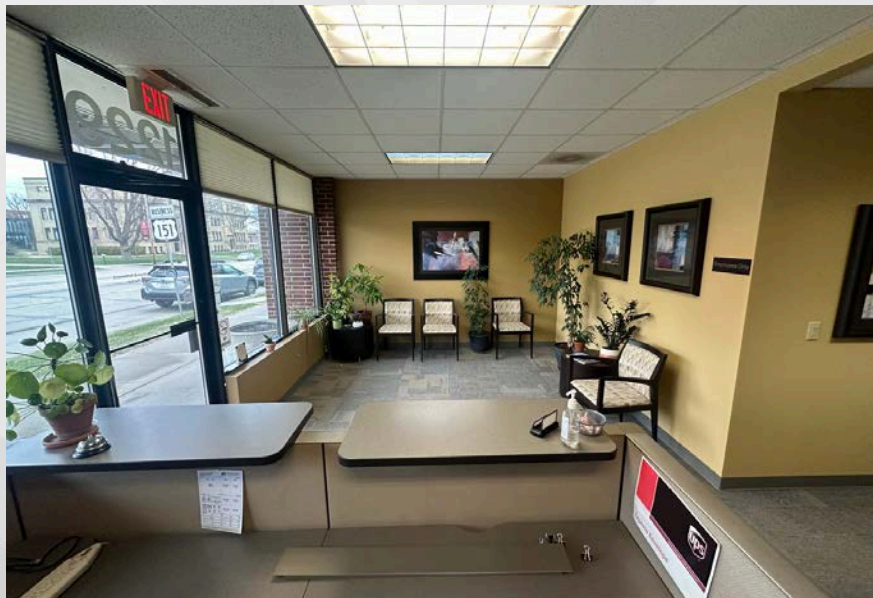
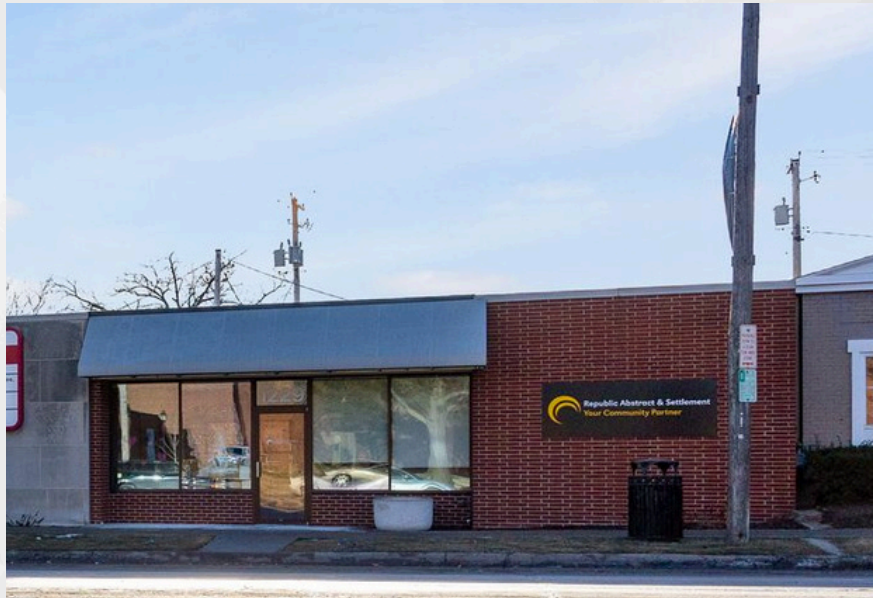
Property Details	
Address	1229 1 <sup>st</sup> Avenue SE Cedar Rapids, IA 52402
Building Size	3,530
Space for Lease	3,530
Year Built	1956
Lot Size	0.117 Acres
Zoning	Commercial
Parcel #	14222-57008-00000
Property Taxes	\$2,868
Lease Type	NNN
CAM/TAX/INS	\$4.33 PSF
Listing Price	\$9.95 PSF

Exceptional 1st Avenue ground floor office space available immediately across from Coe College and the heart of the Med-Q, offering seamless access to downtown and I-380. This office is perfect for professionals needing a high-quality workspace with private offices, conference areas, and onsite parking. With prominent signage available fronting 1st Avenue and a secure yet conveniently located building, this turnkey space is ideal for elevating your business in a vibrant, accessible location. Utilities are included in CAM estimate.

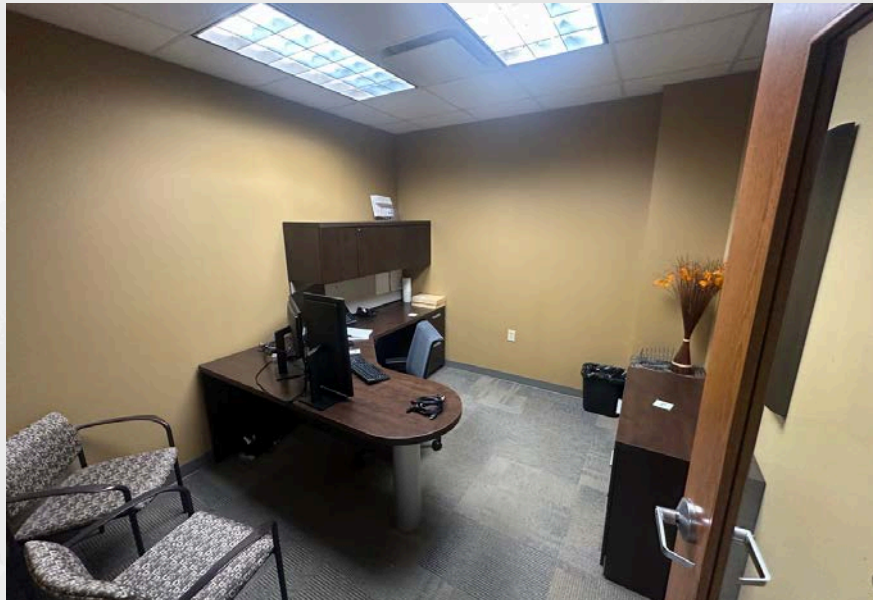
**Office equipment available - please contact listing agent for more details.**



# PROPERTY PHOTOS

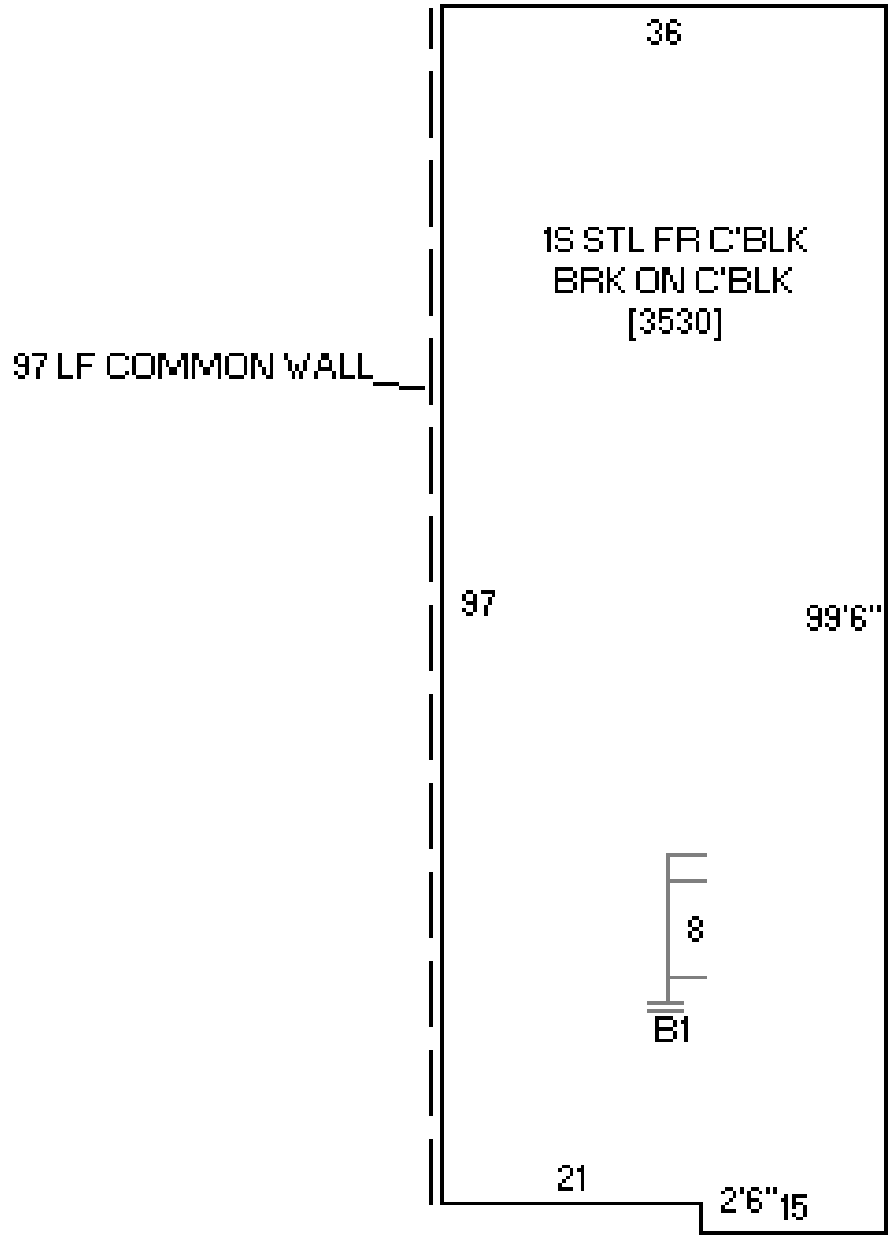


# PROPERTY PHOTOS





# SITE PLAN



1229 1<sup>st</sup> Avenue SE | Cedar Rapids, IA



# PARCEL MAP



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

[wsgre.com](http://wsgre.com)



# AERIAL MAP





# CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

## Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

## Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



# EASTERN IOWA AIRPORT NON-STOP FLIGHTS



Location	Carrier
Atlanta (ATL)	Delta
Charlotte (CLT)	American Airlines
Chicago (ORD)	American Airlines / United Express
Dallas (DFW)	American Airlines
Denver (DEN)	Frontier Airlines / United Express
Detroit (DTW)	Delta
Las Vegas (LAS)	Allegiant
Los Angeles (LAX)*	Allegiant
Miami (MIA)	American Airlines
Minneapolis (MSP)	Delta
Nashville (BNA)	Allegiant
Orlando/Sanford (SFB)	Allegiant
Orlando International (MCO)	Allegiant
Phoenix/Mesa (AZA)	Allegiant
Punta Gorda/Ft. Myers (PGD)	Allegiant
Sarasota (SRQ)	Allegiant
Tampa/St. Petersburg (PIE)	Allegiant





# DEMOGRAPHICS & MAJOR EMPLOYERS

		1 mile	3 miles	5 miles
	Daytime Population	27,876	80,016	178,070
	2025 Population	12,601	75,376	151,050
	Annual Population Growth Rate	0.2%	0.0%	0.2%
	2025 Median Age	34.0	38.2	38.0
	2025 Total Households	5,166	33,161	65,016
	Annual Household Growth Rate	0.5%	0.2%	0.3%
	2025 Average Household Income	\$76,064	\$83,963	\$90,980
	Daily Traffic Count: 21,200 VPD			

## Cedar Rapids Major Employers





# Contacts



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