

Freestanding Office Building

536 Southgate Avenue
Iowa City, Iowa
www.cbre.com/desmoines

Standalone office building available for sale or lease located in south Iowa City, just minutes from Highway 6. The property offers 2,048 square feet of office space with three private offices, a conference room, open work area, and two restrooms. Built in 1981 and remodeled in 2014, it features quality finishes and on-site parking. This convenient location is ideal for professional or medical offices seeking easy access and strong visibility.

Building Features

- + Built in 1981
- + Completely remodeled in 2014 with quality interior finishes
- + Real Estate Taxes: \$5,930 per year (\$2.90/SF)
- + Tenant self performs common area maintenance
- + Ample onsite parking
- + Building signage

Available Space

- + 2,048 SF (32' x 64')

Lease Rate

- + \$2,000/Month NNN

Sale Price

- + \$295,000



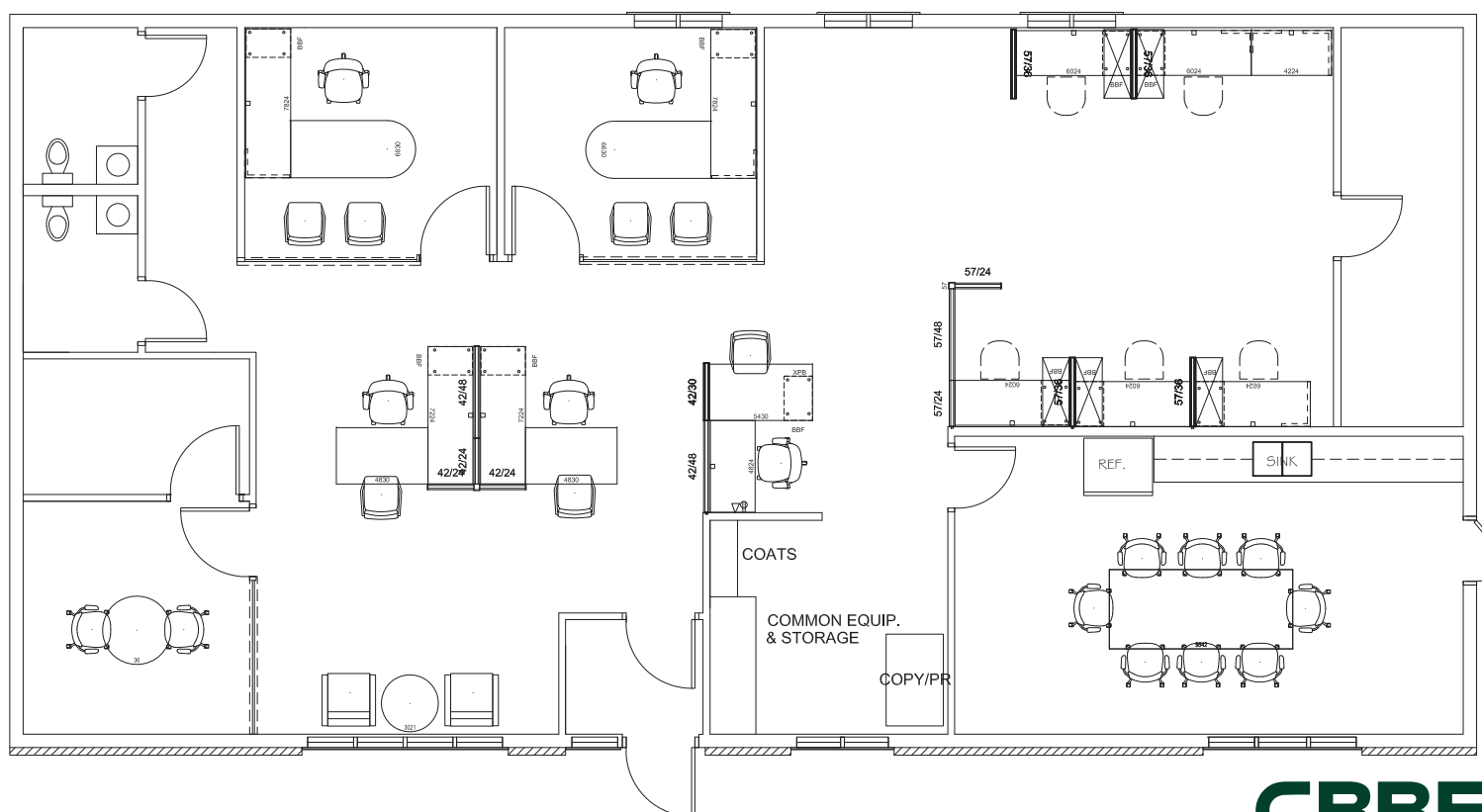
536 Southgate Avenue
Iowa City, Iowa

For Sale or Lease

Site



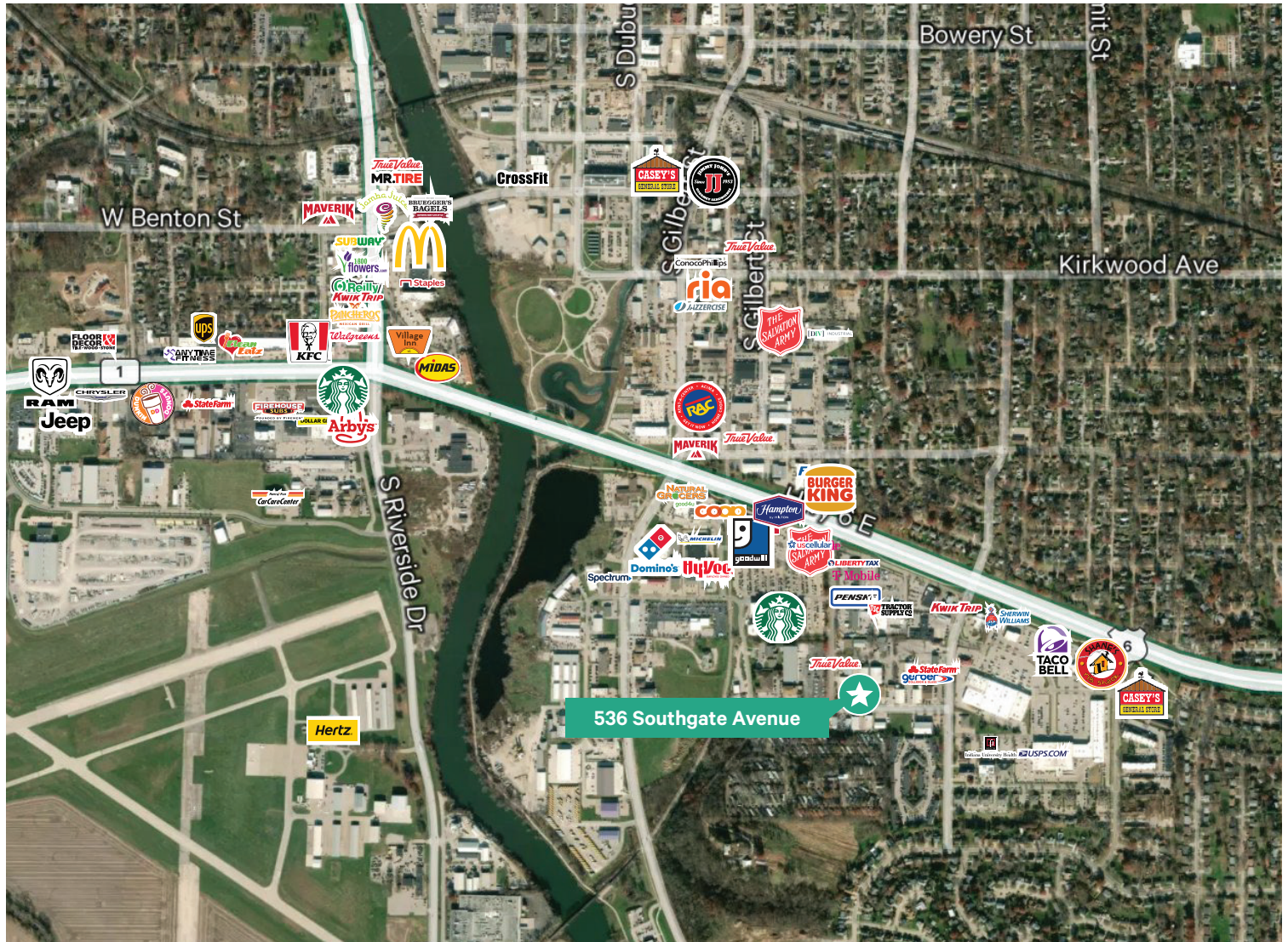
Floor Plan



536 Southgate Avenue
Iowa City, Iowa

For Sale or Lease

Location



Contact Us

Bill Wright

Senior Vice President
+1 515 210 3050
bill.wright2@cbre.com
Licensed in the State of Iowa

Chris Pendroy, CCIM, SIOR

Senior Vice President
+1 515 402 6600
chris.pendroy@cbre.com
Licensed in the State of Iowa

Grant Wright, CCIM

Senior Vice President
+1 515 745 5113
grant.wright@cbre.com
Licensed in the State of Iowa

Dakota Little

Senior Associate
+1 515 745 4378
dakota.little@cbre.com
Licensed in the State of Iowa

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.