

DOWNTOWN OFFICE FOR LEASE

Alliant Energy Tower

Available SF: 356 - 30,384 SF

200 1ST STREET SE
CEDAR RAPIDS, IA 52401

ADAM GIBBS, SIOR

319.731.3415

agibbs@gldcommercial.com

DAVE DROWN, SIOR, CCIM

319.731.3411

ddrown@gldcommercial.com

427 1ST STREET SE, SUITE 200, CEDAR RAPIDS, IA 52401 | 319.731.3400 | GLDCOMMERCIAL.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$17.00 - 19.00 SF/yr (NNN)
Operating Expense Estimate:	\$6.00/SF
Building Size:	265,192 SF
Available SF:	356 - 30,384 SF
Lot Size:	0.965 Acres
Year Built:	1972
Zoning:	Urban Downtown Core

LOCATION OVERVIEW

Centrally located in the heart of downtown Cedar Rapids across from CRST International Headquarters and within walking distance of several dining and entertainment options.

PROPERTY OVERVIEW

Lease space available in the institutional quality, Class A Alliant Tower. A variety of sizes on multiple floors, including the former executive office space on the top two floors (20 & 21) offering downtown Cedar Rapids' most amazing views! Main floor office space available, as well. In addition to the Net Rental Rate, there will be estimated base year full-service operating expenses of \$6.00/SF annually. Included in this charge is: CAM, Insurance, Property Taxes, Utilities and Janitorial. Delivery condition of space and tenant build-out is negotiable as part of mutually agreeable lease terms. Leases of less than one full floor shall be subject to Landlord's approval of space planning and design.

PROPERTY HIGHLIGHTS

- A variety of sizes and floors available for lease in the Alliant Tower
- Class A building in prominent downtown Cedar Rapids location

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

AVAILABLE SPACES

LEASE TYPE		NNN	LEASE SPACE		356 - 30,384 SF
LEASE TERM		Negotiable	LEASE RATE		\$17.00 - \$19.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor #101	Available	1,225 SF	NNN	\$17.00 SF/yr
1st Floor #104	Available	1,861 SF	NNN	\$17.00 SF/yr
1st Floor #105	Available	2,000 SF	NNN	\$17.00 SF/yr
1st Floor #108	Available	1,130 SF	NNN	\$17.00 SF/yr
1st Floor #109A	Available	356 SF	NNN	\$17.00 SF/yr
13th Floor	Available	10,129 SF	NNN	\$17.00 SF/yr
15th Floor	Available	582 SF	NNN	\$17.00 SF/yr
15th Floor	Available	4,959 SF	NNN	\$17.00 SF/yr
19th Floor	Available	5,000 - 10,128 SF	NNN	\$17.00 SF/yr
20th Floor	Available	5,000 - 10,129 SF	NNN	\$17.00 - \$19.00 SF/yr
21st Floor	Available	5,000 - 10,128 SF	NNN	\$19.00 SF/yr
Floors 20 & 21	Available	20,257 SF	NNN	\$17.00 SF/yr
Floors 19, 20 & 21	Available	30,384 SF	NNN	\$17.00 SF/yr



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MAIN FLOOR LOBBY



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21ST FLOOR



ADAM GIBBS, SIOR
319.731.3415
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VIEWS FROM 21ST FLOOR



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VIEWS FROM 21ST FLOOR



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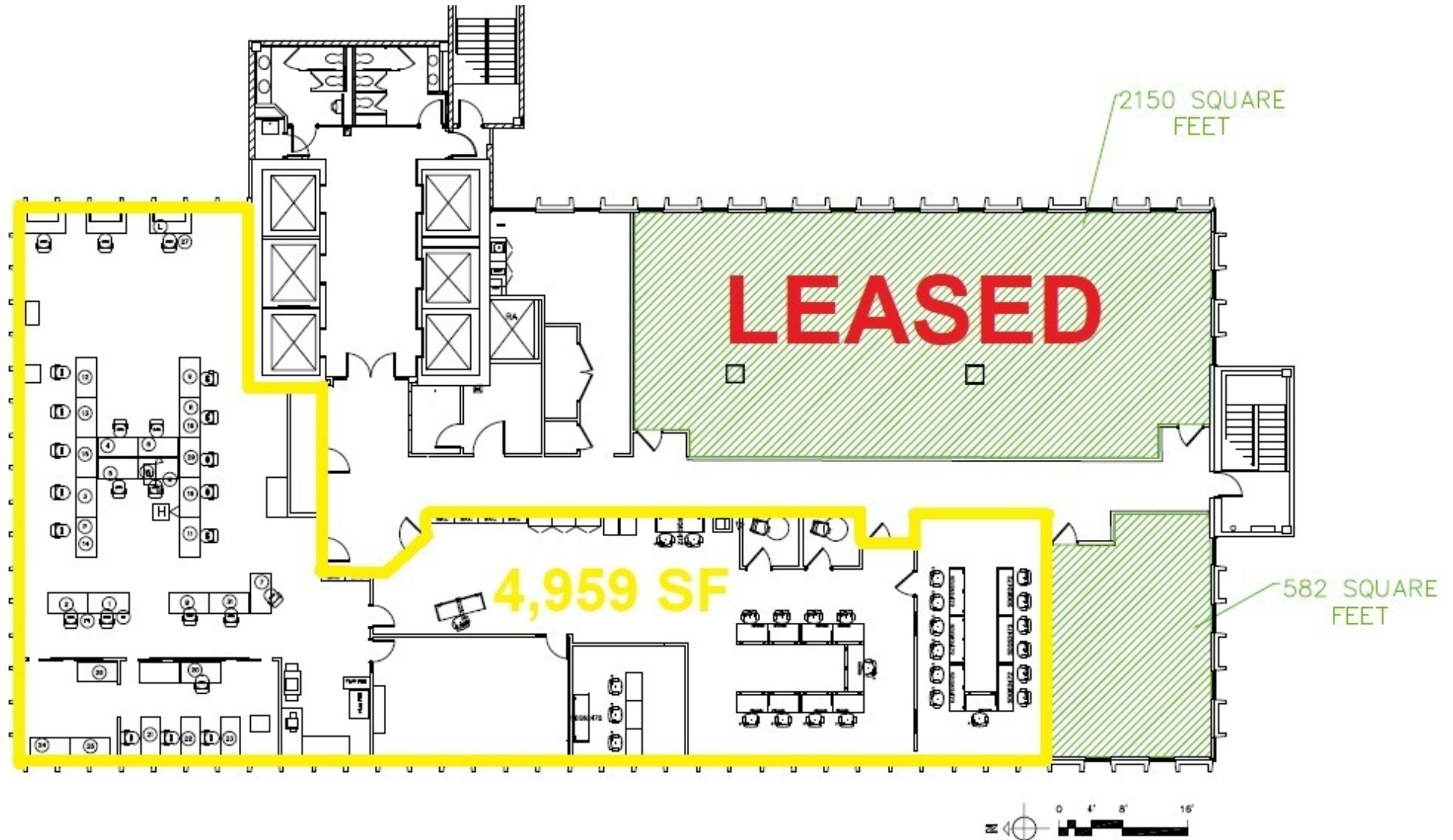
FLOOR PLAN - 1ST FLOOR



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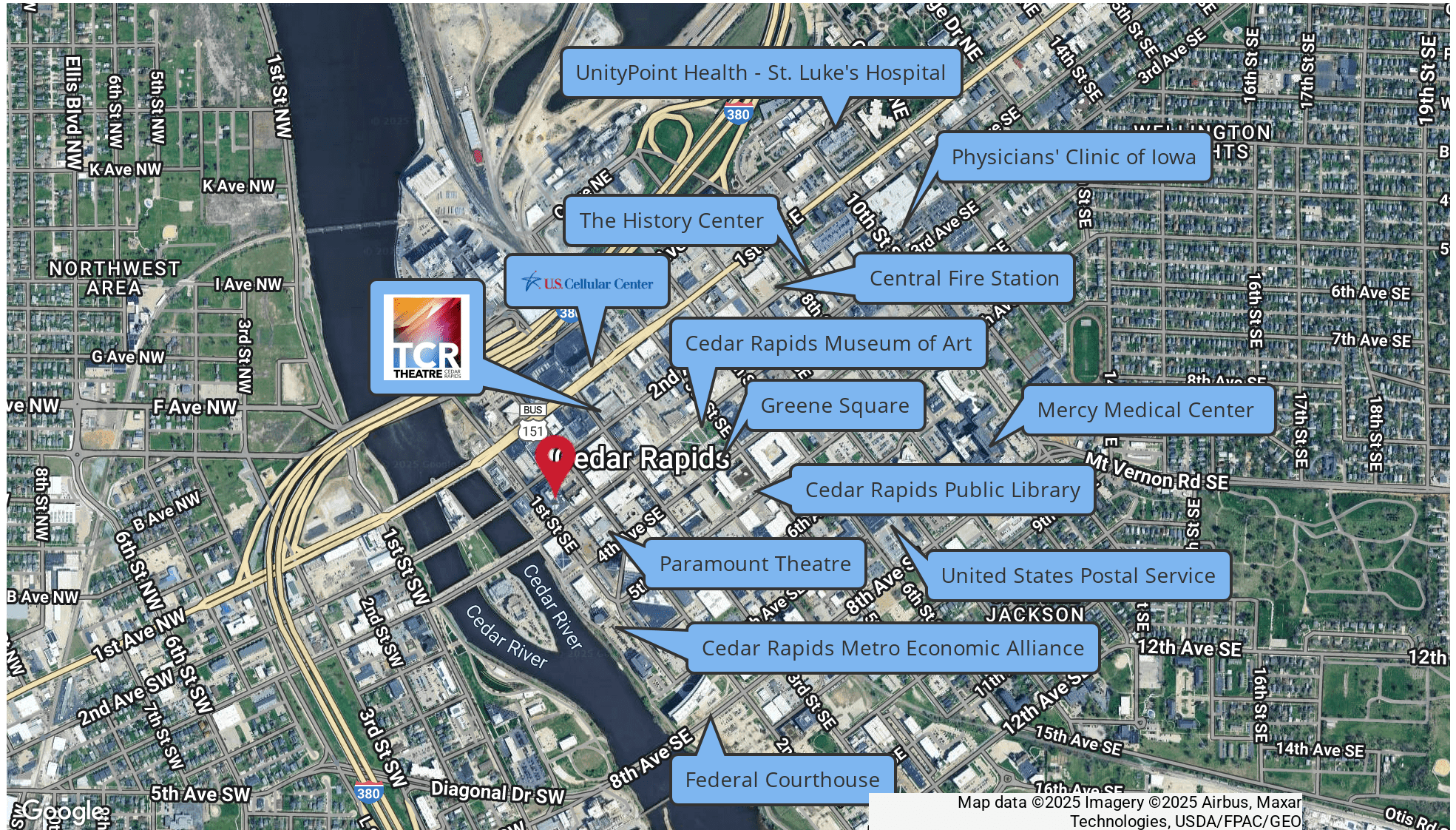
FLOOR PLAN - 15TH FLOOR



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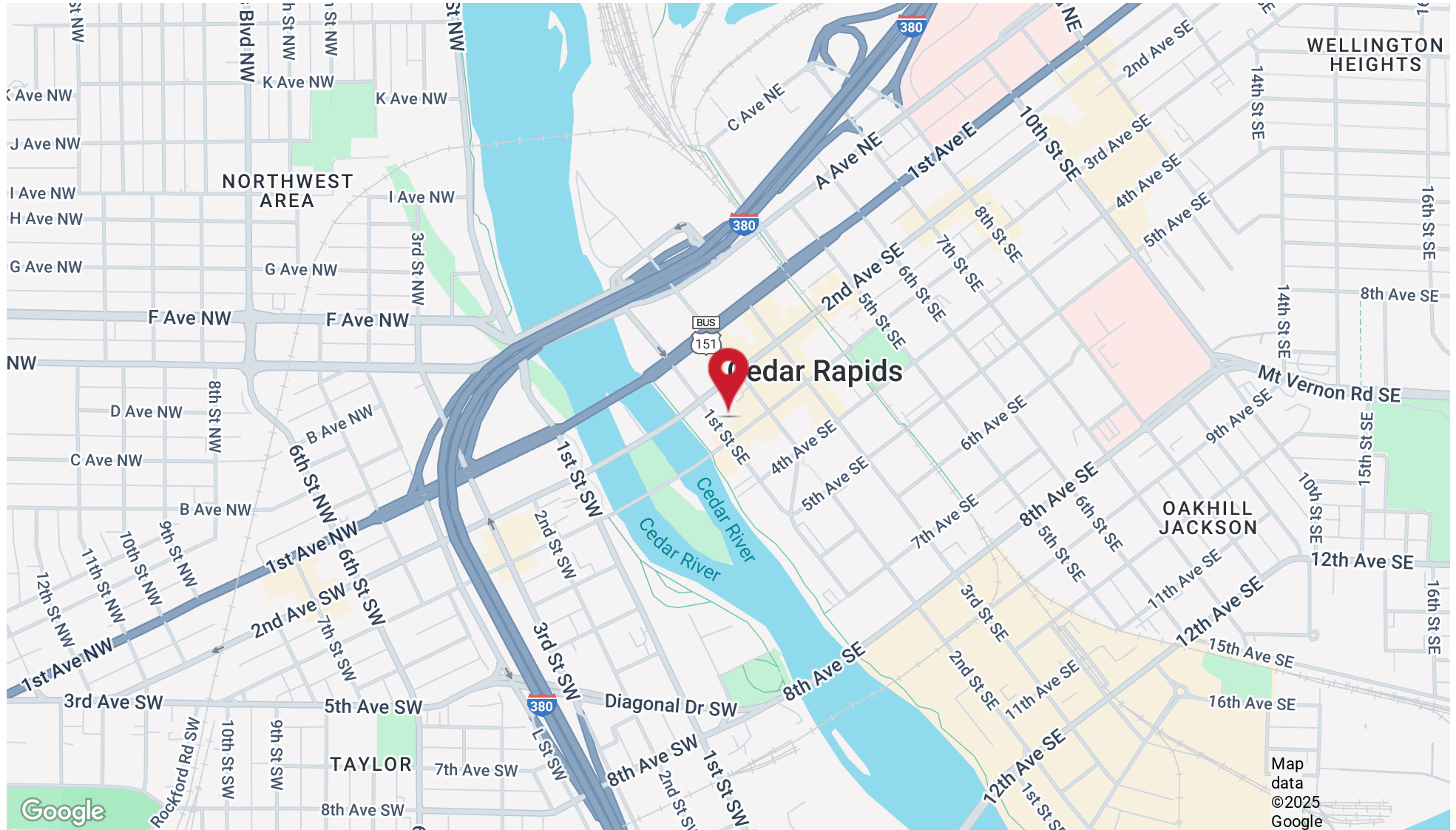
AERIAL MAP



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