

1 PARSONS DRIVE HIAWATHA, IA 52233

FOR SALE / FOR LEASE



JOSH SEAMANS, CCIM
Senior Vice President | Market Leader
+1 319 213 4884
jseamans@iowaca.com

GABE GOLBERG
Associate
+1 319 538 8213
ggolberg@iowaca.com



Iowa Commercial Advisors

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

2720 1st Ave NE, Suite 212 | Cedar Rapids, IA 52402 | +1 319 229 1003 | iowacommercialadvisors.com

FOR SALE / FOR LEASE

1 PARSONS DR | HIAWATHA, IA

FOR SALE: \$7,950,000.00

LEASE RATE: \$7.75- \$12 PSF NNN

OPEX:

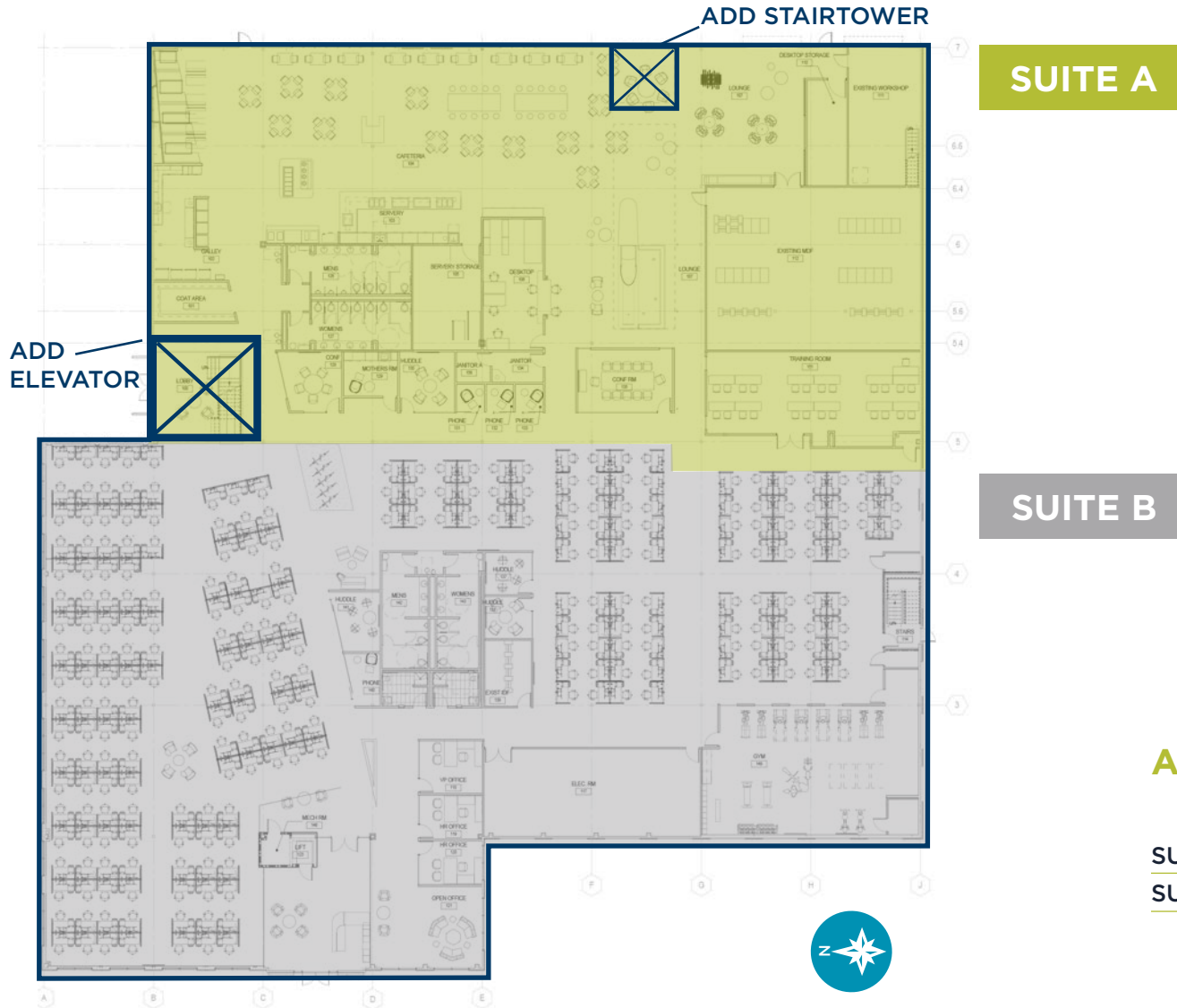
- Rental rate based on square footage of lease
- Office located in Hiawatha, IA a northern suburb of Cedar Rapids, IA
- Amenities include a kitchenette (speakeasy bar), training rooms, fitness facility, entertainment areas, and full-service cafeteria
- Easily accessible from I-380
- Plentiful parking, 400 +/- parking stalls
- Built in 1991, updated in 2017 with high-end amenities
- Signage available on Parsons Dr and Robins Rd
- Nearby businesses include: Cedar Graphics, Hand in Hand, GoldStone Financial Group, Hawkeye Communication, Anytime Fitness, Aviation Products, Hiawatha American Legion, DPF Alternatives, Barbers Etc, A1 Storage, etc.



CONCEPTUAL FLOOR PLAN

1 PARSONS DR | HIAWATHA, IA

1ST FLOOR



AVAILABILITY

SUITE A - 16,208 SF

SUITE B - 20,414 SF



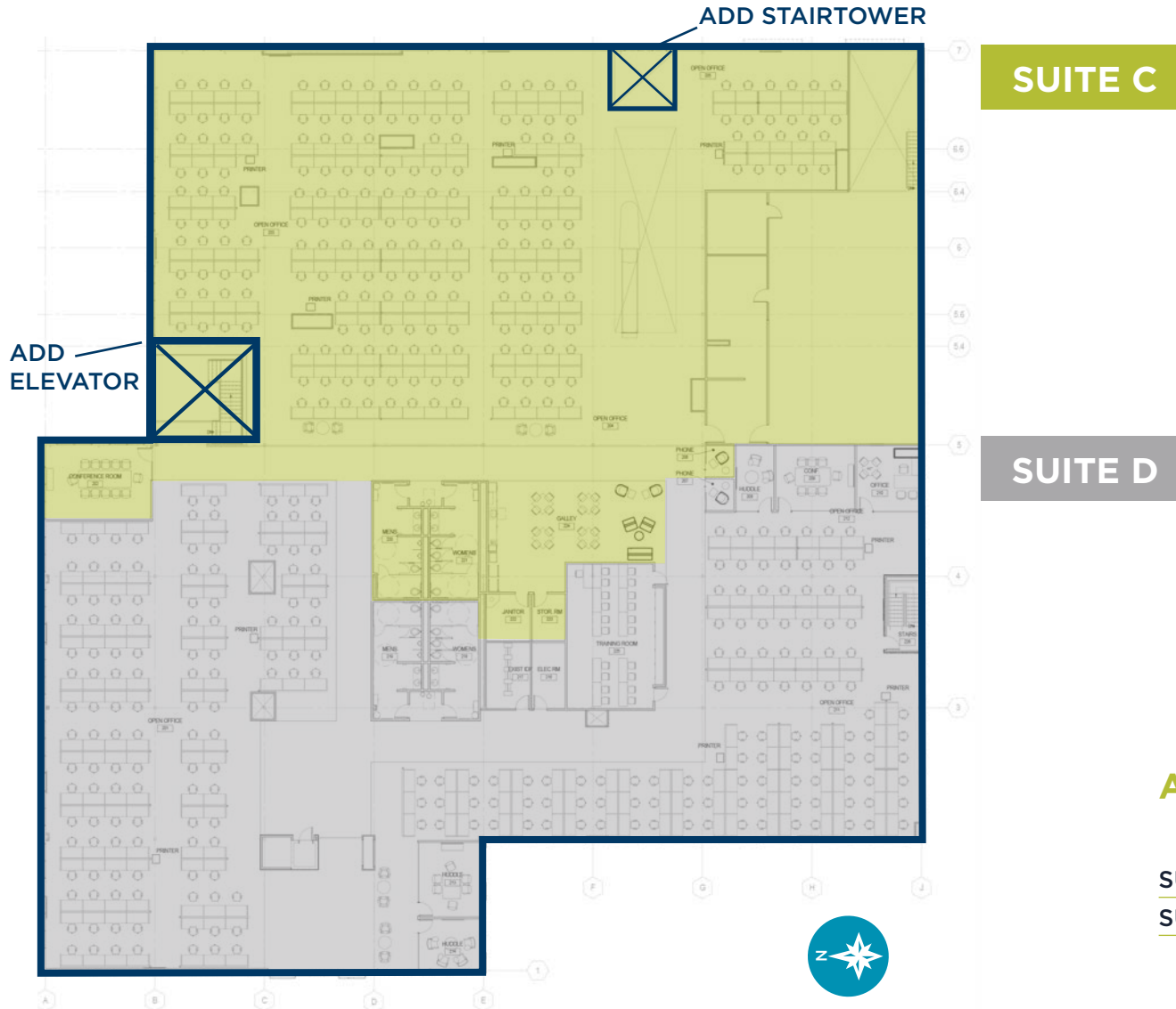
**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

CONCEPTUAL FLOOR PLAN

1 PARSONS DR | HIAWATHA, IA

2ND FLOOR



SITE

1 PARSONS DR | HIAWATHA, IA



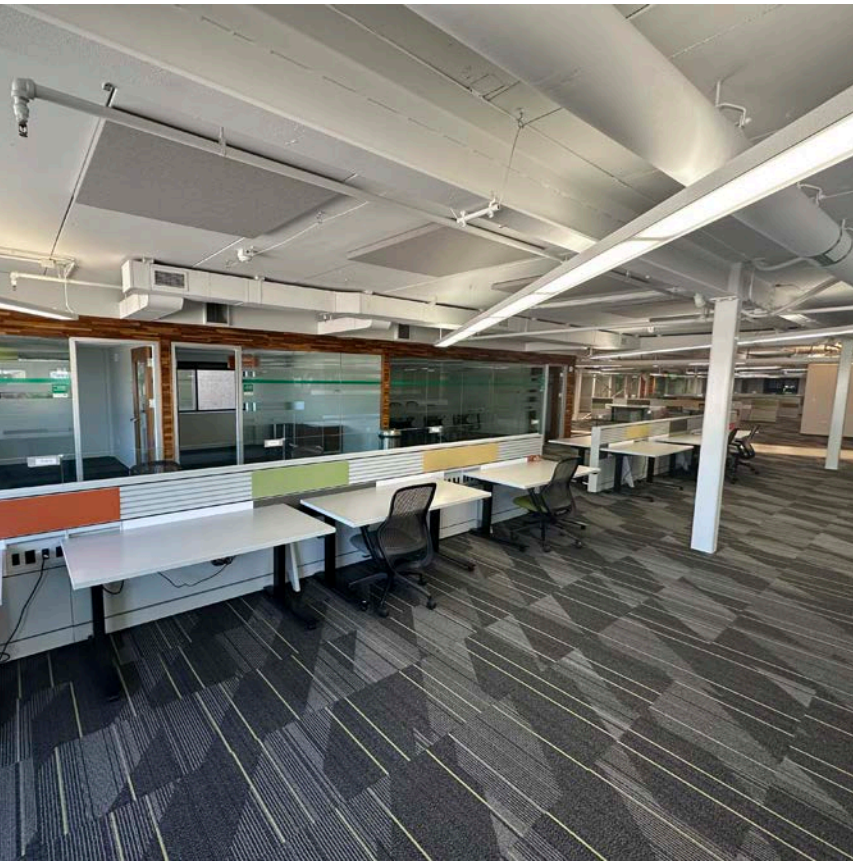
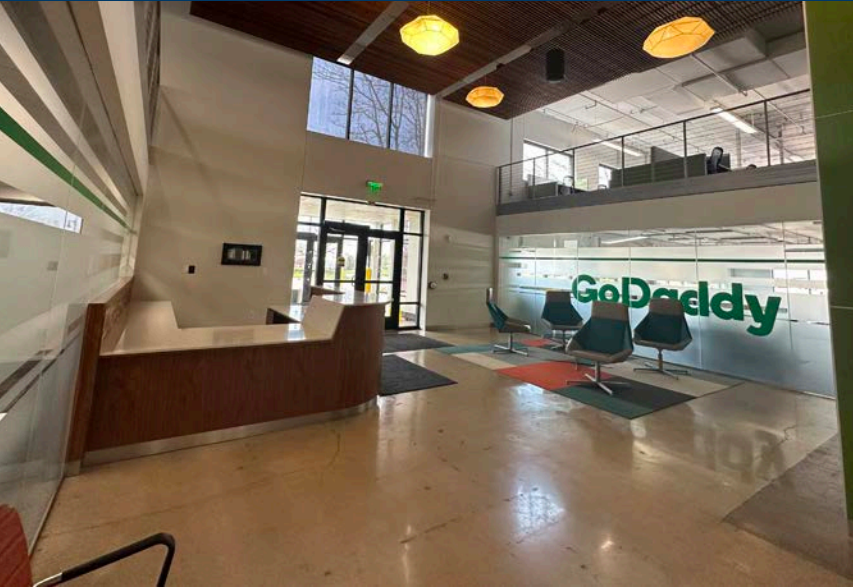
Iowa Commercial Advisors

AERIAL

1 PARSONS DR | HIAWATHA, IA



INTERIOR PHOTOS



EXTERIOR PHOTOS

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify

ment. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify