



4201 Rivers Edge Pkwy | Council Bluffs, IA 51501

\$15.75 PSF NNN

Property Features

- Contemporary class A office building with breathtaking skyline and river views
- Flexible floor plans, ample parking, and quick access to I-480 and I-29
- First floor availability, perfect for retail or small office
- Large office opportunity on third and fourth floors
- Negotiable tenant improvement allowance
- Grease trap & vent in Suite 120
- Adjacent to Tom Hanafan's Park and the Bob Kerrey Pedestrian Bridge

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CUSTOM TABLE HEADLINE

ADDRESS	SIZE (SF)	LEASE RATE	LEASE TYPE
Suite 120	4,009-6,269 SF	\$15.75 SF/yr	NNN, \$13.21 PSF
Suite 140	2,260-6,269 SF	\$15.75 SF/yr	NNN, \$13.21 PSF
Suite 300	18,364 SF	\$15.75 SF/yr	NNN, \$13.21 PSF
Suite 410	5,008 SF	\$15.75 SF/yr	NNN, \$13.21 PSF

CUSTOM TABLE HEADLINE

BUILDING DETAILS

Building Size	65,689 SF
Tenancy	Multiple
Building Class	A
Number of Floors	4
Year Built	2018
Lot Size	1.15 AC
Parking	747
Zoning	C-4

CUSTOM TABLE HEADLINE

LOCATION DETAILS

Market	Council Bluffs
Submarket	Downtown Council Bluffs
County	Pottawattamie
Cross Streets	42nd & Rivers Edge Pkwy

CUSTOM TABLE HEADLINE

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,875	38,613	92,467
Total Population	7,200	94,438	232,365
Average HH Income	\$89,393	\$72,976	\$78,371



Grease trap & vent in Suite 120



First Floor



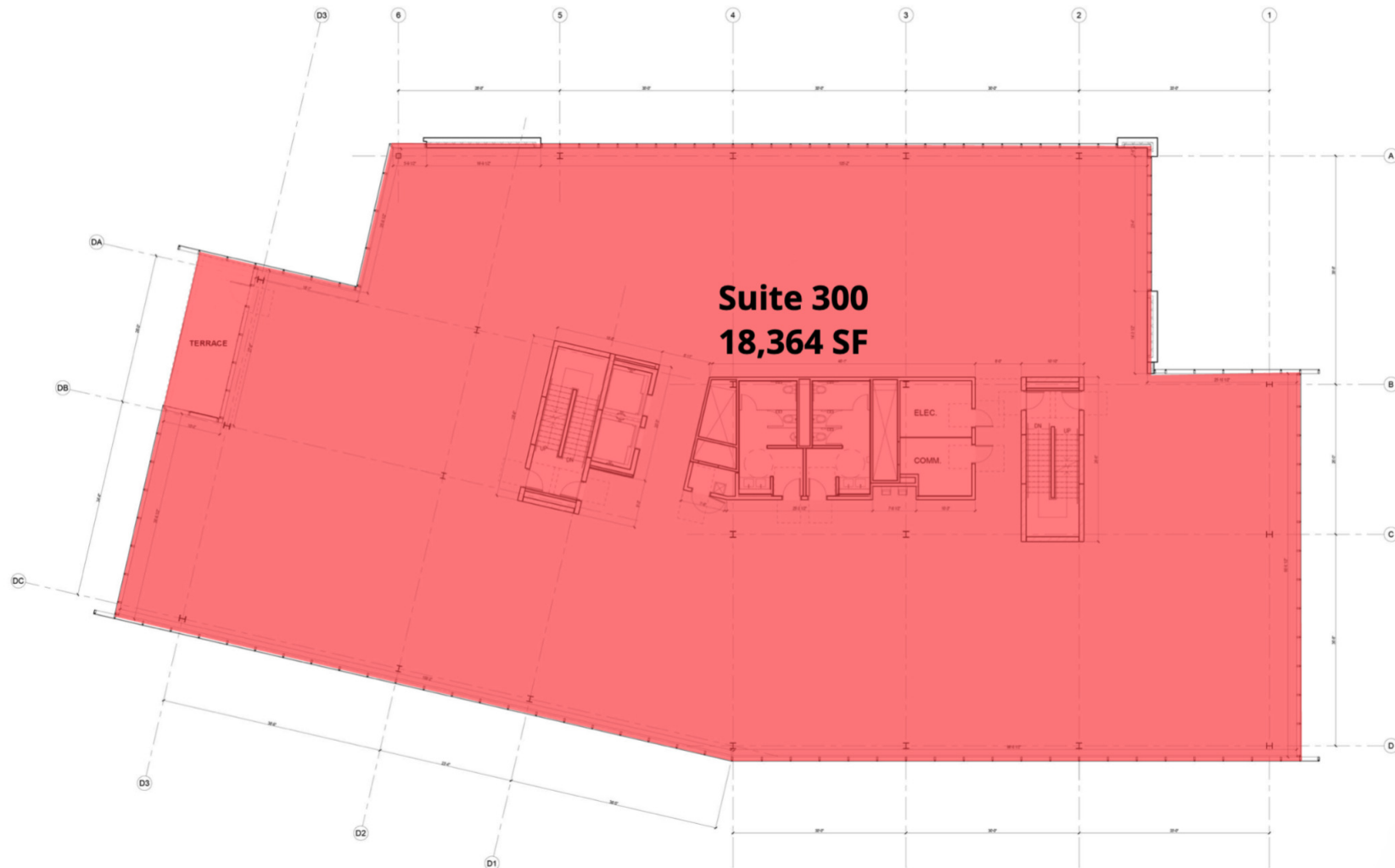
Suite 120 / 140



Suite 120 / 140

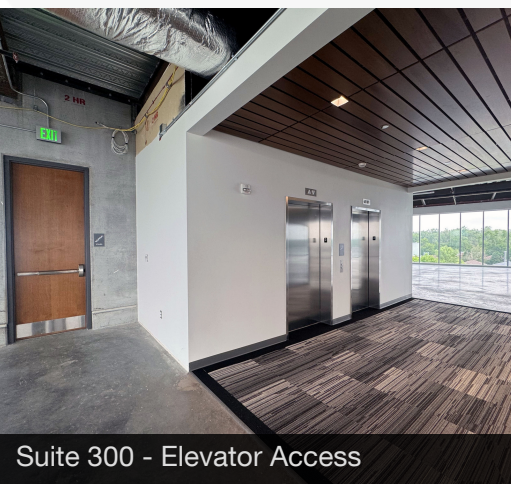


Suite 120 / 140

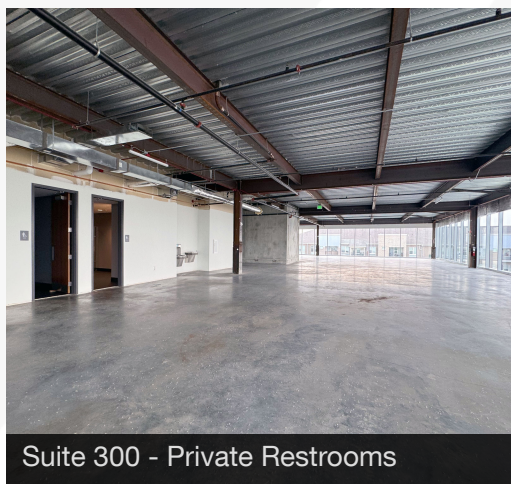




Suite 300 - Skyline View & Private Terrace



Suite 300 - Elevator Access



Suite 300 - Private Restrooms



Suite 300



Suite 300





Suite 410



Suite 410



Suite 410

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