



# THE METROPOLITAN

FIRST FLOOR COMMERCIAL SPACE  
SUITE 103

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 **CUSHMAN &  
WAKEFIELD**  
Iowa Commercial Advisors

# INVESTMENT SUMMARY

## THE METROPOLITAN - 450 1ST ST SW / CEDAR RAPIDS, IA

### THE OFFERING

Cushman & Wakefield Iowa Commercial Advisors is pleased to advise for the lease of The Metropolitan Suite 103 in Cedar Rapids, Iowa. This six story building features commercial tenants on the first floor, apartments on floors two and three, and condo units on the remaining top three floors. **This lease includes Suite 103 which is one of three, first floor commercial spaces.**

### LOCATION

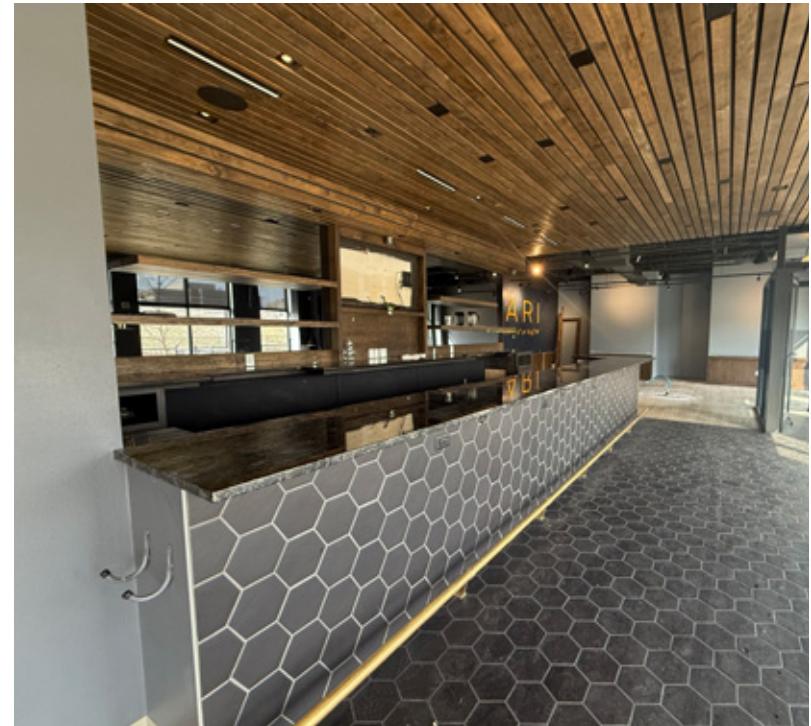
The Metropolitan sits on 1st Street SW, downtown Cedar Rapids, overlooking the Cedar River. The Metropolitan patio directly overlooks the outdoor McGrath Amphitheater, providing direct views for consumers.

Cedar Rapids, Iowa is located in the heart of the Midwest, and offers a unique balance of big city amenities with small town pride.

- *2nd Best Rental Housing Market* *WalletHub, 2021*
- *Top 10 LGBTQ Friendly Travel Destination* *Million Mile Secrets, 2021*
- *13th Best City in the US for 1st Time Home Buyers* *WalletHub, 2021*
- *Number 1 State to Retire* *MoneyRates, 2021*

### INVESTMENT HIGHLIGHTS

LEASE PRICE	\$14.00 PSF NNN
SUITE SIZE	4,136 SF
OPEX	CONTACT LISTING AGENT



## THE METROPOLITAN | SUITE 103

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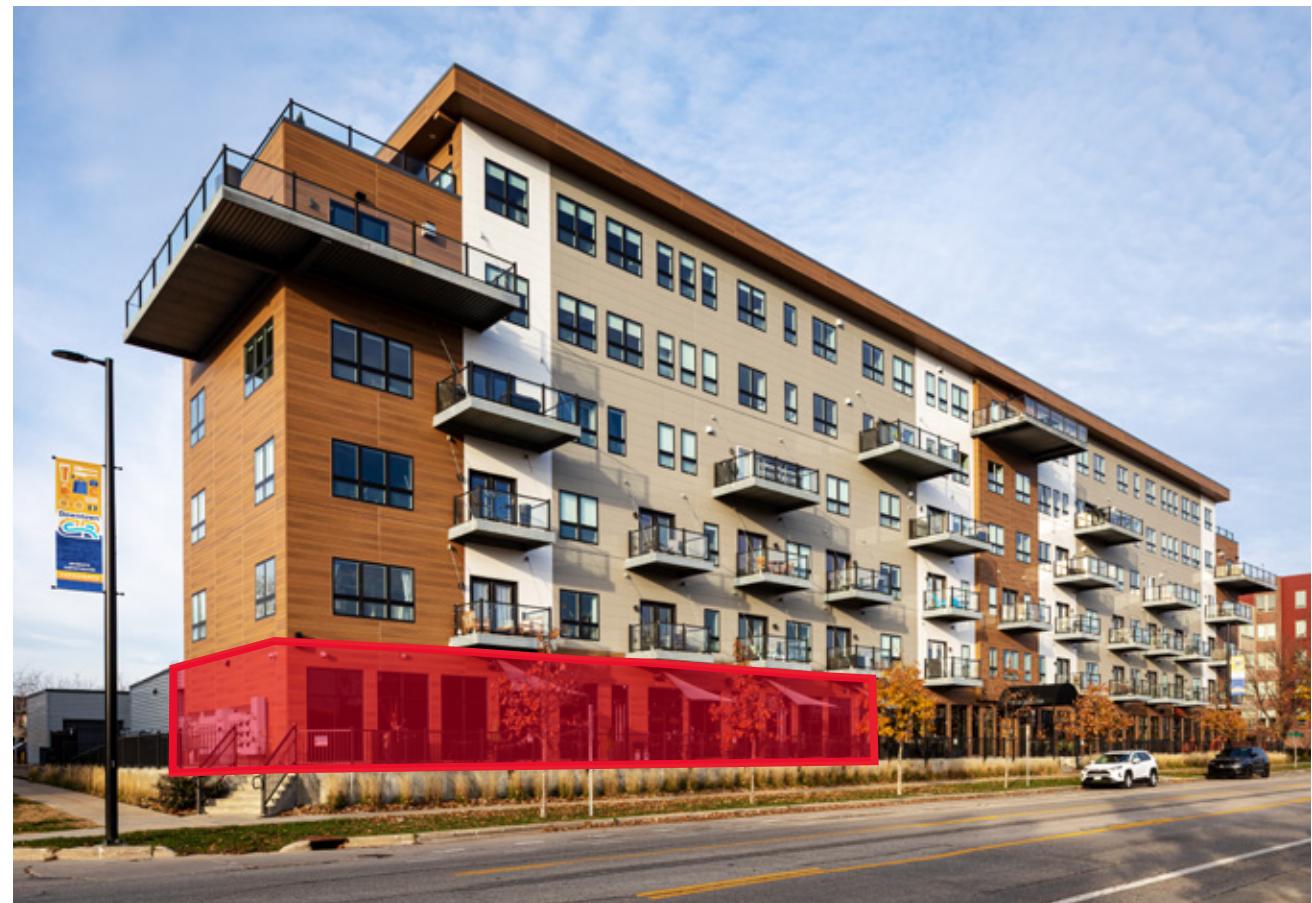
# PROPERTY HIGHLIGHTS

## THE METROPOLITAN SUITE 103

450 1ST ST SW / CEDAR RAPIDS, IA

**PRICE: \$14.00 PSF NNN | BUILDING SIZE: 4,136 SF**

- Located on 1st St SW
  - Overlooks the Cedar River
- Outdoor patio space
- Surrounded by a wide variety of entertainment and retail amenities
  - McGrath Ampitheater
  - Paramount Theather
  - Alliant Energy Power House
  - Theatre Cedar Rapids
  - Pickle Palace
- Immediate access to I-380
- Within walking distance of the busy 1st Ave
- Opportunity for restaurant or retail
  - Kitchen space built out
  - Hood available
  - Built out bar space



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## INTERIOR PHOTOS

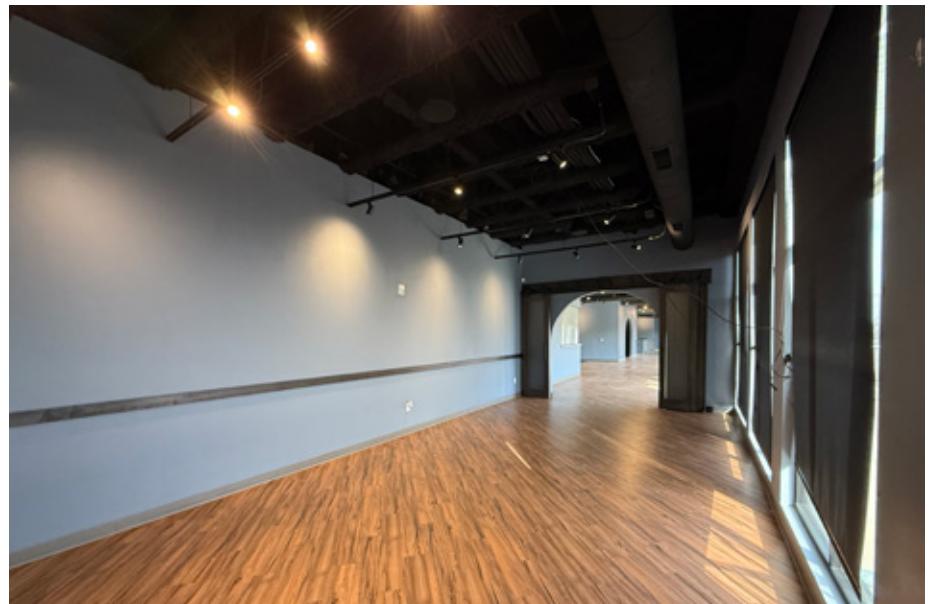
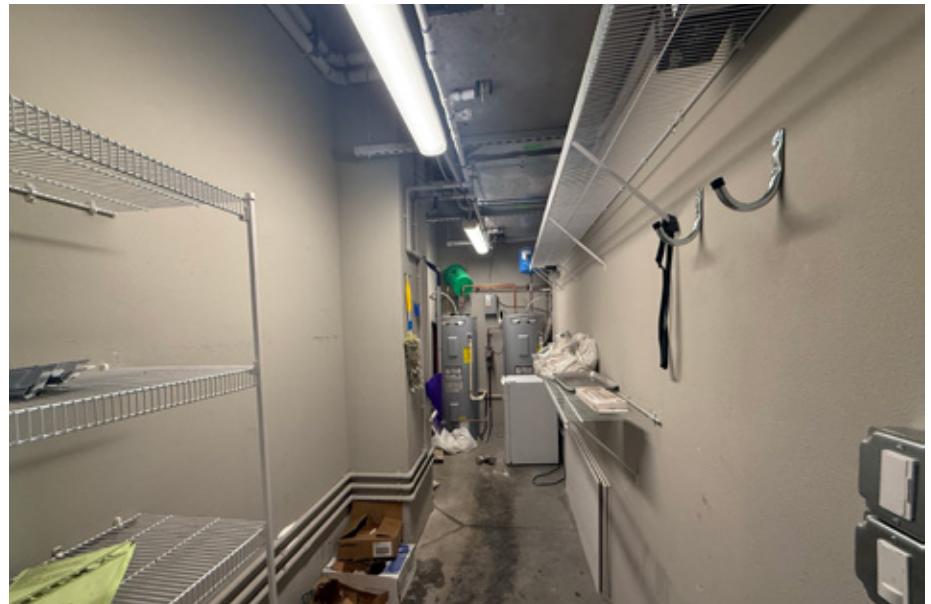


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## INTERIOR PHOTOS



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# PROPERTY PHOTOS



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# LOCATION

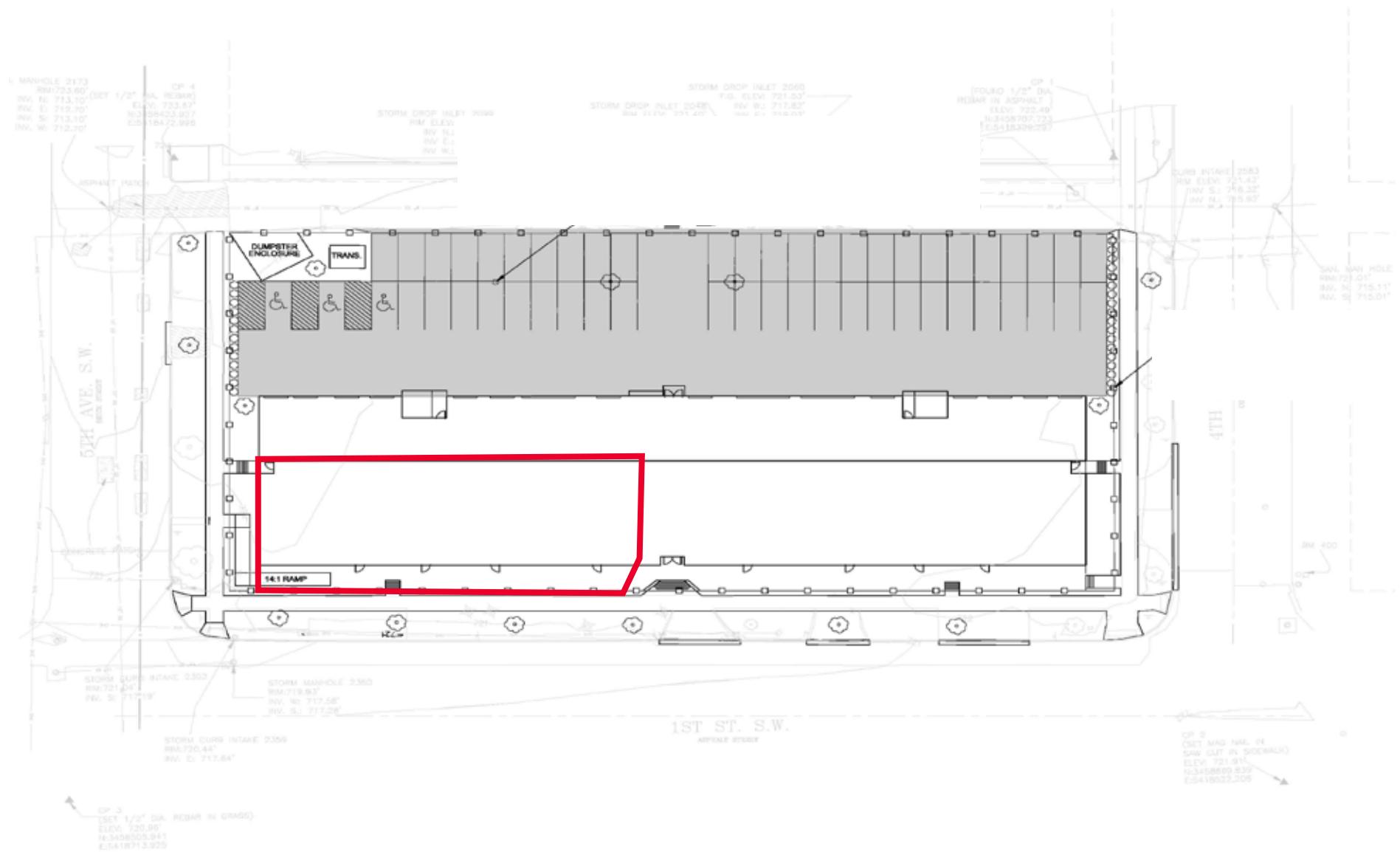


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# SITE PLAN



## THE METROPOLITAN | SUITE 103



Cedar Rapids is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



**729,401**  
WORKFORCE  
POPULATION



**95%**  
EDUCATIONAL  
ATTAINMENT



**8.9%**  
EMPLOYMENT  
GROWTH RATE



**36**  
MEDIAN  
AGE

## 7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington

**487,106**  
POPULATION

**\$1,227,628,806**  
ANNUAL GOODS EXPORT

**36,816,284**  
300 MILE POPULATION



# ABOUT CEDAR RAPIDS MSA

Cedar Rapids, locally known as the Cedar Rapids Metro, is located in the heart of the Midwest. It is within 4-5 hour drive to major key cities of the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis. Located in Linn County, Cedar Rapids is the second largest city in the state of Iowa.

## KEY FACTS OVERVIEW:

Population	269,269
Total Employees	176,814
Total Companies	11,291
Counties	3
Cities	8
School Districts	18
Colleges & Universities	6
College Students	21,866
Unemployment Rate	2.8%
Job Growth	1.4% (vs. National Average 1.18%)
Job Growth - Next 10 Years	38.6% (vs. National Average 36.1%)



## TOP EMPLOYERS

Collins Aerospace (Raytheon)	8,700
Transamerica	3,800
UnityPoint Health	2,979
Cedar Rapids Comm School District	2,879
Nordstrom Direct	2,150
MercyOne	2,140
City of Cedar Rapids	1,309
Four Oaks	1,100
Linn-Marr Comm School District	987
Quaker Oats (PEPSICO)	920
College Community School District	850
Alliant Energy	845
Kirkwood Comm College	810
Linn County	762
General Mills	650
CRST	564

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