

FOR LEASE



2301 JONES BLVD

CORALVILLE, IA 52241

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

2301 JONES BLVD

FOR LEASE

10,500 SF AVAILABLE

\$13.95 PSF NNN

**Space can be demised*

OPEX: \$6.79 PSF

PROPERTY HIGHLIGHTS

- Professional office space for lease in the heart of Coralville, Iowa
- Space can be subdivided - contact agent for more details
- Abundant parking on-site
- Open floor plan with private offices, a conference room, and a spacious breakroom
- Located on the corner of Hwy 6 and Jones Blvd with easy access to I-80 and I-380
- Proximity to Coralville's many amenities



AVAILABLE SPACE

EXTERIOR



OPEN CONCEPT



PRIVATE OFFICES



BREAK ROOM



RETAIL AERIAL



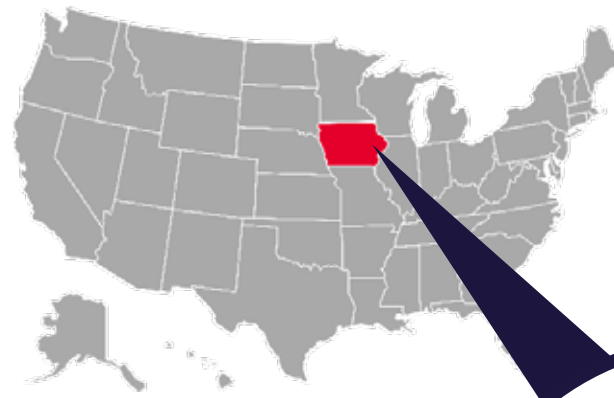
RETAIL AERIAL & DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,717	11,239	77,065
AVG HH INCOME	\$76,674	\$107,162	\$125,389
TOTAL HOUSEHOLDS	569	4,547	31,308
DAYTIME POPULATION	4,984	10,454	45,274



ICR IOWA

Coralville 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 County

487,106
POPULATION

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

36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



**#2 BEST COST
OF DOING BUSINESS**

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