



OFFICE PROPERTY

FOR SALE / FOR LEASE

515 7TH AVENUE SE | CEDAR RAPIDS, IA 52401



SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details

Address	515 7 th Ave SE Cedar Rapids, IA 52401
Building Size	3,706 SF
Year Built	2004
Lot Size	0.579 Acres
Zoning	Urban Form District
County	Linn County
Parcel #	14281-06001-00000
Property Taxes	\$20,590
Pass Through Ex.	\$5.95 / SF
Lease Rate	\$14.95 / SF NNN

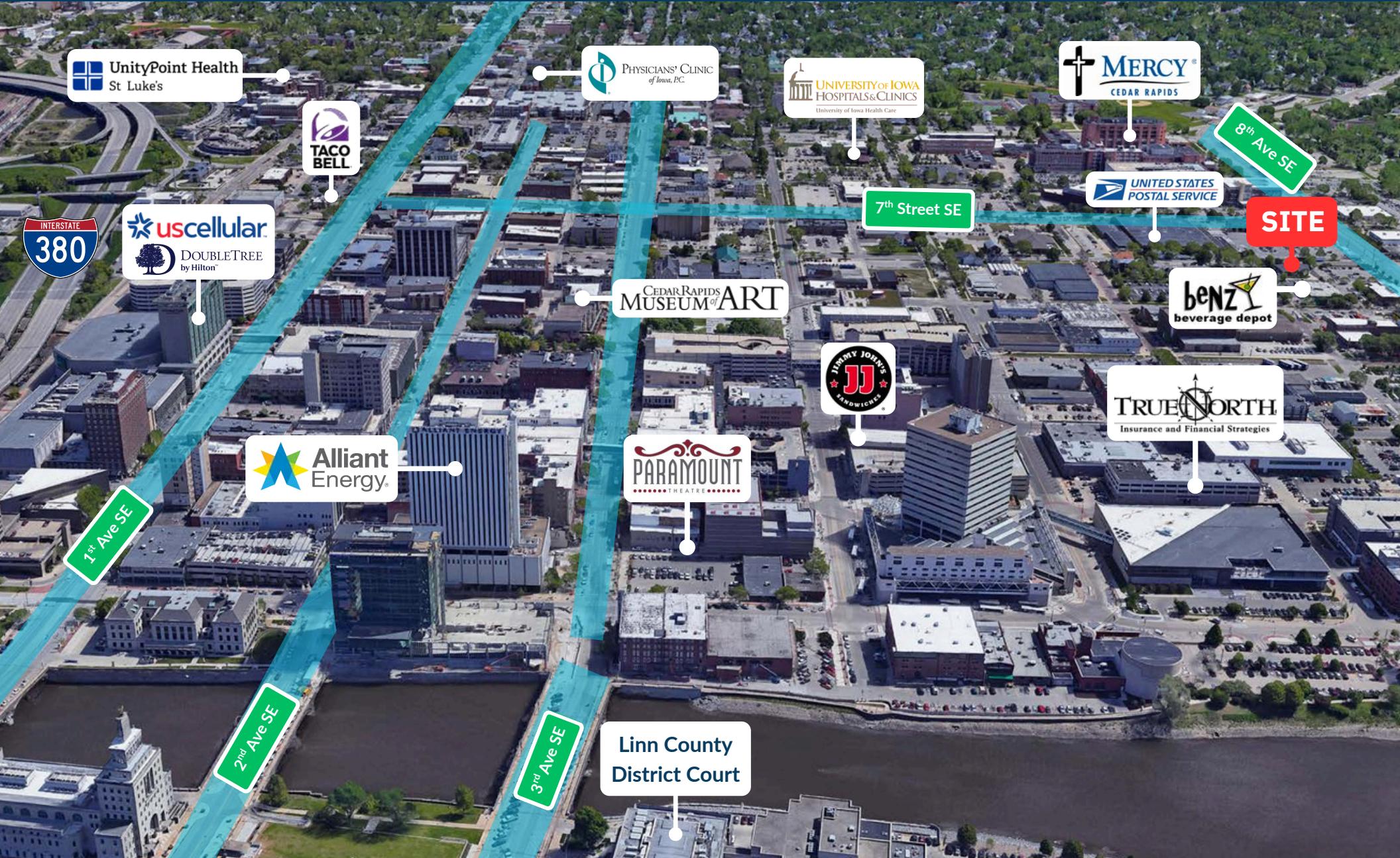
Offering Price \$1,250,000

High-quality, all-masonry medical building at 515 7th Avenue SE, Cedar Rapids, Iowa 52401. This building is ideally situated in the Central Med-Q district with excellent visibility from 8th Avenue SE and seamless access from I-380, the Central Business District, and the vibrant NewBo area.

This turnkey facility, perfect for chiropractors, physical therapists, dentists, orthodontists, or other small medical users, features four exam rooms, open triage areas with curtains, a reception area with nurses' stations, and an X-ray room, complemented by generous parking. The building can also easily convert to traditional office space for added flexibility. Offered at a cost-effective rental rate, the property benefits from a traffic count of approximately 17,000 vehicles daily on 8th Avenue, driven by proximity to Mercy Medical Center and UnityPoint Health-St. Luke's Hospital. Amid ongoing developments like the \$36 million DOMOV project, this property presents a prime opportunity to lease a specialized facility in a high-traffic, accessible hub!



AERIAL MAP





PROPERTY PHOTOS - INTERIOR





PROPERTY PHOTOS - EXTERIOR



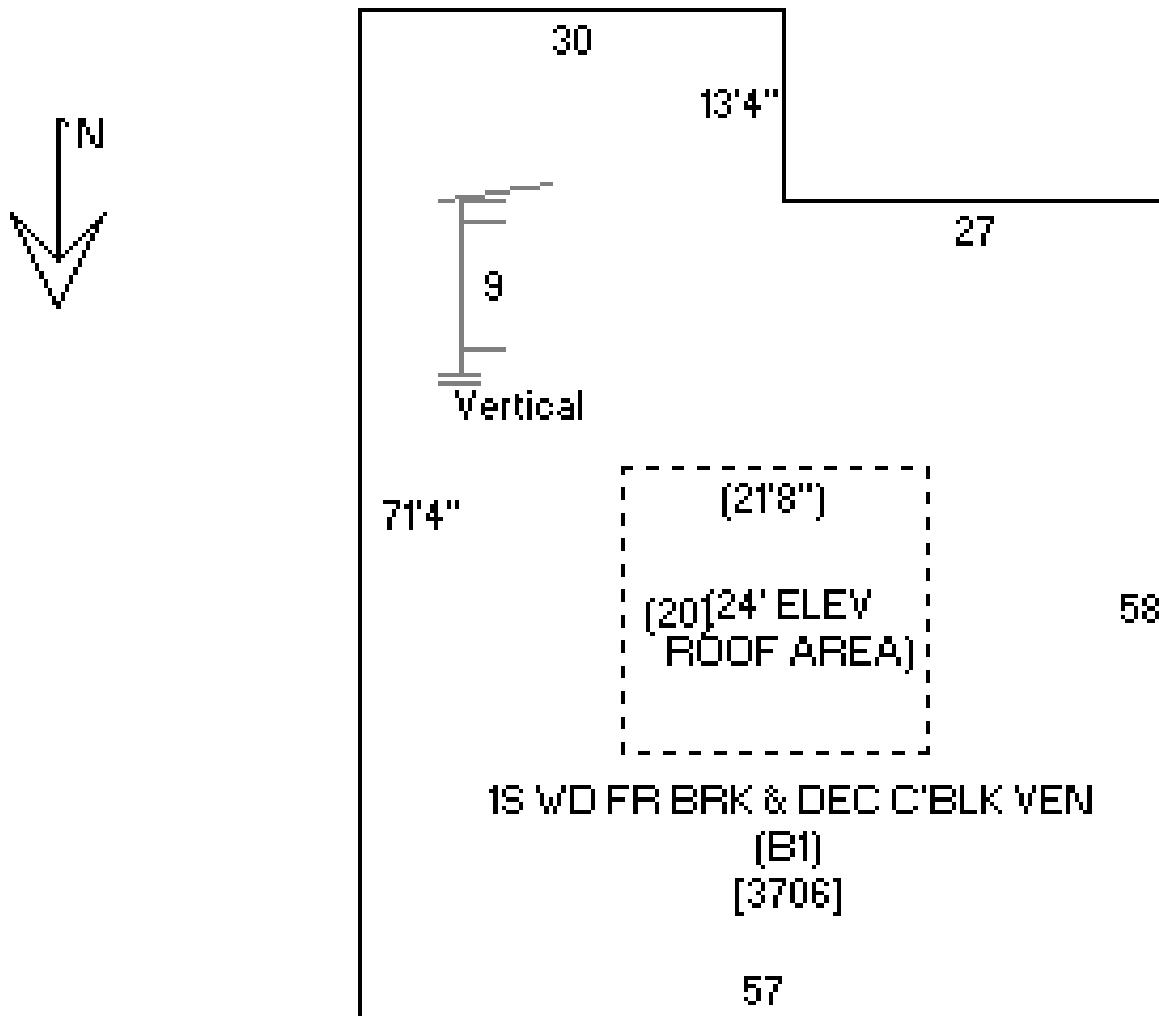


PARCEL MAP





SITE PLAN





CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	25,366	50,098	112,500
	2025 Population	9,835	70,864	139,962
	Annual Population Growth Rate	0.67%	0.03%	0.18%
	2025 Median Age	32.8	38.0	37.8
	2025 Total Households	3,974	70,864	61,138
	Annual Household Growth Rate	1.01%	0.21%	0.34%
	2025 Average Household Income	\$65,738	\$82,910	\$88,402
	Daily Traffic Count: 17,300 VPD			



CONTACTS



Tiffany Earl Williams

Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
tiffanywilliams@wsgcre.com
319-675-1694



Josh Seamans, CCIM

Managing Partner/Owner Broker
Licensed Realtor in the State of Iowa
joshseamans@wsgcre.com
319-675-1694



Gabe Golberg

Vice President/Partner Agent
Licensed Realtor in the State of Iowa
gabegolberg@wsgcre.com
319-675-1694



Phil Williams

Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
philwilliams@wsgcre.com
319-675-1694