

FOR SALE OR FOR LEASE

OFFICE SPACE
4001 RIVER RIDGE NE
CEDAR RAPIDS, IA



JIM ANGSTMAN
REALTOR, CCIM
Licensed in the State of Iowa

319-540-1800
jimangstman@cbhrealty.com



5408 Blairs Forest Way NE
Cedar Rapids, IA | 52402

Buyer to verify all information
Information is deemed reliable, but not guaranteed.
Data: Realtor Property Resource (RPR) &/or IowaDOT
Each office is independently owned and operated.

PROPERTY SUMMARY

THE SUMMARY

ADDRESS: 4001 River Ridge Dr NE | Cedar Rapids, Iowa 52402

GROSS SQUARE FEET: 6,040

LAND AREA: 0.72 Acres

YEAR BUILT: 1988

PRICE \$9.00/sf | \$755,000

TOTAL PASS THROUGH \$4.50/sf

LEASE TYPE NET

THE DETAILS

- Professional office building
- NE location just off Edgewood Rd Near Hwy 100
- Stand alone property set up for single tenant
- 7 private offices
- Large break room
- 29 parking spaces
- Unique drive through garage/storage area




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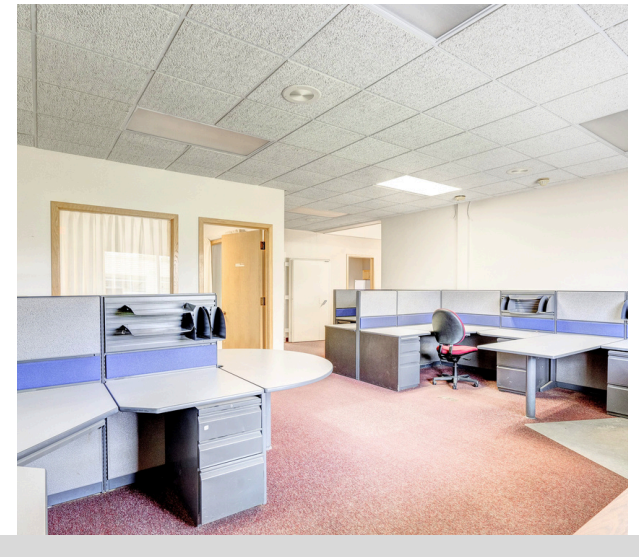
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PROPERTY PHOTOS




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AERIAL MAP




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LOCATION



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