



OFFICE SPACE

FOR LEASE

600 3RD AVE SE | CEDAR RAPIDS, IA



WSG
CRE

SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Join respected co-tenants Morgan Stanley and CliftonLarsonAllen in this modern, 2012-built office building featuring tall ceilings, abundant natural light, off street parking with ramp nearby, and high-speed fiber connectivity. Up to 25,700 SF available, including 10,462 SF a prominent main-floor suite, 13,610 SF on the second floor, and a 1,628 SF third-floor suite with exceptional window views. Delivered as a vanilla box with a generous \$20/SF tenant improvement allowance. Estimated Pass Through: \$10.50 / SF.

| Property Details | |
|-------------------|---|
| Address | 600 3 rd Ave SE, Cedar Rapids, IA 52401 |
| Parcel # | 14214-81007-00000 |
| Legal Description | OT LOTS 6 THRU STR/LB 10 48 |
| Zoning | Urban General Flex (U-DG, U-NG) |
| Lot Size | 0.96 Acres |
| Year Built | 2012 |
| Building Size | 40,764 RSF |
| Space Available | 1 st Floor 10,462 SF 2 nd Floor 13,610 SF 3 rd Floor 1,628 SF Total 25,700 SF |
| Est. Pass Through | \$10.50 / SF |
| Lease Rate | \$14.95 PSF |





PROPERTY HIGHLIGHTS

Parking

57 surface spaces including handicapped spots, city street parking agreement, and access to an adjacent garage with 74 rentable spaces.

Roof

EPDM roof installed in 2012 with warranty in place through September 2032.

Fire & Life Safety

Wet fire system with updated cellular dialers in 2023, along with alarms, exits, and extinguishers throughout.

HVAC

Six Carrier rooftop units and two boilers with VAVs, all original to 2012.

Lobby & Common Areas

Granite flooring in the lobby, commercial-grade carpet, painted sheetrock walls, and acoustical tile ceilings.

Security

Camera surveillance with card-access entry system.

Restrooms

Two common area restrooms on each floor designated for men's and women's use. The finishes include ceramic tile flooring, porcelain fixtures and mirrored vanities.

Lighting

Commercial fluorescent lighting with recessed incandescent fixtures in select areas.

Utilities

Water and sewer provided by Cedar Rapids Water, gas by MidAmerican Energy, and electric by Alliant Energy.

Elevators & Stairwells

One Schumacher traction passenger elevator and two stairwells at opposite ends of the building.

Signage

Tenant signage located on the north and northwest corners of the building.

Access

Main entrance located on the northeast side adjacent to the surface parking lot.

600 3rd Ave SE | Cedar Rapids, IA

PROPERTY PHOTOS

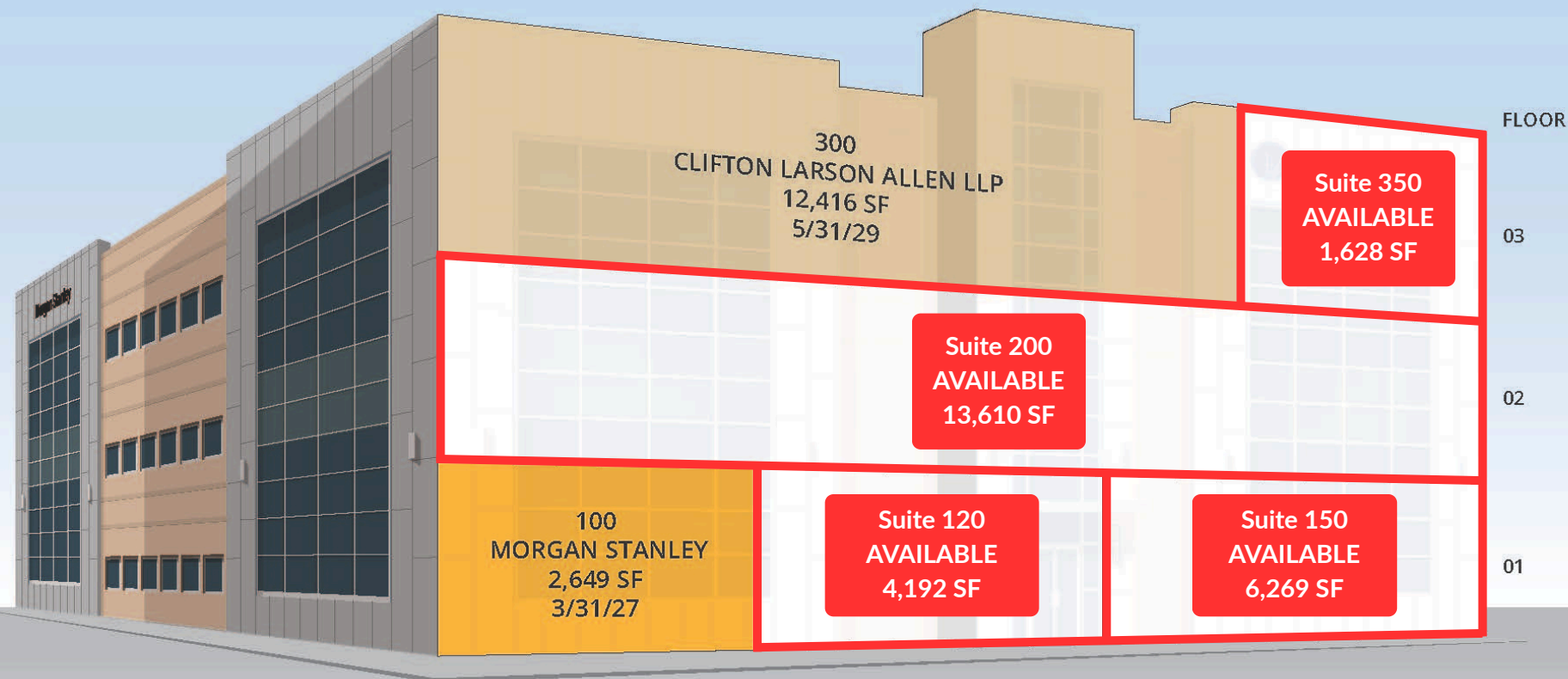


417 1st Avenue SE | Cedar Rapids, IA 52401

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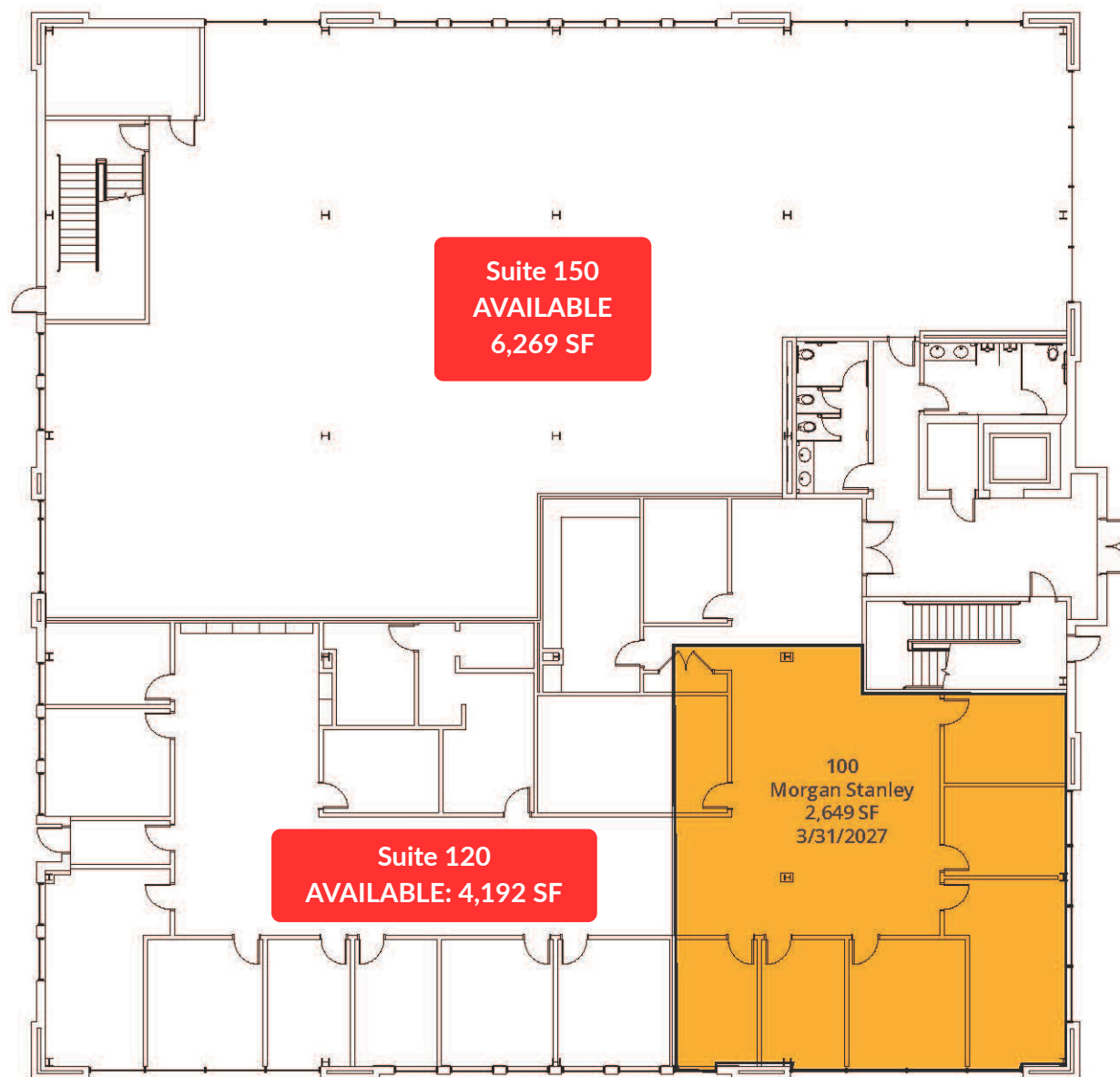


STACKING PLAN



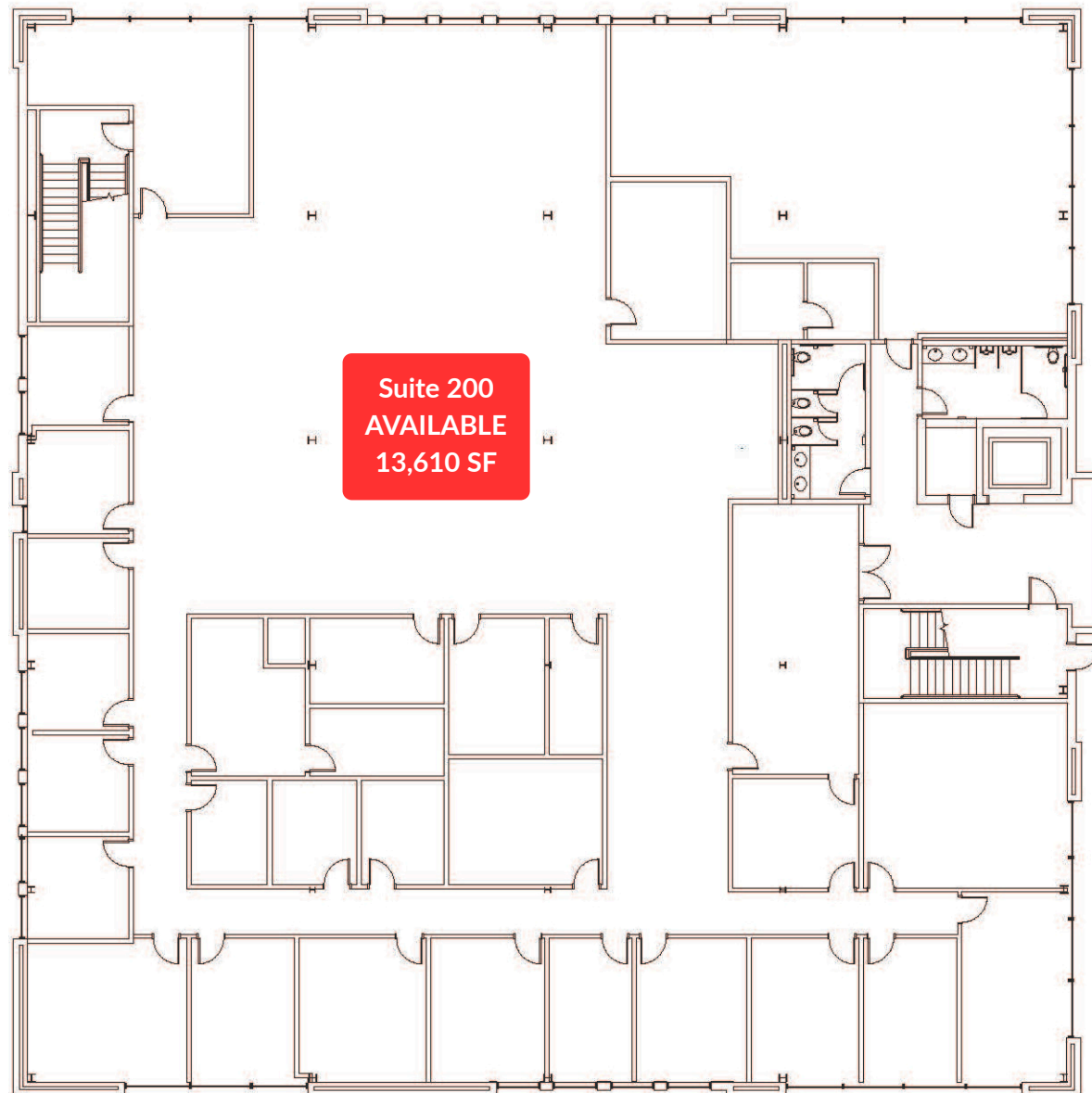


FLOOR PLAN – GROUND FLOOR



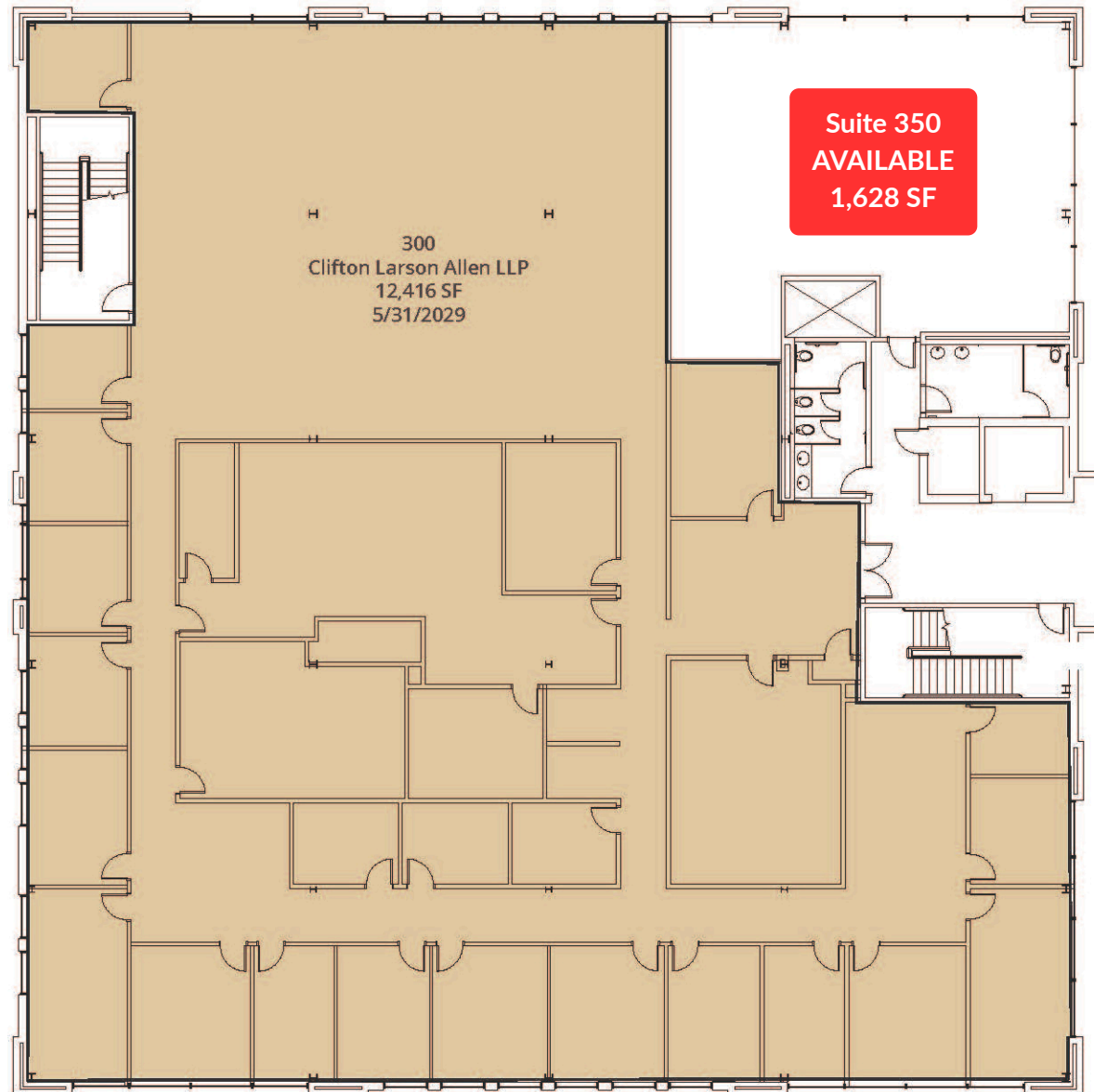


FLOOR PLAN – SECOND FLOOR



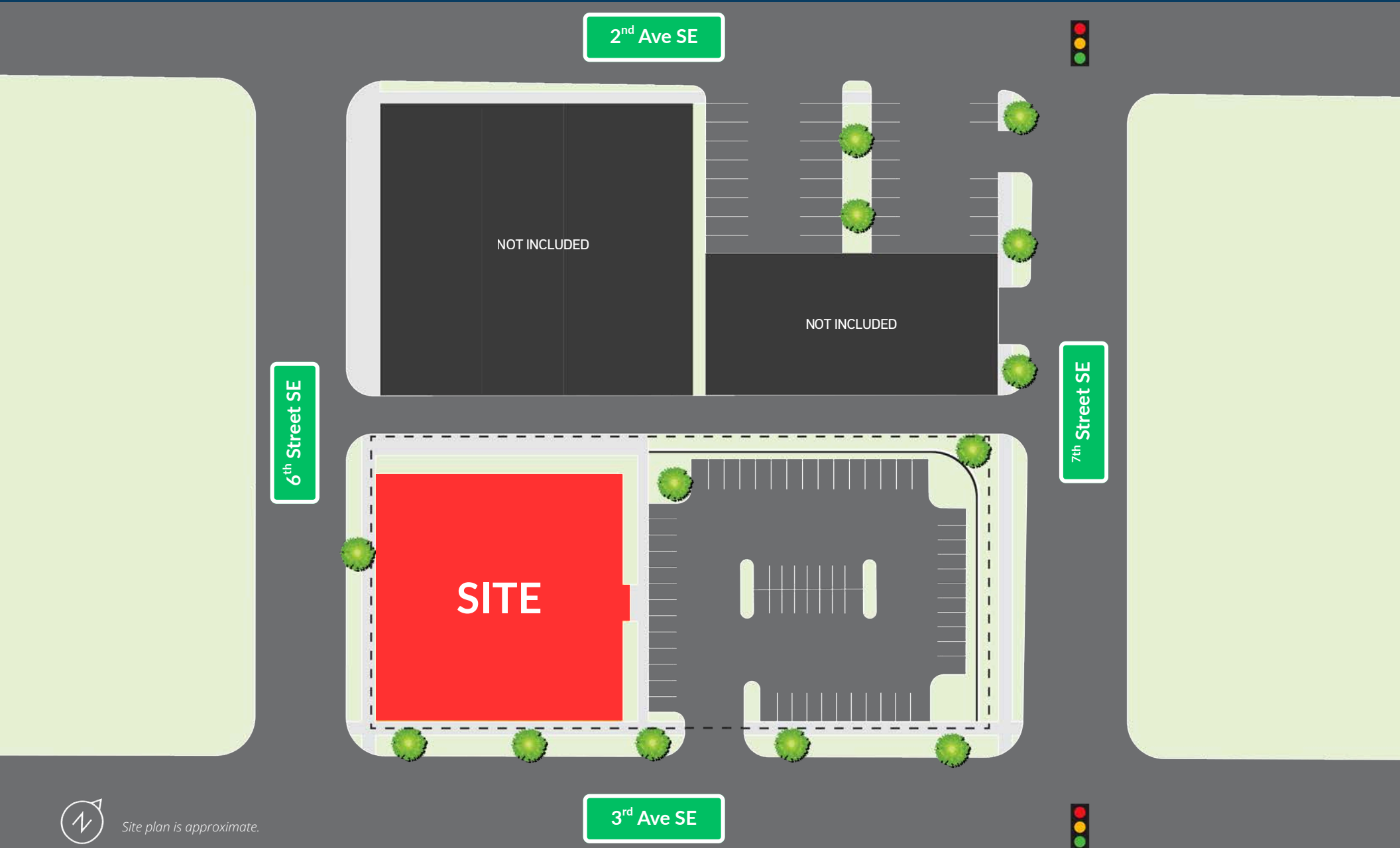


FLOOR PLAN – THIRD FLOOR





SITE PLAN



Site plan is approximate.

600 3rd Ave SE | Cedar Rapids, IA

PARCEL MAP



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AERIAL MAP





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 | 25,359 | 49,986 | 115,834 |
| | 2025 Population | 10,017 | 74,824 | 145,653 |
| | Annual Population Growth Rate | 0.51% | 0.03% | 0.18% |
| | 2025 Median Age | 31.8 | 38.0 | 37.9 |
| | 2025 Total Households | 4,067 | 32,961 | 63,354 |
| | Annual Household Growth Rate | 0.84% | 0.21% | 0.35% |
| | 2025 Average Household Income | \$64,369 | \$83,259 | \$89,662 |
| | Daily Traffic Count: 4,910 VPD | | | |





CONTACTS



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