

OFFICE FOR LEASE

Available SF: 4,560 - 10,134 SF

1501 BOYSON SQUARE DR
HIAWATHA, IA 52233

MICHAEL GIBBS

319.731.3417

mgibbs@gldcommercial.com

ADAM GIBBS, SIOR

319.731.3415

agibbs@gldcommercial.com

427 1ST STREET SE, SUITE 200, CEDAR RAPIDS, IA 52401 | 319.731.3400 | GLDCOMMERCIAL.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$11.25 SF/yr (NNN)
Operating Expense Estimate:	\$6.37/SF
Building Size:	20,268 SF
Available SF:	4,560 - 10,134 SF
Lot Size:	3.48 Acres
Year Built:	2010
Zoning:	C-ORS

LOCATION OVERVIEW

Conveniently located in Hiawatha within 1/2 mile of I-380.

PROPERTY OVERVIEW

Move in ready office space for sublease with existing furniture included. Suite 201 features 11 private offices, two conference rooms, and a break area. Suite 203 has 5 private offices with large glass windows, a fully glass conference room, a break area, a reception area, and storage space. This 2nd floor space is ADA compliant with an elevator, there are common area restrooms, and an abundance of off street parking.

PROPERTY HIGHLIGHTS

- Immediate possession with furniture included
- Plenty of off-street parking

MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,560 - 10,134 SF	Lease Rate:	\$11.25 SF/yr

AVAILABLE SPACES

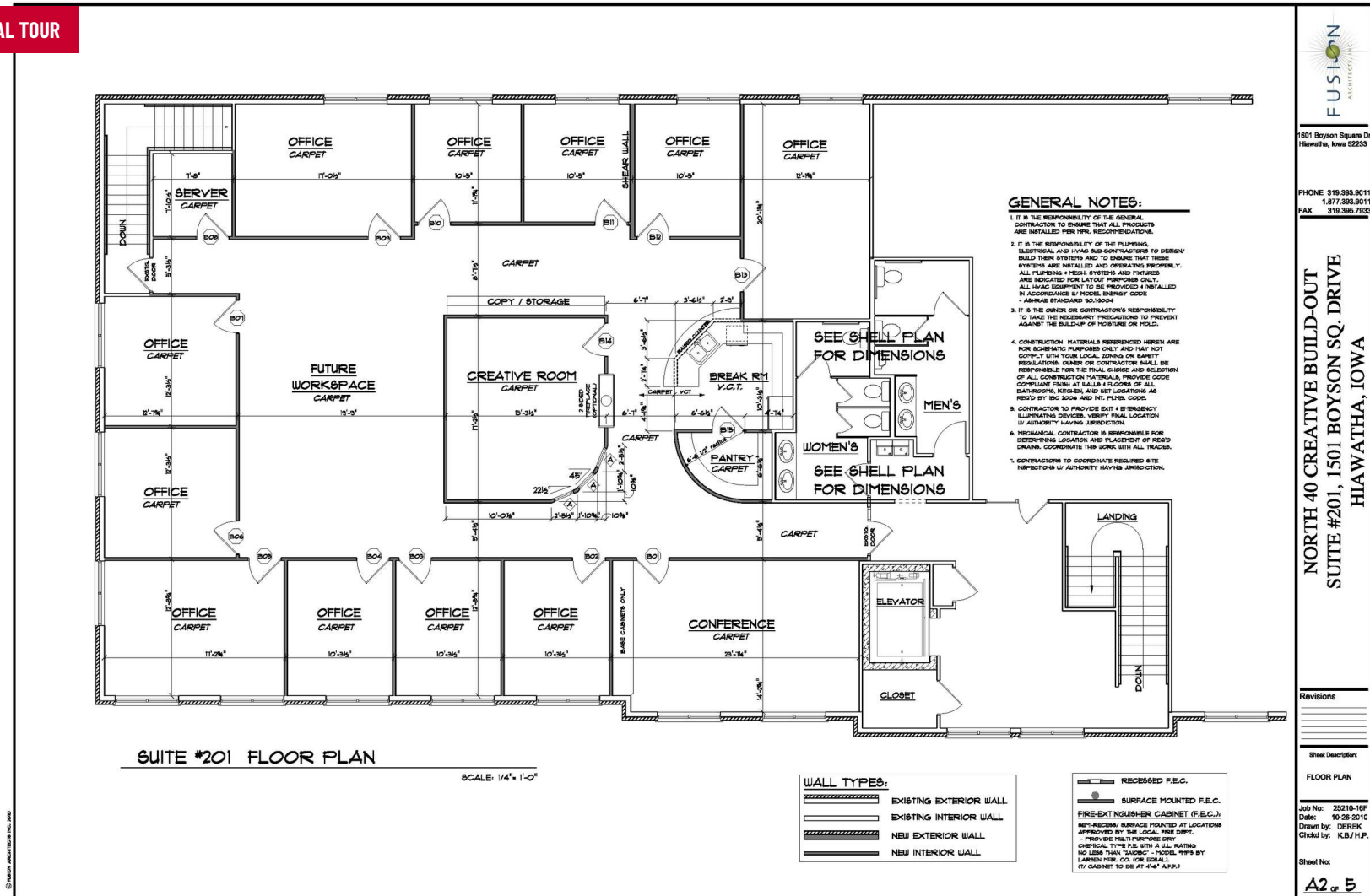
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 201	Available	4,560 SF	NNN	\$11.25 SF/yr
Suite 203	Available	5,574 SF	NNN	\$11.25 SF/yr
Suites 201 & 203	Available	10,134 SF	NNN	\$11.25 SF/yr

MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

FLOOR PLAN - SUITE 201

360° VIRTUAL TOUR



FUSION
ARCHITECTS, INC.

1601 Boyson Square Dr
Hiawatha, Iowa 52233

PHONE 319.393.9011
1.877.393.9011
FAX 319.396.7335

**NORTH 40 CREATIVE BUILD-OUT
SUITE #201, 1501 BOYSON SQ. DRIVE
HIAWATHA, IOWA**

Revisions

Sheet Description:
FLOOR PLAN

Job No: 20210-19F
Date: 10-28-2019
Drawn by: DEREK
Checked by: K.B./H.P.

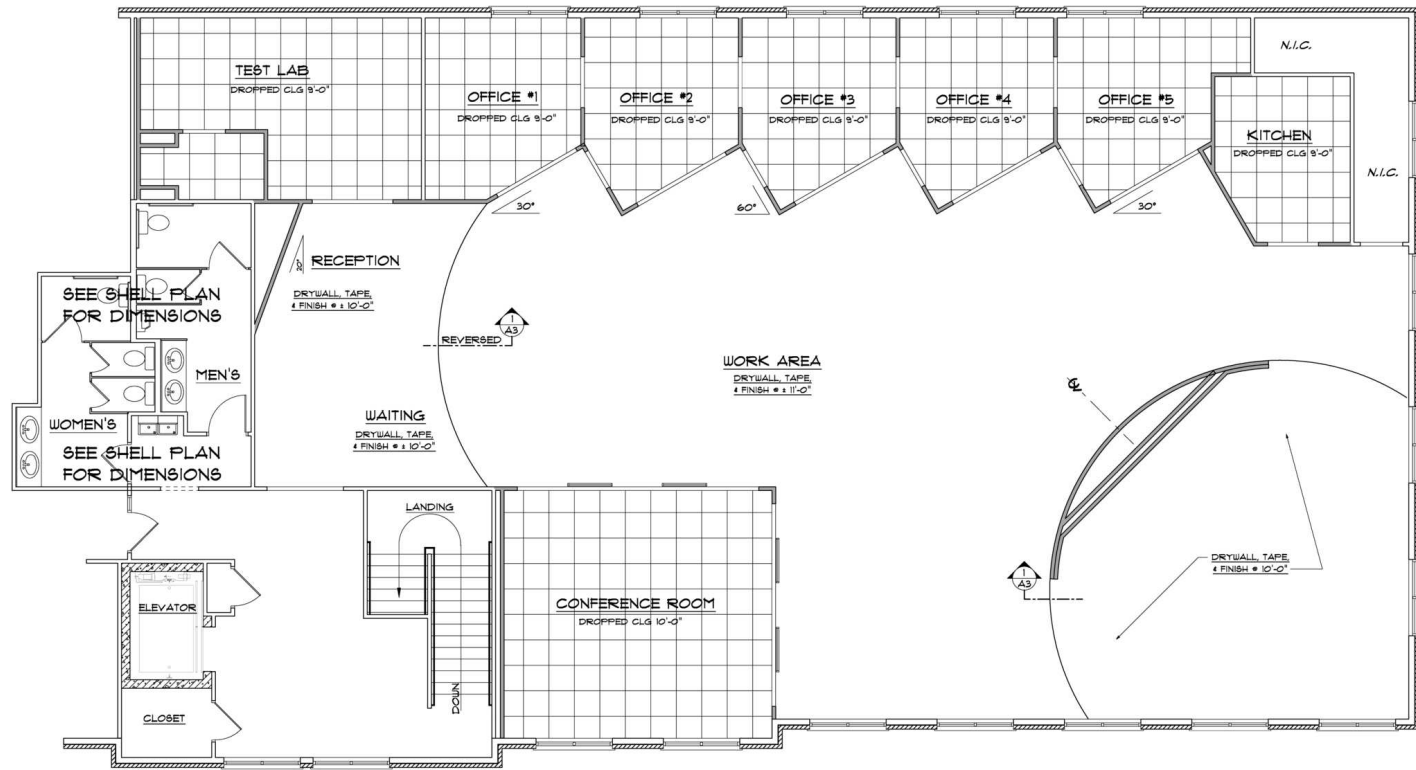
Sheet No:
A2 of 5

MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

FLOOR PLAN - SUITE 203

360° VIRTUAL TOUR

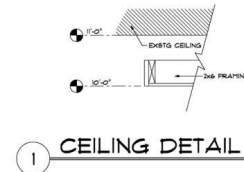


SUITE #203 CEILING PLAN

SCALE: 1/4" = 1'-0"

CEILING PLAN NOTES:

1. CEILING GRID LAYOUT IS FOR SCHEMATIC PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY PROPER GRID LAYOUT.
2. MECHANICAL CONTRACTOR TO VERIFY & PROVIDE DIFFERENTIAL RISER QUANTITIES AND LOCATIONS AS REQUIRED.
3. LIGHT FIXTURES SHOWN IN CLG. GRID ARE FOR SCHEMATIC PURPOSES ONLY. ELECTRICIAN TO VERIFY & PROVIDE EQUIPMENT AS REQUIRED.
4. COORDINATE W/ CONTRACTOR FOR TYPE, COUNT, & SUBMITTALS OF RISER & LIGHT FIXTURES.



1641 Boyson Square Dr
SUITE #100
Hiawatha, Iowa 52233

PHONE 319.393.9011
1.877.393.9011
FAX 319.395.7933

MOBILE DEMAND BUILD-OUT
SUITE #203, 1501 BOYSON SQ. DRIVE
HIAWATHA, IOWA

Revisions

Sheet Description:
REFLECTED
CEILING PLAN

Job No: 03012-16F
Date: 11-08-2012
Drawn by: DESERK
Chkd by: K.B./W.S.

Sheet No:

A3 OF 5

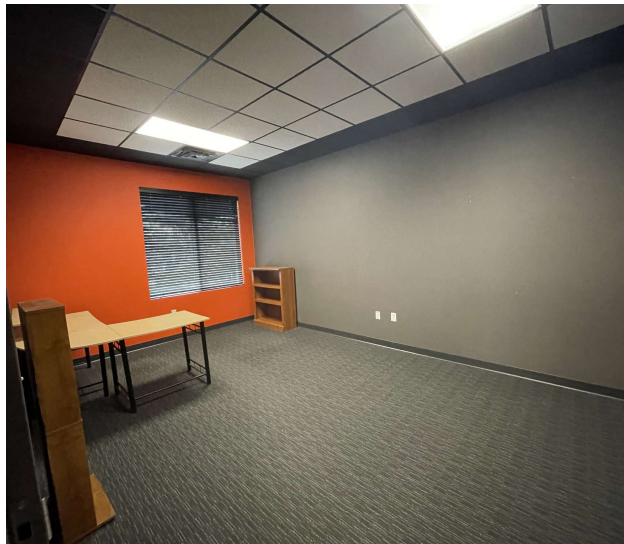
SUITE 203

Floor Plan Information

MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

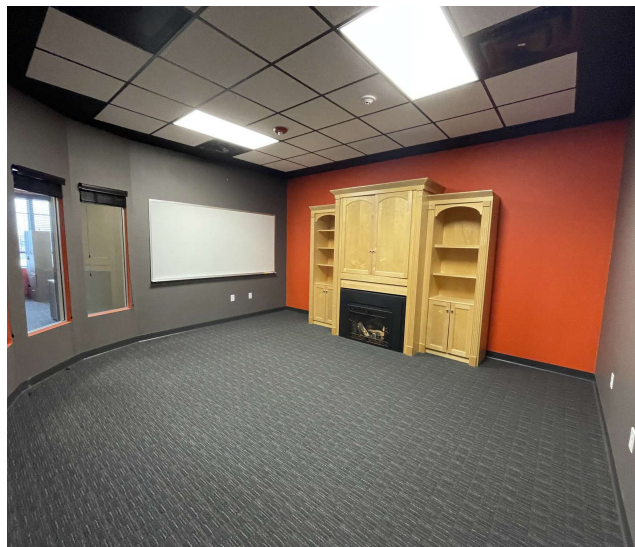
PHOTOS - SUITE 201



MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

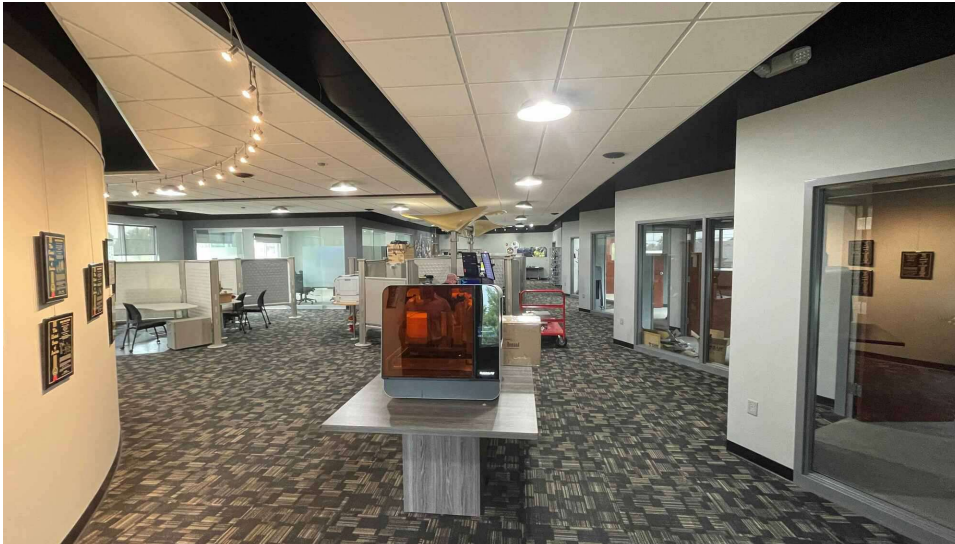
PHOTOS - SUITE 201



MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

PHOTOS - SUITE 203



MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

AERIAL MAP



MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

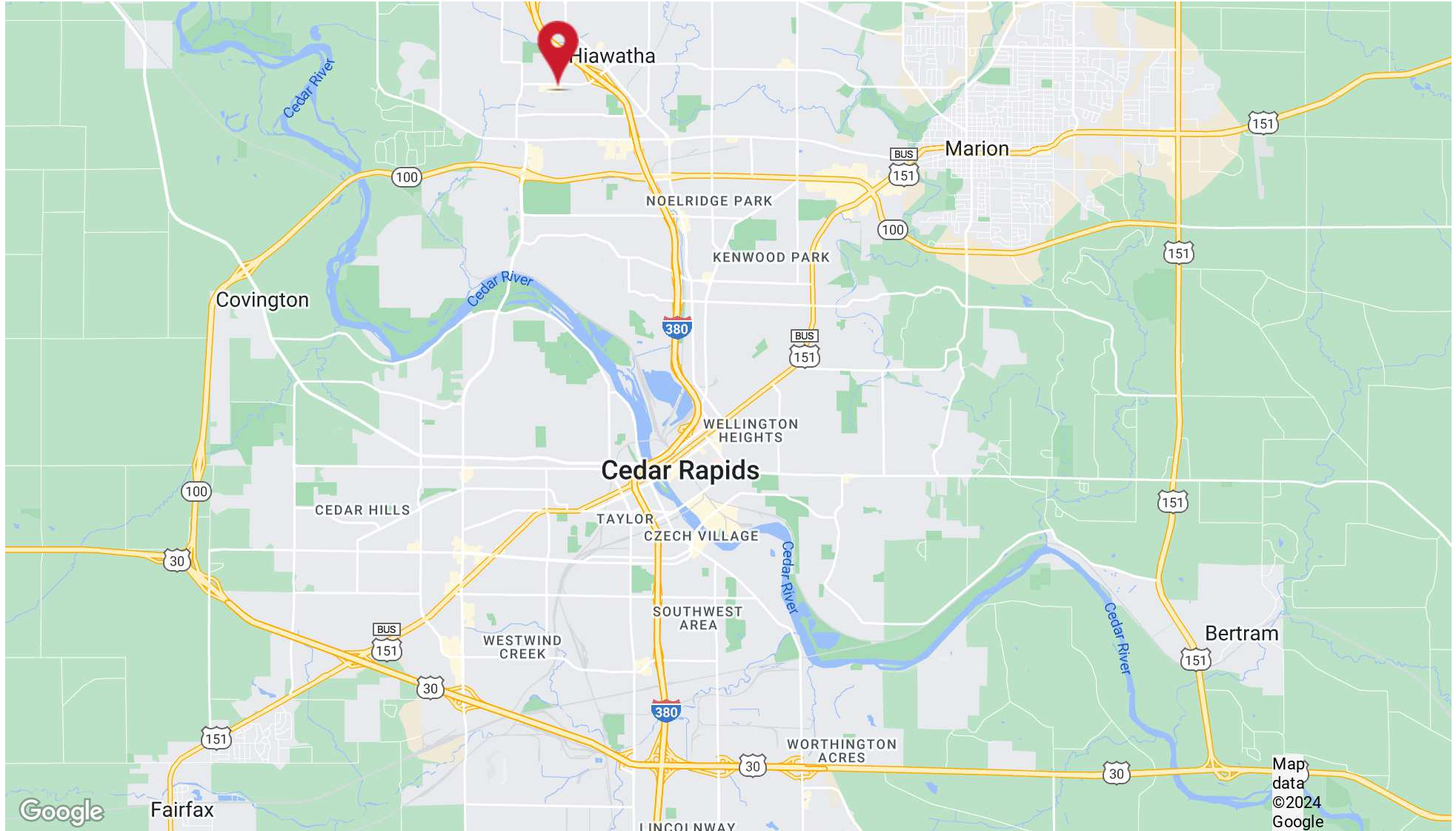
RETAILER MAP



MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

LOCATION MAP



MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com

SERVICE PROVIDERS**AVERAGE UTILITY BILLING**

- Alliant Energy - Electric
Suite 201: \$262/mo Suite 203: \$262/mo
- MidAmerican Energy - Gas
Suite 201: \$43/mo Suite 203: \$41/mo
- Hiawatha Water Dept - Water
2nd Floor: \$53/mo

Averages as of September 10, 2024

INTERNET/PHONE PROVIDER

Mediacom Business
(866) 967-2241

* All information is deemed reliable but not guaranteed. It is the responsibility of the tenant to do their own due diligence.

MICHAEL GIBBS
319.731.3417
mgibbs@gldcommercial.com

ADAM GIBBS, SIOR
319.731.3415
agibbs@gldcommercial.com