



2110
2110 FISERV DR SW
CEDAR RAPIDS, IA 52404

CLASS A OFFICE FOR SALE/LEASE

20,000 - 40,770 SF



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

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PROPERTY OVERVIEW

Exceptional Class A office opportunity at 2110 Fiserv Drive SW. This two-story office building was substantially remodeled in 2023 and offers a modern, professional environment in turn-key condition. This property is available for both sale and lease, providing flexibility for owner-users, investors, and tenants seeking high-quality office space without the time and expense associated with a major build-out. For lease, the Landlord is willing to subdivide the building and accommodate a variety of space configurations, making the property well suited for both larger corporate users and tenants with more modest space requirements. Flexible layouts can be tailored to meet individual operational needs. With its recent renovation, Class A finishes, flexible occupancy options, and ability to accommodate a wide range of users, 2110 Fiserv Drive SW represents a rare opportunity to lease or acquire a move-in-ready office facility.

OFFERING SUMMARY

Sale Price:	\$3,995,000
Lease Rate:	\$9.95 SF/yr (NNN)
Operating Expense Estimate:	\$5.10/SF
Net Real Estate Taxes:	\$115,434
Building Size:	40,770 SF
Available SF:	20,000 - 40,770 SF
Lot Size:	4.44 Acres
Price / SF:	\$97.99
Year Built:	1999
Zoning:	S-MC, Suburban Mixed Use Community Center



EXECUTIVE SUMMARY

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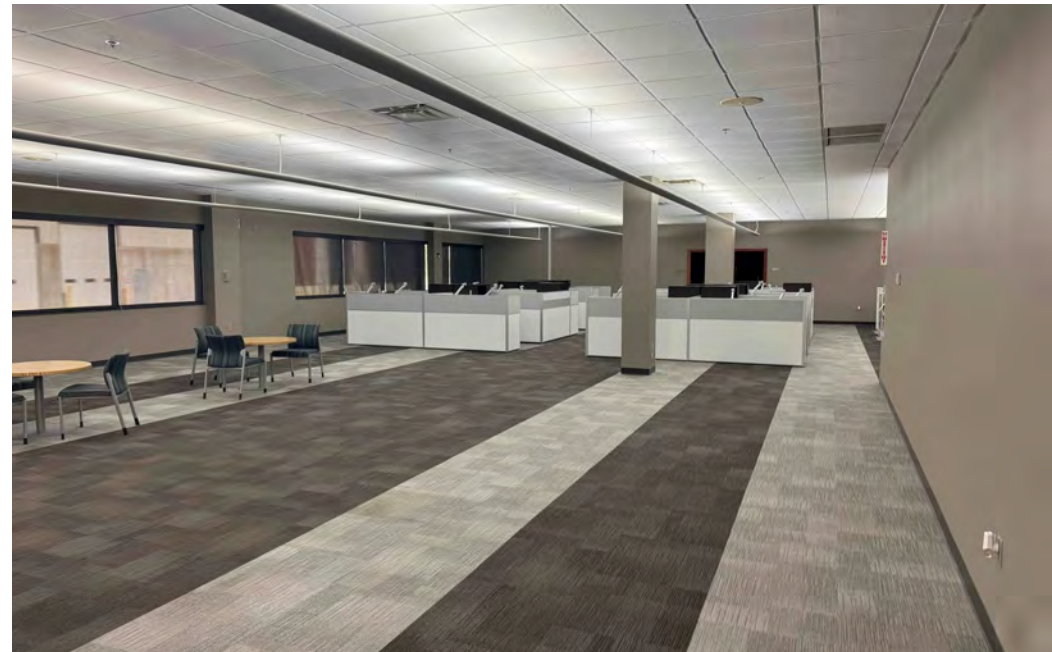
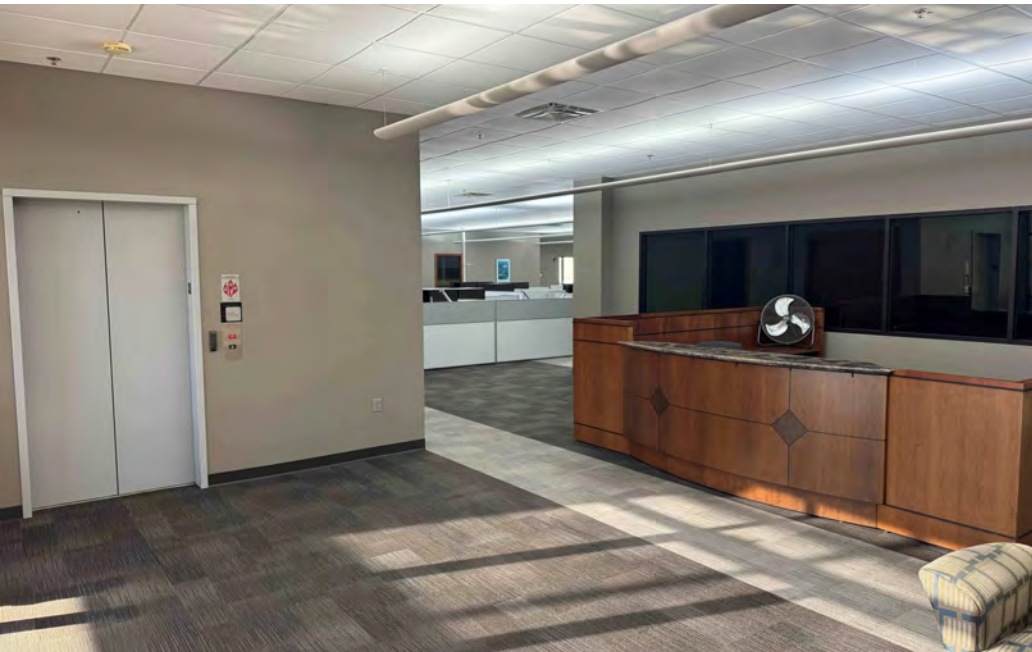
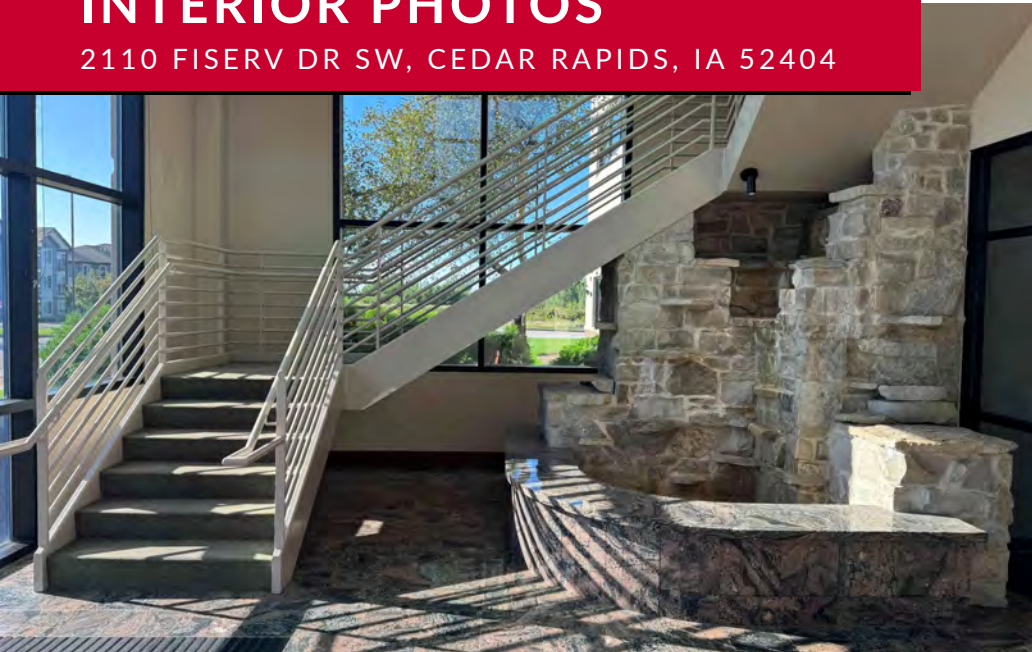
ADDITIONAL PHOTOS

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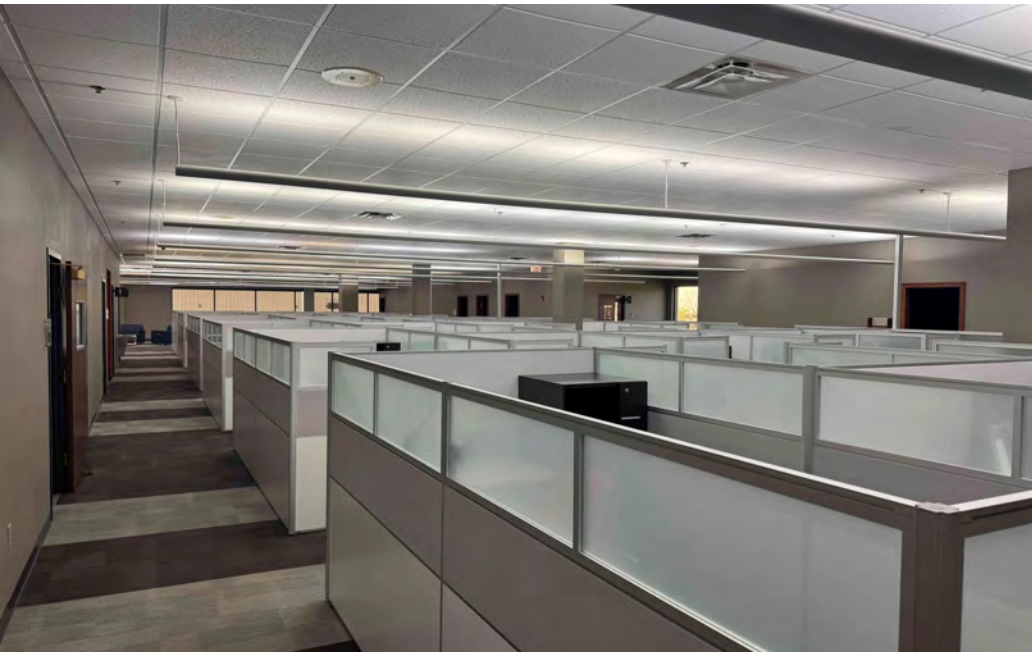
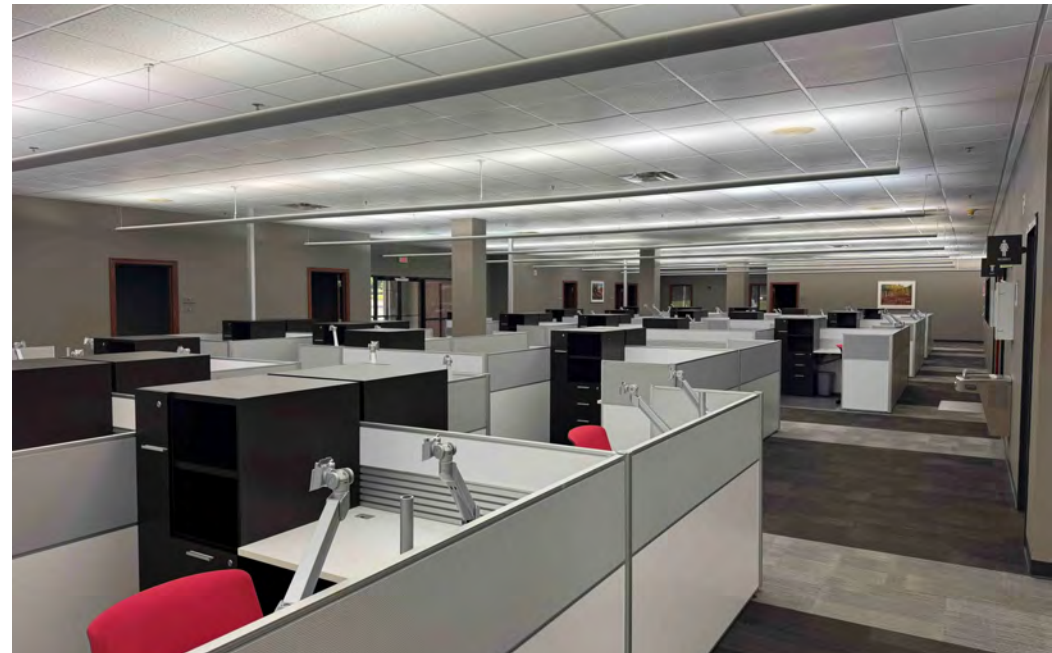
INTERIOR PHOTOS

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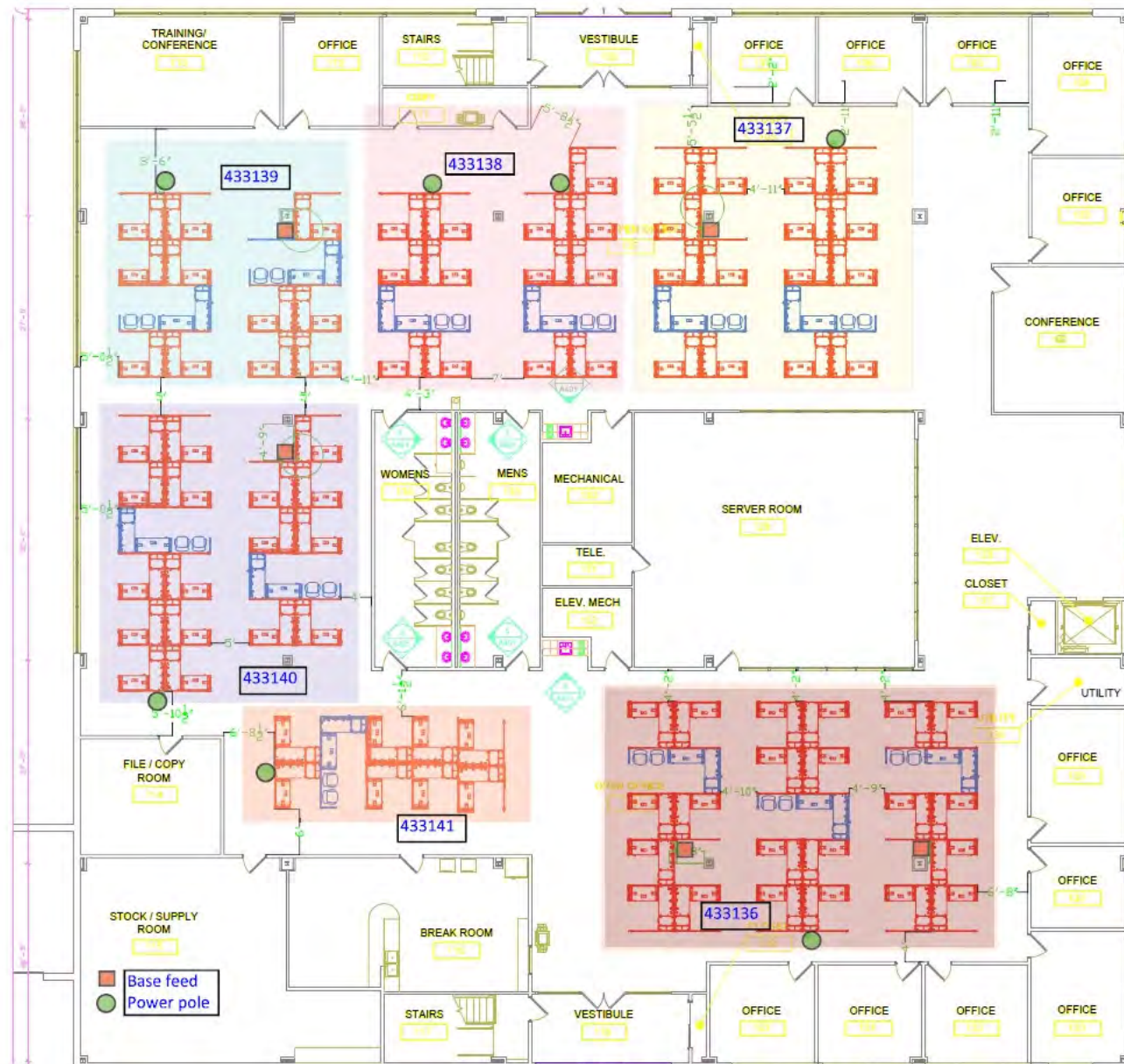
INTERIOR PHOTOS

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FLOOR PLAN - 1ST FLOOR

2110 FISERV DR SW, CEDAR RAPIDS, IA 52404



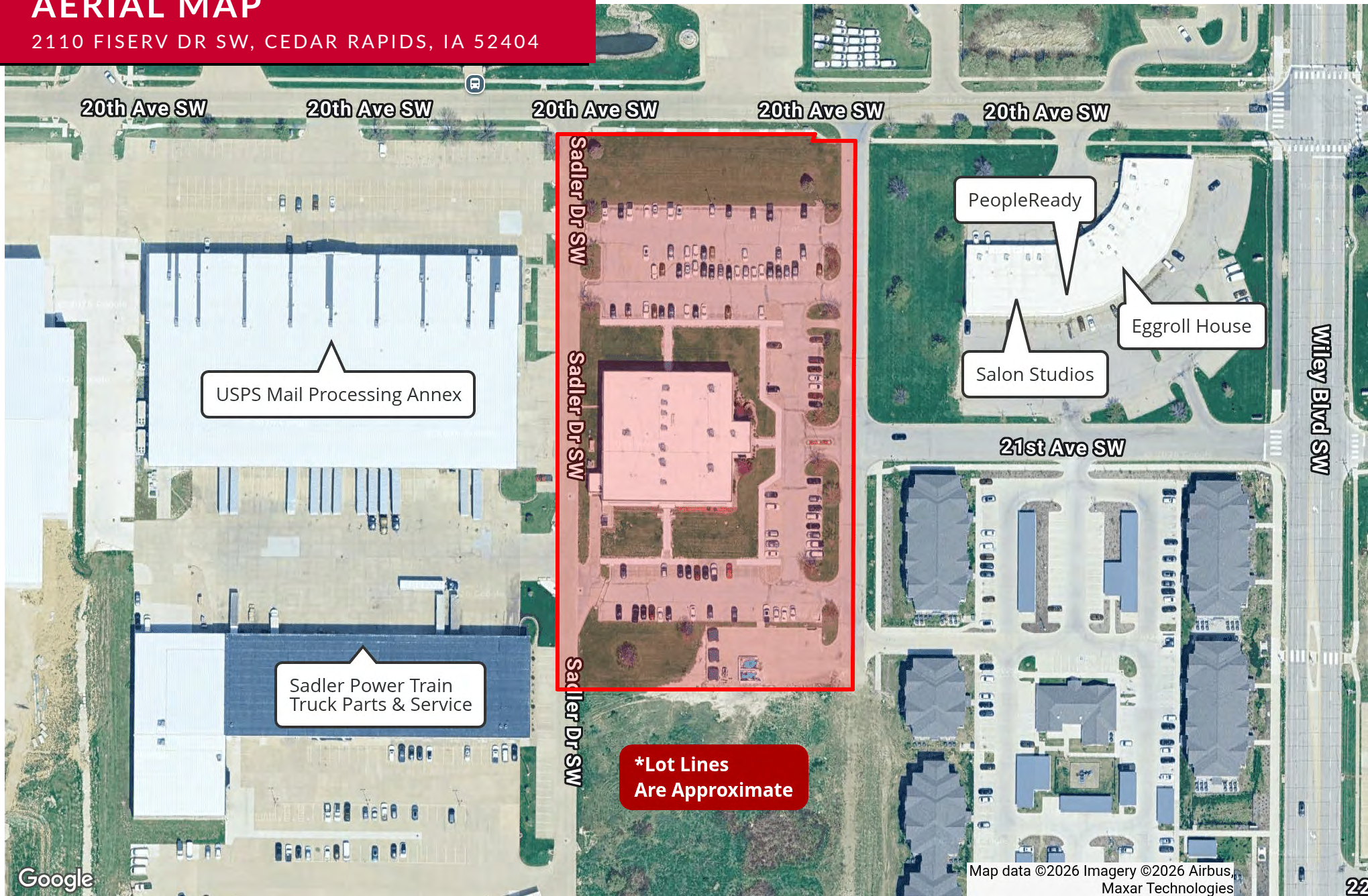
FLOOR PLAN - 2ND FLOOR

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AERIAL MAP

2110 FISERV DR SW, CEDAR RAPIDS, IA 52404



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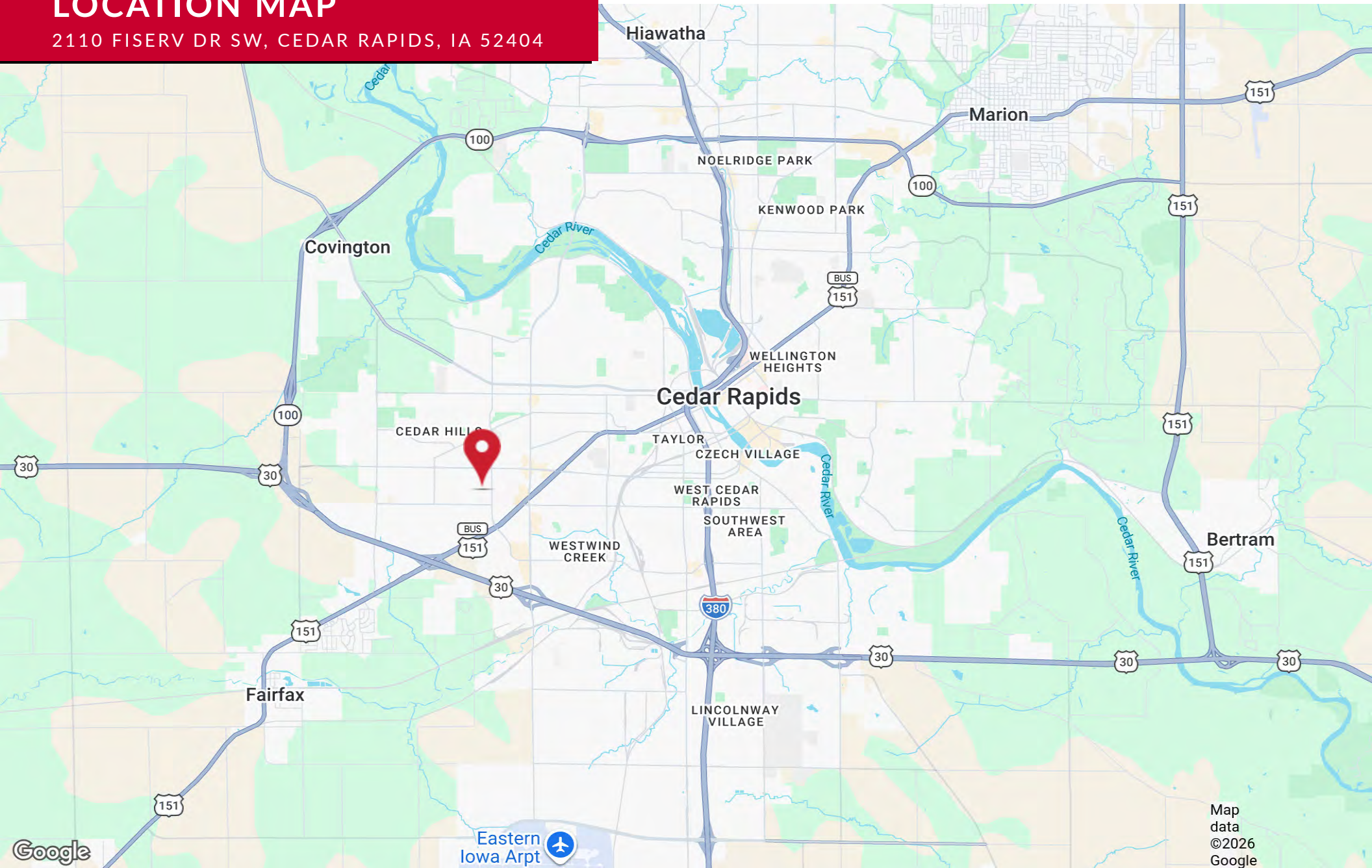


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LOCATION MAP

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SERVICE PROVIDERS

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Utilities

AVERAGE UTILITY BILLING

- Alliant Energy - Electric: \$2,909/month
- MidAmerican Energy - Gas: \$408/month
- Cedar Rapids Water Dept: \$691/month

Averages as of September 16, 2026

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