

PLAZA TOWERS

221 E COLLEGE ST, IOWA CITY, IA 52240

THE CHAUNCEY

404 E COLLEGE ST, IOWA CITY, IA 52240

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Iowa Commercial Advisors



Parking garage
adjacent to building



Proximity to UIHC
& STEAD Family
Children's Hospital



Within walking distance
of University of Iowa &
Pedestrian Mall



Proximity to Kinnick
Stadium and Carver
Hawkeye Arena

OVERVIEW

A rare investment opportunity to own luxury high-end condominium space within two of downtown Iowa City's stunning Class A high-rises: Plaza Towers and The Chauncey. These landmark towers, feature former upscale hotels, retail, and commercial office space. Condominium units are now available for ownership, allowing investors to secure a portion of the city's most sought-after urban environments. With their exceptional architecture, prime walkable location, and proven history as high-value mixed-use properties, Plaza Towers and The Chauncey present an unparalleled chance to invest in downtown Iowa City's vibrant and growing core.

THE CHAUNCEY

404 E College St, Iowa City, IA 52240

PROPERTY HIGHLIGHTS

Located at 404 E College St in downtown Iowa City, The Chauncey is a striking 15-story mixed-use high-rise that opened in 2019-2020. Its modern glass-and-steel façade and prominent height represents a major development in Iowa City's downtown landscape. A variety of spaces with varying square footage are available in this Class A building.

AVAILABLE CONDOMINIUMS



SUITES 101 & 201 | 15,896 SF | SOLD

Turnkey restaurant space with a bowling alley and executive kitchen



SUITE 202 | Coffee Shop | SOLD

Cozy coffee shop with a 2nd floor view and exceptional natural lighting



SUITE 300 | RSM | 9,650 SF

Investment opportunity, Class A office with a credit tenant



SUITES 301 & 403 | 7,429 SF & 6,616 SF

Shell office space with great views, convenient parking and proximity to downtown amenities



SUITES 501 - 813 | 32,679 SF | UNDER CONTRACT

High-end luxury hotel rooms with kitchenettes

FEATURED CO-TENANTS



BRADLEY & RILEY PC
ATTORNEYS AND COUNSELORS
CEDAR RAPIDS • IOWA CITY



CONTACT AGENT FOR PRICING



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

THE CHAUNCEY

404 E College St | Iowa City, IA 52240

SUITES 101 & 201 | **SOLD** Restaurant & Bowling Alley

The restaurant and bowling alley in The Chauncey is a two-level, 12-lane entertainment venue with an arcade, bar, and significant lower-level street frontage. Purpose-built acoustic and vibration controls support its operation within the mixed-use tower.

SUITE 202 | **SOLD** Coffee Shop

The coffee shop occupies space on the second floor adjacent to common areas, with seating nearby for residents, office workers, hotel guests, and cinema patrons. It offers an intimate, relaxed experience, with bright southern-facing windows.

SUITE 300 | 9,650 SF Commercial Office | RSM

Investment opportunity with RSM US LLP, a well-known middle-market audit, tax, and consulting firm. RSM occupies this 9,650 SF suite and adds stability, prestige, and recurring demand to the upper-tier office component.



CUSHMAN &
WAKEFIELD

Iowa Commercial Advisors

THE CHAUNCEY

404 E College St | Iowa City, IA 52240

SUITE 301 | 7,429 SF SUITE 403 | 6,616 SF Commercial Office Space

Open floor plans ready for tenant improvements with great natural lighting and large windows.

SUITES 501 - 813 | **UNDER CONTRACT** Former Hotel

Fifty-one guest rooms located on floors 5-8. All rooms feature full kitchenettes with a stovetop, dishwasher, and refrigerator, making them ideal for extended stays or apartments. The design emphasizes natural light and views, many rooms have floor-to-ceiling glass for downtown or campus views.



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PLAZA TOWERS

221 E College St, Iowa City, IA 52240

PROPERTY HIGHLIGHTS

Plaza Towers in Iowa City, Iowa, is a landmark 12-13 story mixed-use building located at 221 E. College St. It is prominently positioned at the east end of the Pedestrian Mall. Completed in 2004, the development invigorated downtown by adding permanent residents, and creating a community gathering spot. Condominiums with varying square footage are available in this Class A building, including two restaurants and a food market.

AVAILABLE CONDOMINIUMS



SUITES 201 & 210 | 13,021 SF

Modern event space perfect for corporate or personal events



SUITE 300 | 1,335 SF | **UNDER CONTRACT**

Modern office space that features great views, convenient parking, and proximity to downtown amenities



SUITE 301 | 3,265 SF | **UNDER CONTRACT**

Modern office and/or event space with access to large third floor patio
*may be combined with Suite 300



SUITES 401 - 619 | **UNDER CONTRACT**

High-end luxury hotel rooms with kitchenettes and beautiful city views

FEATURED CO-TENANTS



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WAKEFIELD**

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PLAZA TOWERS

221 E College St | Iowa City, IA 52240

SUITES 201 & 210 | 13,021 SF Event and/or Office Space

This beautiful open space includes multiple rooms with floor-to-ceiling windows.

SUITE 300 | **UNDER CONTRACT** Commercial Office

Commercial office space on the 3rd floor ready for occupancy.

SUITE 301 | **UNDER CONTRACT** Commercial Office and Event Space

A light-filled Class A condo on the third floor featuring a large glass floor to ceiling wall and access to the rooftop terrace.

SUITES 401 - 619 | **UNDER CONTRACT** Former Hotel

Fifty-six guest rooms located on floors 4-6. All rooms feature full kitchenettes with a stovetop, dishwasher, and refrigerator, making them ideal for extended stays or apartments. The design emphasizes natural light and downtown and campus views.



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PLAZA TOWERS & THE CHAUNCEY

221 & 404 E College St | Iowa City, IA 52240



LOCAL AMENITIES

Downtown Iowa City is a vibrant, walkable hub that blends the energy of the University of Iowa with a lively mix of shops, restaurants, and entertainment in its iconic Pedestrian Mall. Just west of campus, the University of Iowa Hospitals & Clinics, Kinnick Stadium, and Carver-Hawkeye Arena form a major center for healthcare, sports, and community pride, drawing visitors year-round. A few miles away in Coralville, the Coral Ridge Mall adds large-scale shopping and entertainment, completing a dynamic region that combines academic life, urban culture, and suburban convenience.



ICR IOWA

Iowa City is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 3-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



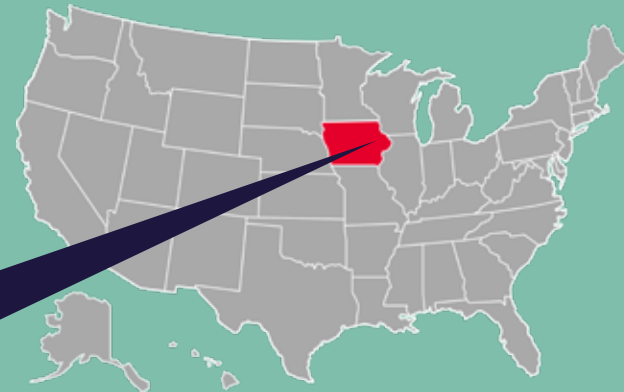
8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE



IOWA CITY



2024 EST. SUMMARY

	3 MILE	5 MILES	10 MILES
Population	82,553	107,988	149,562
Households	34,530	44,612	60,538
Total Employees	66,852	76,619	91,563
Median Age	28.0	29.7	31.4
Average Household Income	\$82,296	\$96,813	\$104,260

Iowa City, Iowa is located in the heart of the Midwest. It is within 3-5 hour drive from the major key cities of the Midwest; Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis. Iowa City is also home to the University of Iowa Hawkeyes and the University of Iowa Hospitals and Clinics which is a nationally recognized medical center.

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