

# FOR SALE



## 673 WESTBURY DR, STE 102 & 201, IOWA CITY

### \$1,050,000

Eastside office suites at Olde Towne Village with high visibility from Rochester Ave/Herbert Hoover Hwy. This offering is a combination of two attractive & well maintained suites. The top floor suite of 3855 SF plus 1579 SF on the 1st floor suite. The building has a common entry & is elevator served. Top floor has 11 private windowed offices, kitchenette, large conference room, waiting area, reception & 3 ADA bathrooms. The first floor has 4 large private windowed offices, reception & 2 ADA bathrooms. Built in 2007 & in very good condition. There are 50 off-street parking spaces serving this building which has a total of 7,710 square feet. There is a 1st floor unit owned by James Investment Group that is not part of this offering. If leased at a conservative market rent of \$12 NNN, the CAP rate is over 11%, although it is ideal for an owner user. Available the end of Feb 2026.

**Price:**  
\$1,050,000

**Zoning:**  
CC2

**Total SQFT:**  
5,434 SQFT

**Traffic Count:**  
Visible by 5,300 cars on Herbert Hoover Hwy SE per day

**Directions:**  
West bound on Herbert Hoover Hwy from Scott Blvd, right on Eastbury Dr, quick left on Westbury Dr.

Information deemed reliable, but not guaranteed.

**Jeff Edberg, CCIM, SIOR**

**Jeff Edberg Team**

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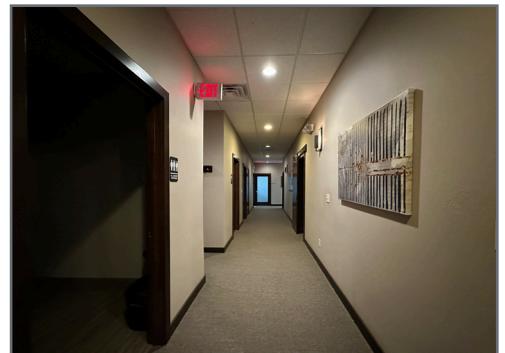
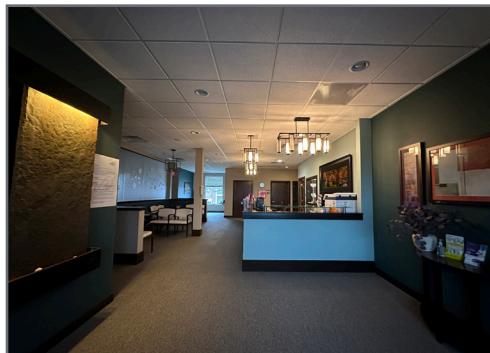
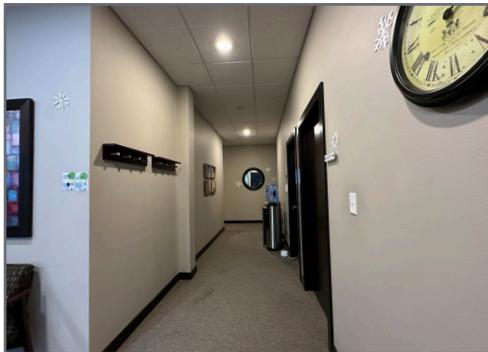
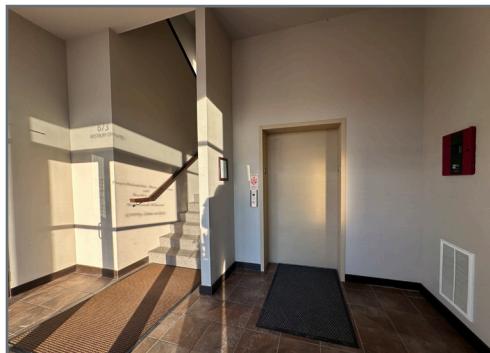
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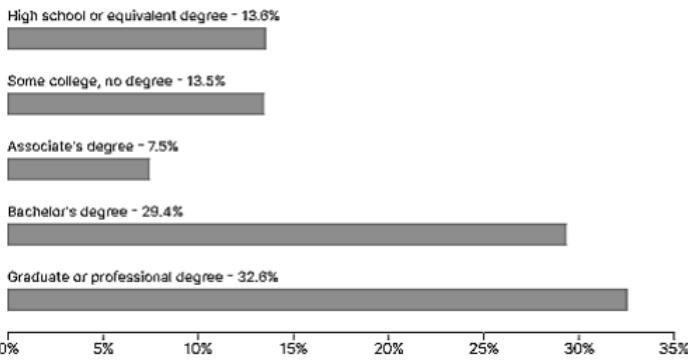
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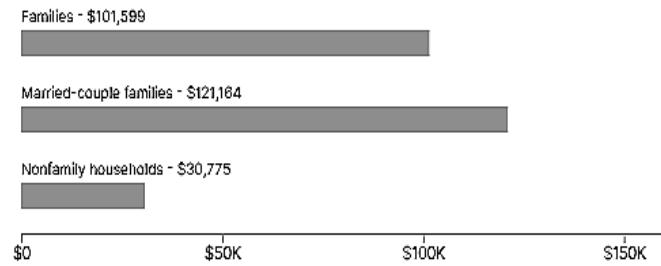
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 <b>Populations and People</b> Total Population <b>74,828</b> <small>PI   2020 Decennial Census</small>	 <b>Income and Poverty</b> Median Household Income <b>\$50,135</b> <small>\$1901   2023 American Community Survey 1-Year Estimates</small>
 <b>Education</b> Bachelor's Degree or Higher <b>62.0%</b> <small>S1501   2023 American Community Survey 1-Year Estimates</small>	 <b>Employment</b> Employment Rate <b>65.6%</b> <small>DP03   2023 American Community Survey 1-Year Estimates</small>
 <b>Housing</b> Total Housing Units <b>32,854</b> <small>HI   2020 Decennial Census</small>	 <b>Health</b> Without Health Care Coverage <b>6.1%</b> <small>S2701   2023 American Community Survey 1-Year Estimates</small>
 <b>Families and Living Arrangements</b> Total Households <b>30,588</b> <small>DP02   2023 American Community Survey 1-Year Estimates</small>	 <b>Race and Ethnicity</b> Hispanic or Latino (of any race) <b>5,451</b> <small>P9   2020 Decennial Census</small>

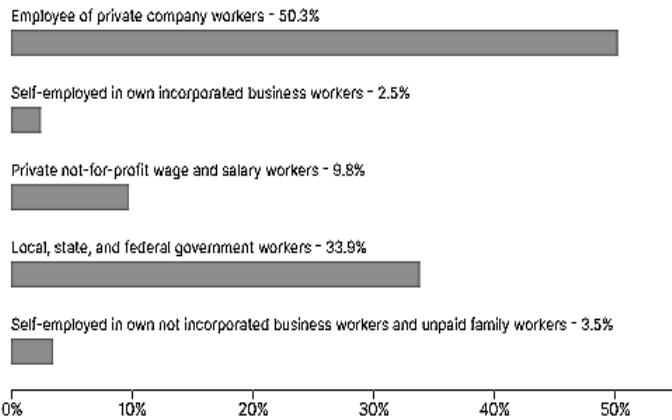
**Education Attainment (Population 25 Years and Older)**  
in Iowa City city, Iowa



**Median Income by Types of Families**  
in Iowa City city, Iowa

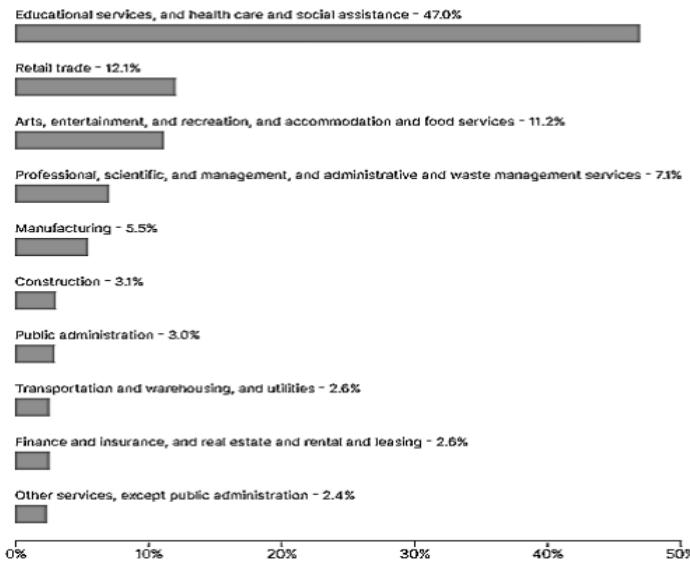


**Class of Worker**  
in Iowa City city, Iowa



**Industry**

**Industry for the Civilian Employed Population 16 Years and Older**  
in Iowa City city, Iowa



United States®  
**Census**  
Bureau

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