

# 2720 1ST AVE NE

CEDAR RAPIDS, IA 52402

## FOR LEASE



**RYAN FITZPATRICK**  
Senior Vice President  
+1 319 431 1898  
rfitzpatrick@iowaca.com

**PARKER RIDGE**  
Associate  
+1 641 226 9983  
pridge@iowaca.com

**CHLOE MARZEN**  
Business Analyst  
**OLIVIA CHRISTIANSON**  
MARKeting Specialist

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

**HUNTER**  
Companies



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

# 2720 1ST AVE NE | SUITE 200

Cedar Rapids, IA 52402

## PROPERTY HIGHLIGHTS

Suite 200 is a professional office space with multiple spacious private offices around the perimeter. The middle area provides flexible collaborative workspace. The suite also features an entryway/waiting area. The opportunities are endless for this office space that is conveniently located on 1st Ave between northern and southern Cedar Rapids.

### PROPERTY FEATURES

Space Available:	5,711 SF
Lease Rate:	\$7.95/SF NNN ( <i>'as is', TIAs negotiable</i> )
Est. OPEX	\$5.91/SF ( <i>tenant's utilities included</i> )
Parking:	On-site parking
Year Built:	1966



CUSHMAN & WAKEFIELD

Iowa Commercial Advisors

2720 1ST AVE NE | SUITE 200  
Cedar Rapids, IA 52402

# FLOOR PLAN



**HUNTER**  
Companies



**CUSHMAN & WAKEFIELD**

Iowa Commercial Advisors

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

# 2720 1ST AVE NE | SUITE 300

Cedar Rapids, IA 52402

## PROPERTY HIGHLIGHTS

Suite 300 is a fully furnished and turnkey office space. It is lined by multiple private offices with a central open concept space that allows for flexible workspaces such as cubicles or collaboration areas. The space also features a breakroom with a kitchnette, two conference rooms, and a work station. The opportunities are endless for this modern office space that is conveniently located on 1st Ave between northern and southern Cedar Rapids.

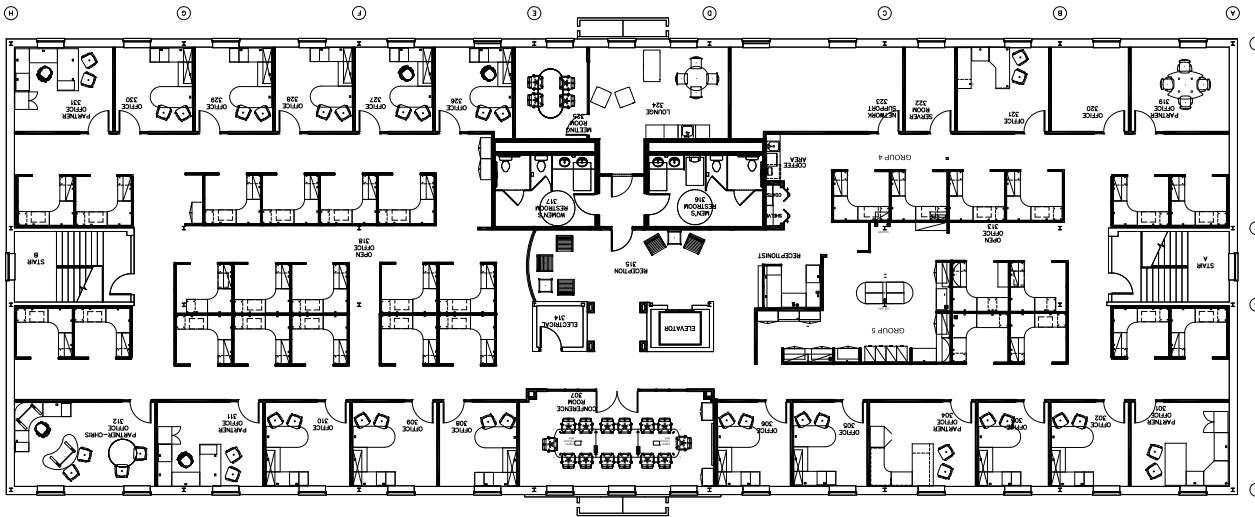
### PROPERTY FEATURES

Space Available:	11,375 SF
Lease Rate:	\$11.95/SF NNN
Est. OPEX	\$5.91/SF <i>(tenant's utilities included)</i>
Parking:	On-site parking
Year Built:	1966



2720 1ST AVE NE | SUITE 300  
Cedar Rapids, IA 52402

# FLOOR PLAN



**HUNTER**  
Companies



**CUSHMAN & WAKEFIELD**

Iowa Commercial Advisors

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

**2720 1ST AVE NE | SUITE 200 & 300**  
Cedar Rapids, IA 52402



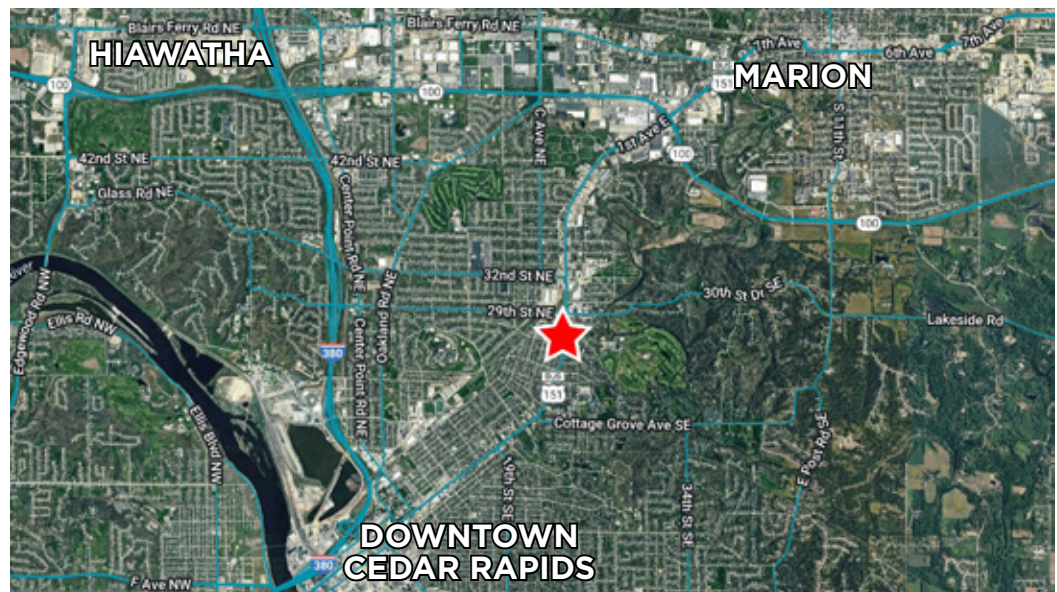
## LOCATION HIGHLIGHTS

- Located on highly trafficked 1st Ave NE
- Signage available along 1st Ave
- Parking lot attached with easy access from A Ave
- Within minutes of downtown Cedar Rapids and the Lindale region
- Centrally located with simple access to Bus 151, I-380, and Hwy 100

**HUNTER**  
Companies



**CUSHMAN &  
WAKEFIELD**  
Iowa Commercial Advisors



2720 1ST AVE NE | SUITE 200 & 300  
Cedar Rapids, IA 52402

# RETAIL AERIAL



# ICR IOWA

Cedar Rapids is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 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

## 7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington

**487,106**  
POPULATION

**\$1,227,628,806**  
ANNUAL GOODS EXPORT

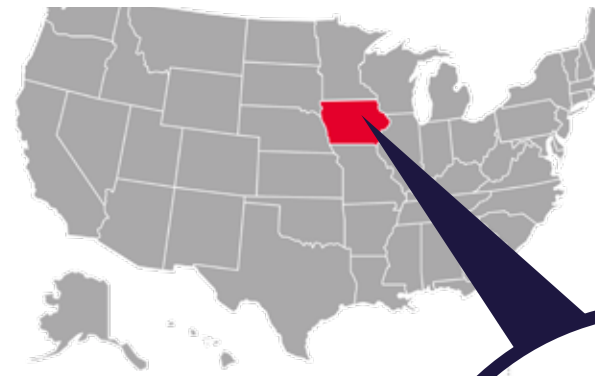
**36,816,284**  
300 MILE POPULATION



**IOWA RANKED #1**  
**OVERALL BEST ST**



**RANKED #2 BEST COST**  
**OF DOING BUSINESS**



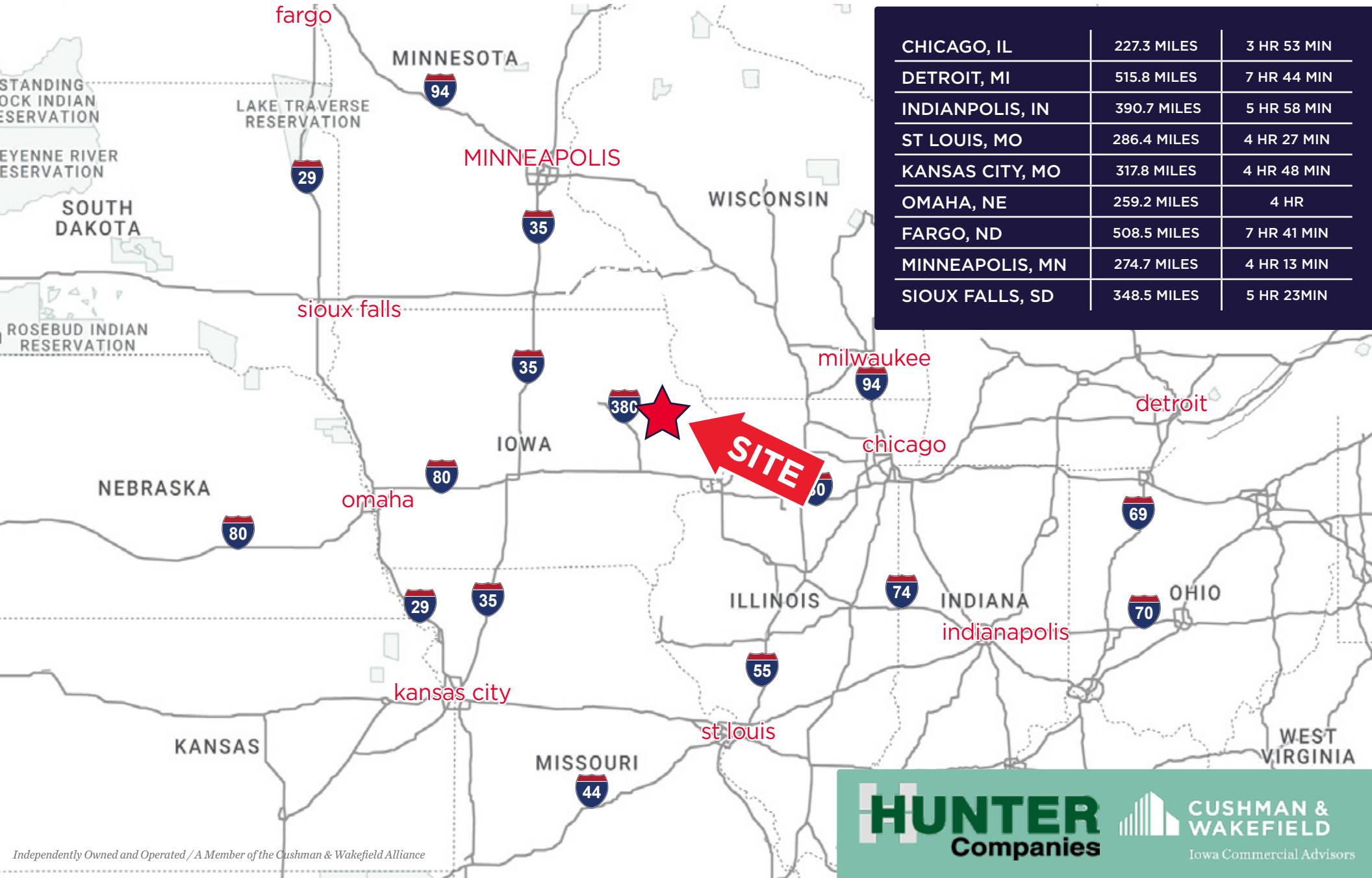
**CUSHMAN & WAKEFIELD**

Iowa Commercial Advisors

**HUNTER**  
Companies

# A CENTRAL LOCATION

## MIDWEST INTERSTATE MAP

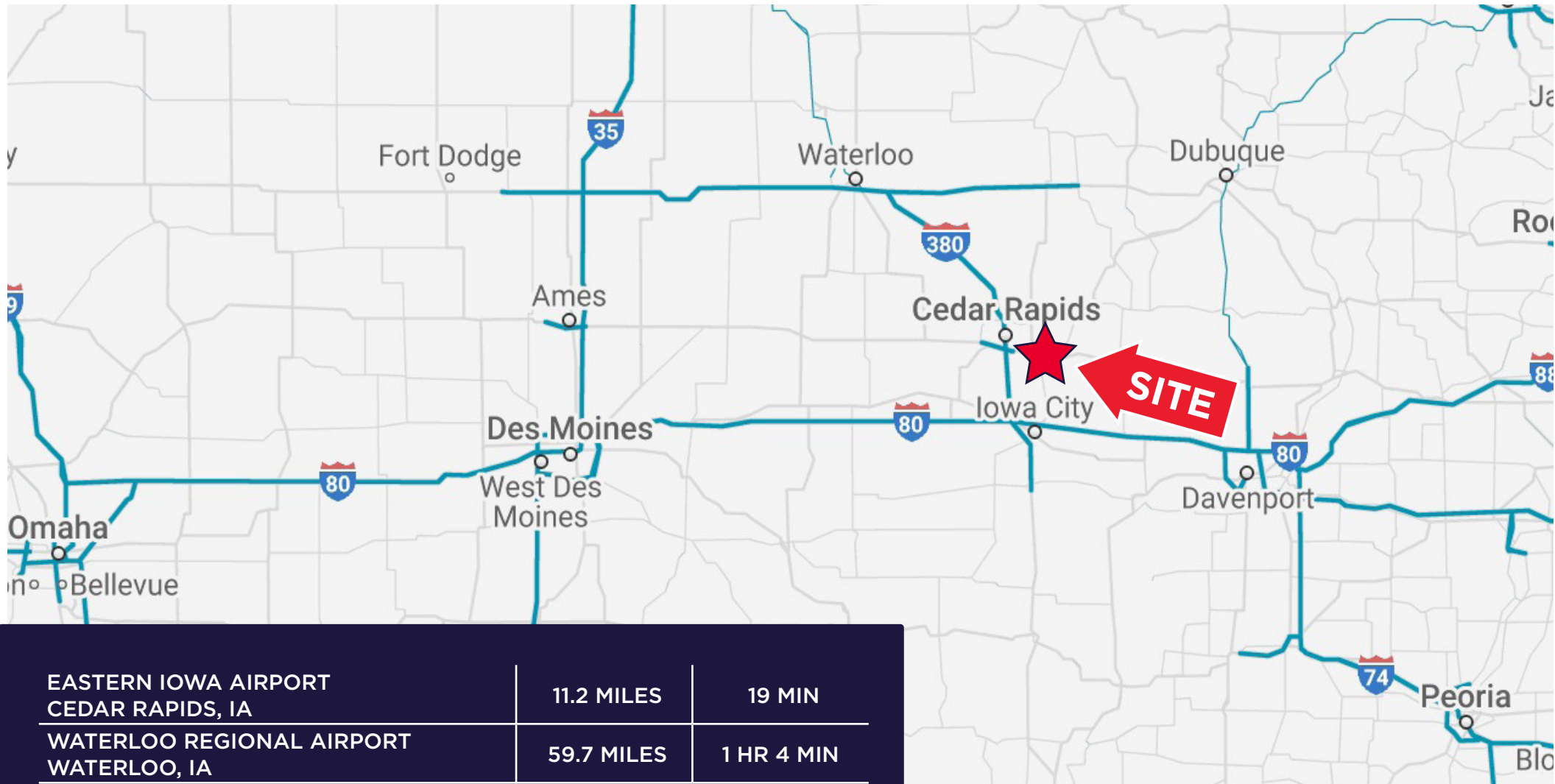


CHICAGO, IL	227.3 MILES	3 HR 53 MIN
DETROIT, MI	515.8 MILES	7 HR 44 MIN
INDIANAPOLIS, IN	390.7 MILES	5 HR 58 MIN
ST LOUIS, MO	286.4 MILES	4 HR 27 MIN
KANSAS CITY, MO	317.8 MILES	4 HR 48 MIN
OMAHA, NE	259.2 MILES	4 HR
FARGO, ND	508.5 MILES	7 HR 41 MIN
MINNEAPOLIS, MN	274.7 MILES	4 HR 13 MIN
SIOUX FALLS, SD	348.5 MILES	5 HR 23MIN



# A CENTRAL LOCATION

## EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	11.2 MILES	19 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	59.7 MILES	1 HR 4 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	92 MILES	1 HR 25 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	133 MILES	2 HR 6 MIN



Iowa Commercial Advisors



## FOR MORE INFORMATION, CONTACT:

**RYAN FITZPATRICK**  
Senior Vice President  
+1 319 431 1898  
rfitzpatrick@iowaca.com

**PARKER RIDGE**  
Associate  
+1 641 226 9983  
pridge@iowaca.com

**CHLOE MARZEN**  
Business Analyst  
**OLIVIA CHRISTIANSON**  
MArketing Specialist

2720 1st Ave NE Suite 212  
Cedar Rapids, IA 52402  
main +1 319 229 1003  
iowaca.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

**HUNTER**  
Companies

**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors