



CLASS A OFFICE SPACE AVAILABLE

FOR SALE / FOR LEASE

8710 EARHART LANE SW | CEDAR RAPIDS, IA



WSG
CRE
SKOGLMAN
COMMERCIAL



PROPERTY OVERVIEW

This impressive 42,202-square-foot, two-story Class A office building offers an exceptional opportunity for a corporate headquarters or premier office location, with 38,576 square feet currently available for lease or an owner occupant. The first floor features 16 private offices, a spacious open work area, and three meeting/conference rooms, while the second floor includes 17 private offices and a large open area—providing flexibility for a range of business operations.

The property is conveniently located just minutes from The Eastern Iowa Airport, offering unparalleled accessibility for business travel and client visits, and provides quick connections to I-380 and Wright Brothers Boulevard for easy regional access for employees traveling to the office from anywhere in the Corridor. Set within a professional office park with excellent visibility and high-quality construction, dozens of restaurants within a 5 minute drive and highly convenient access to the Prairie campuses, this building combines functionality, convenience, and presence—making it an ideal choice for companies seeking a modern, well-connected, and prestigious office environment in the growing southwest Cedar Rapids corridor.



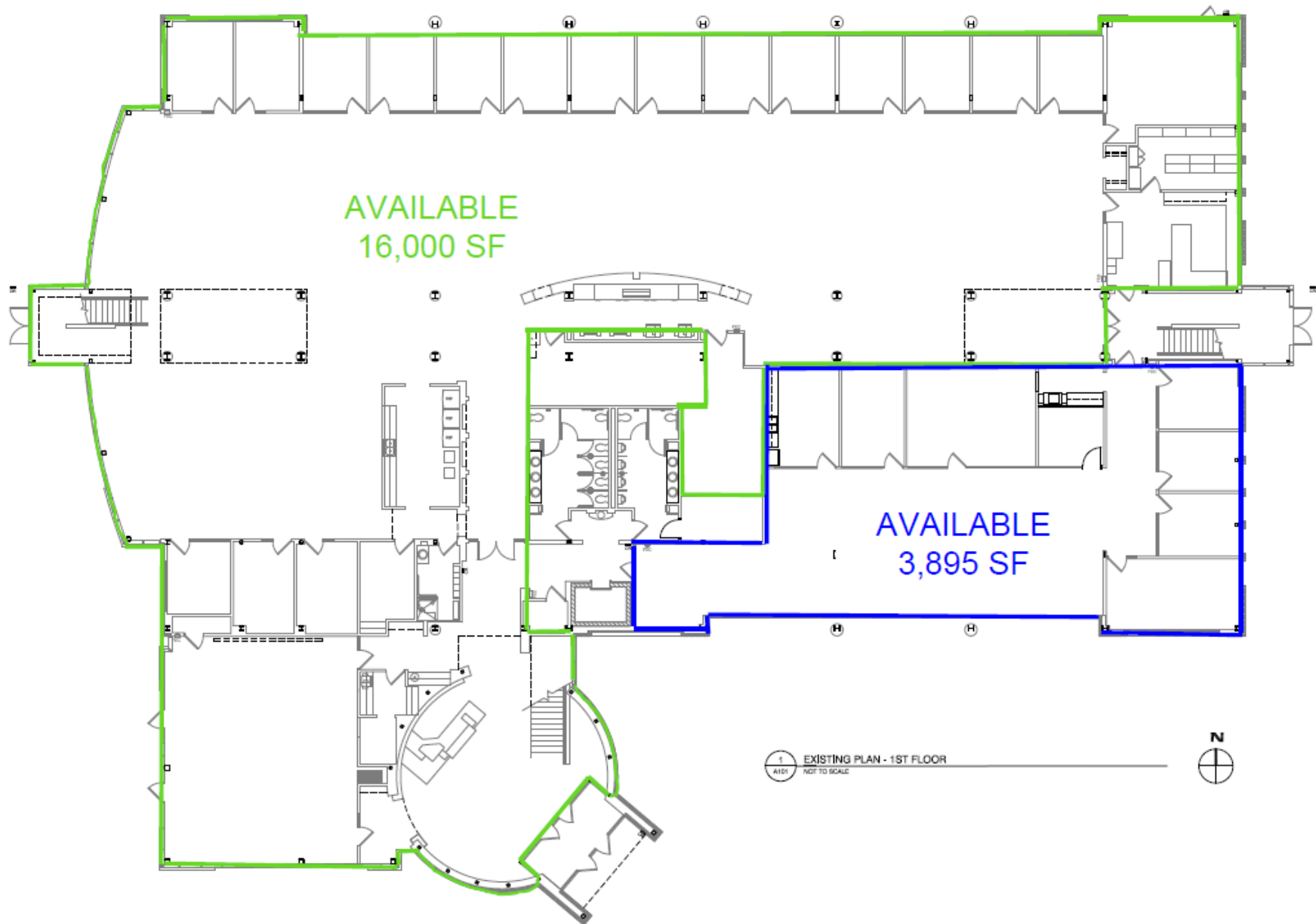
Property Details

Address	8710 Earhart Lane SW Cedar Rapids, IA 52404
Building Size	42,202 SF
Stories	2
Space Available	2,198 - 38,576 SF
Year Built	2000
Lot Size	4.34 Acres
Parcel #	19214-52001-00000
Legal Description	PRAIRIE VIEW TECHNOLOGY PARK 1ST STR/LB1
County	Linn
Zoning	S-MC
Property Taxes	\$203,330
Lease Rate	\$12.95 / SF NNN

Offering Price **\$5,950,000**

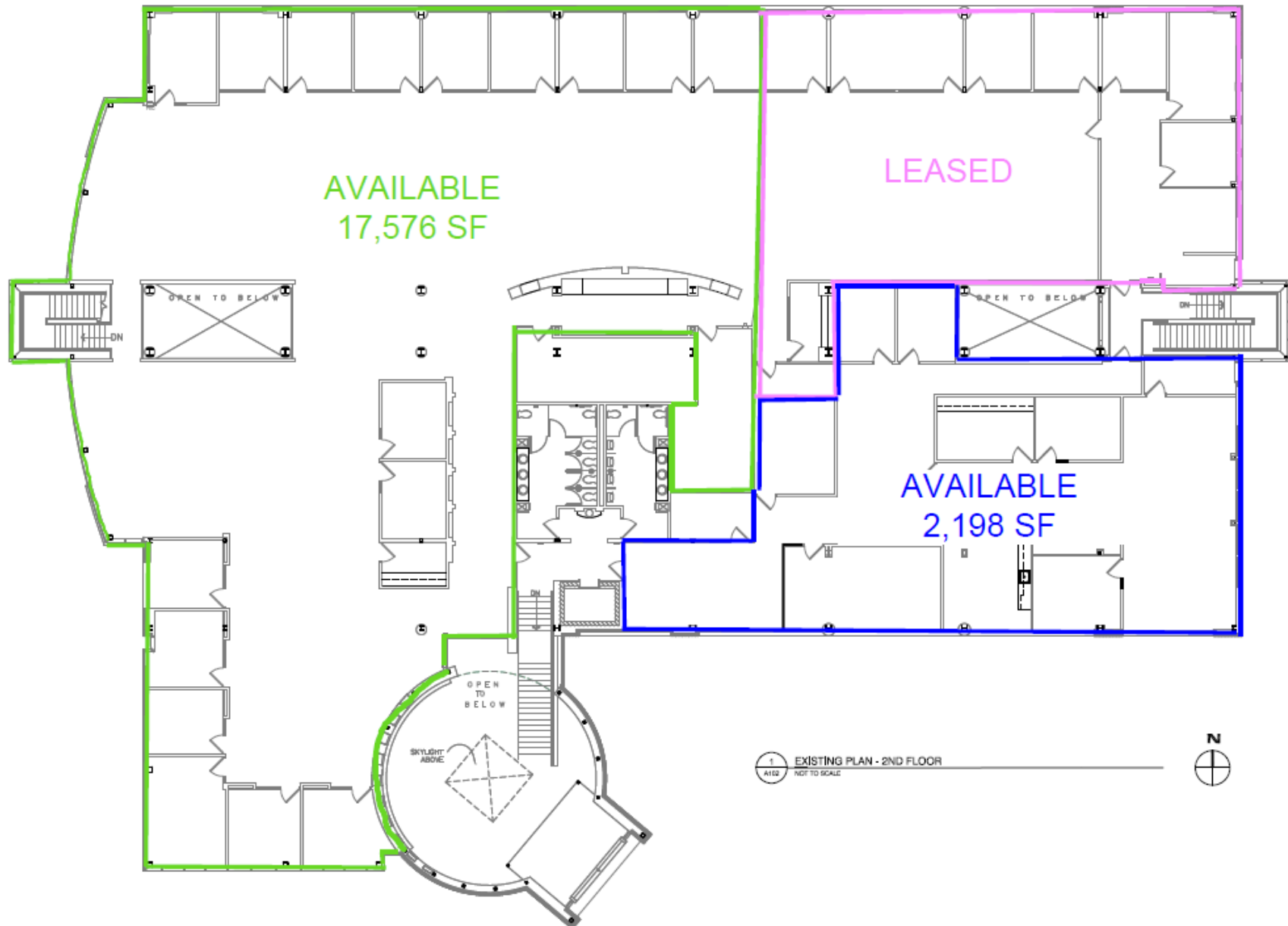


FLOOR PLAN - FIRST FLOOR

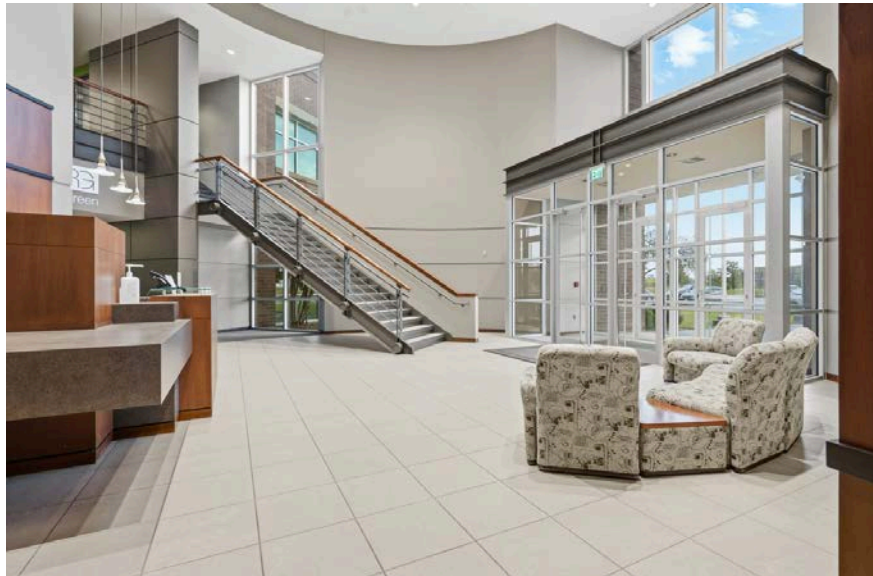




FLOOR PLAN - SECOND FLOOR



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS





AERIAL MAP



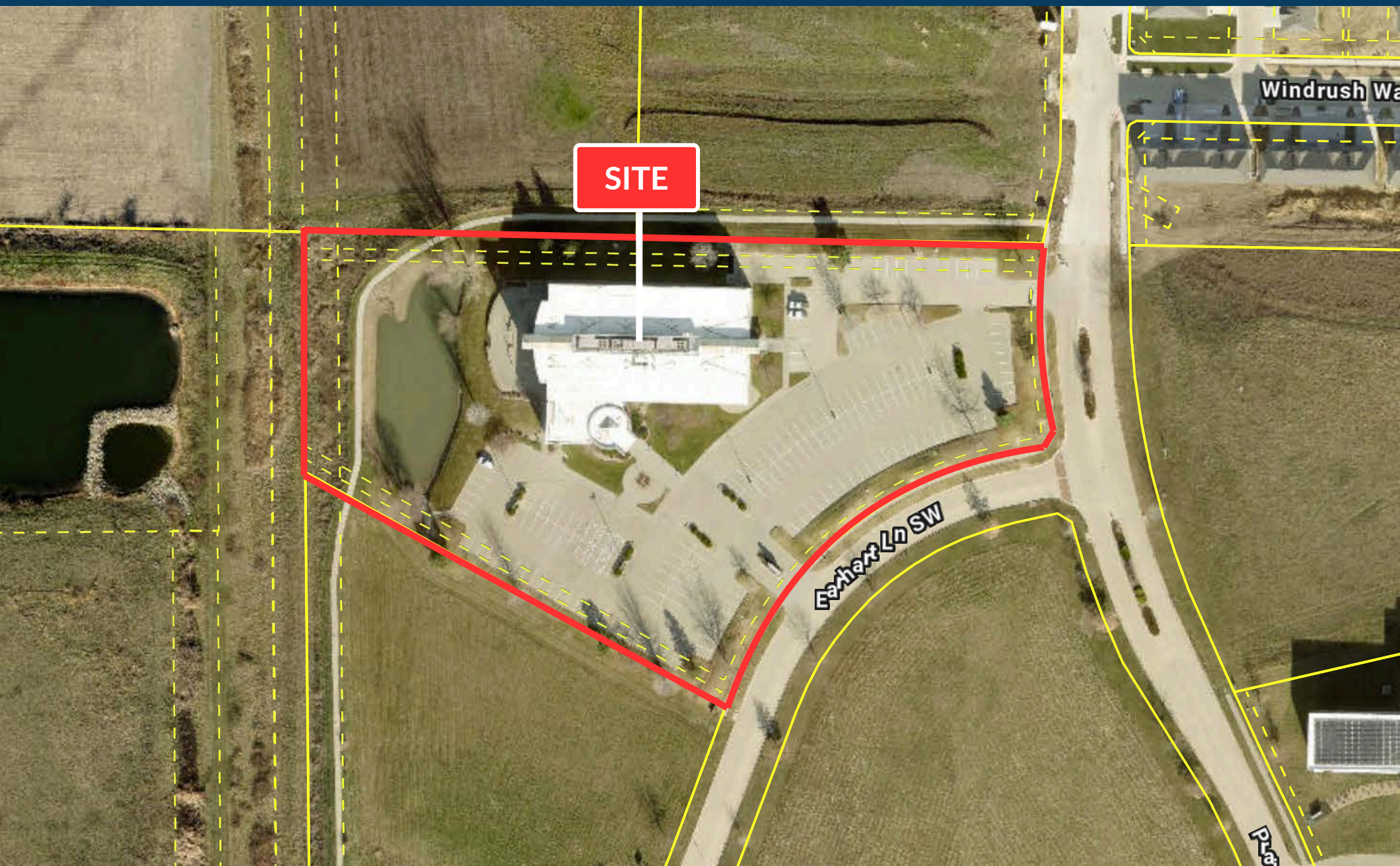


AERIAL MAP





PARCEL MAP





CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



EASTERN IOWA AIRPORT NON-STOP FLIGHTS



Location	Carrier
Atlanta (ATL)	Delta
Charlotte (CLT)	American Airlines
Chicago (ORD)	American Airlines / United Express
Dallas (DFW)	American Airlines
Denver (DEN)	Frontier Airlines / United Express
Detroit (DTW)	Delta
Las Vegas (LAS)	Allegiant
Los Angeles (LAX)*	Allegiant
Miami (MIA)	American Airlines
Minneapolis (MSP)	Delta
Nashville (BNA)	Allegiant
Orlando/Sanford (SFB)	Allegiant
Orlando International (MCO)	Allegiant
Phoenix/Mesa (AZA)	Allegiant
Punta Gorda/Ft. Myers (PGD)	Allegiant
Sarasota (SRQ)	Allegiant
Tampa/St. Petersburg (PIE)	Allegiant



DEMOGRAPHICS & MAJOR EMPLOYERS

		1 mile	3 miles	5 miles
	Daytime Population	3,312	17,773	33,590
	2025 Population	641	9,560	33,067
	Annual Population Growth Rate	0.86%	0.38%	0.44%
	2025 Median Age	37.9	28.4	35.6
	2025 Total Households	238	3,780	13,381
	Annual Household Growth Rate	1.07%	0.47%	0.55%
	2025 Average Household Income	\$140,165	\$90,705	\$92,576
	Daily Traffic Count: 10,000 VPD			

Cedar Rapids Major Employers





CONTACTS



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