



MULTI-TENANT MEDICAL PLAZA

FOR LEASE

5264 COUNCIL ST NE | CEDAR RAPIDS, IOWA 52402



WSG
CRE

SKOGLMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	5264 Council Street NE Cedar Rapids, IA 52402
Leaseable Space	Suite 400: 1,990 SF Suite 600: 14,049 SF Suite 850: 5,885 SF Suite 950: 23,420 SF
Year Built	1976
Building Size	70,326 SF
Parcel #	14032-51007-00000
Lot Size	5.87 Acres
Zoning	S-MC
Property Taxes	\$85,456
Lease Rate	\$22.00 / SF Gross*
*Assumes 3% annual rent increases	

Property Highlights

Premier second-generation medical office building located at 5264 Council Street NE in Cedar Rapids, Iowa, positioned directly in front of the Marcus Wehrenberg Cedar Rapids Galaxy 16 Cinema and just steps from the I-380 entrance ramp, offering outstanding visibility and accessibility. The property sits within Cedar Rapids' high-growth corridor, with more than 20,000 vehicles per day along nearby Blairs Ferry Road and strong surrounding retail anchors, including Super Target and the Westdale commercial districts.

Current co-tenants—MercyCare North Urgent Care, Mercy Medical Center Dialysis, Epiphany Dermatology, and the YMCA at Mercy Health Plaza—create a well-established medical and community hub. Continued residential expansion to the north further drives demand and supports long-term growth in the area.

Ownership is flexible and can combine or subdivide suites to meet tenant needs. The building is offered at a competitive gross lease rate with a \$20/SF tenant improvement allowance for qualified tenants—an exceptional opportunity to join a vibrant, high-traffic corridor.

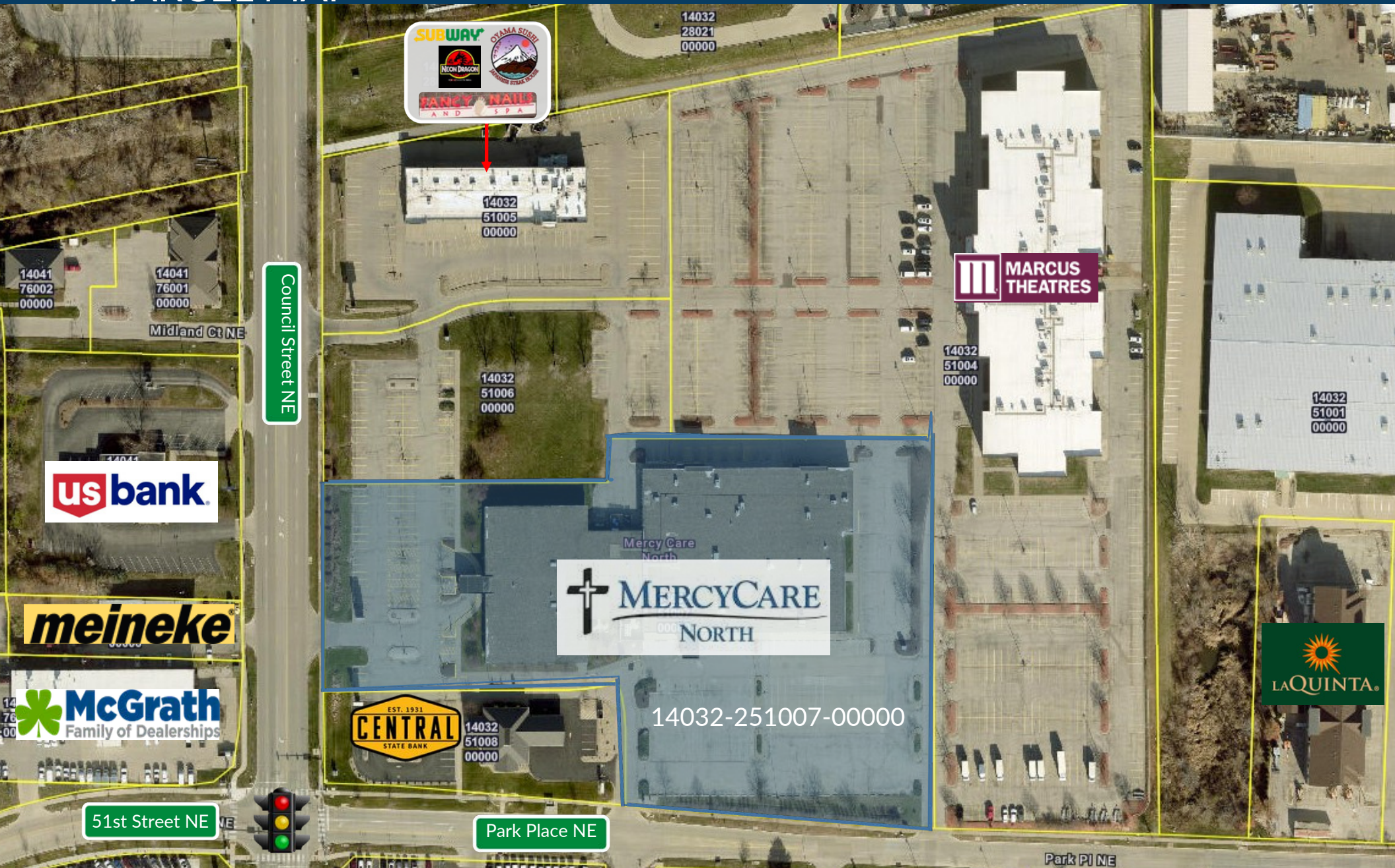


AERIAL MAP



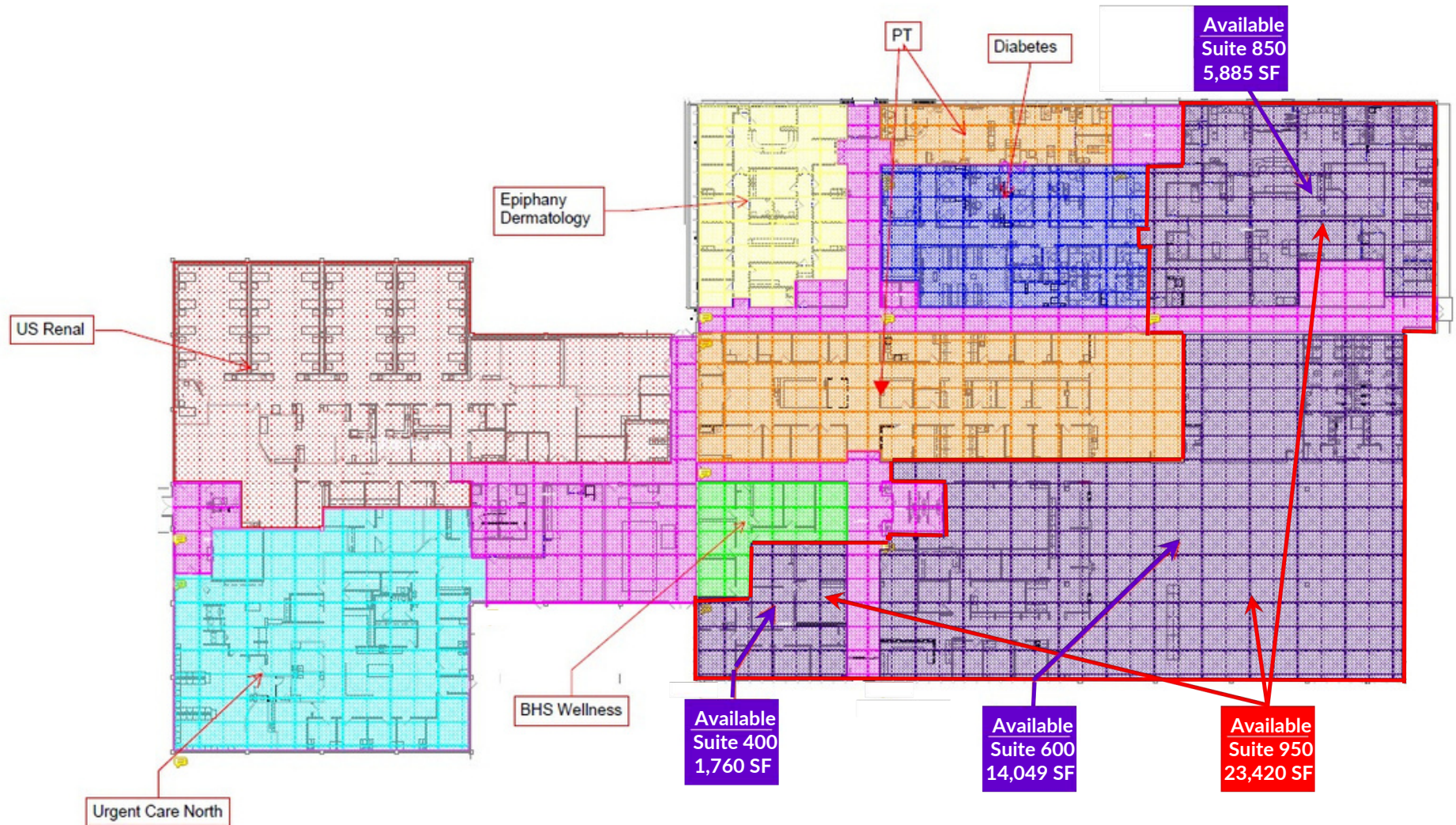


PARCEL MAP





FLOOR PLAN





SITE MAP

HEALTH PLAZA



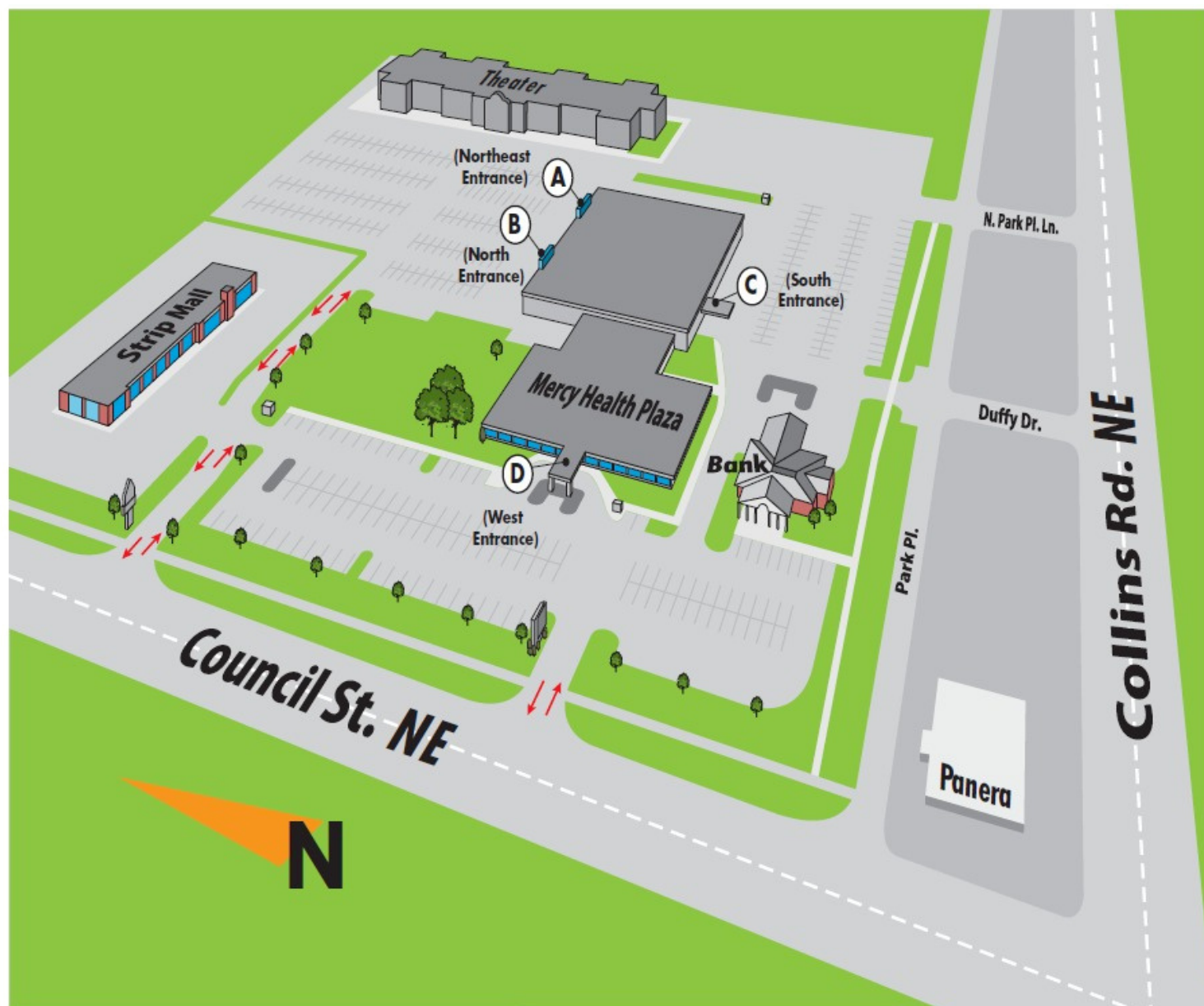
KEY 

Northeast Entrance
(A) Dr. Wollner's Office

North Entrance
(B) MercyCare Diabetes Center
(319) 398-6711
MercyCare Endocrinology
(319) 221-8991
Work Injury Rehab Center
(319) 398-6020
Rehabilitation Services
/Physical, Speech,
Occupational Therapy
(319) 398-6020

South Entrance
(C) Vaccination Clinic
(temporary)

West Entrance
(D) MercyCare North
Urgent Care
(319) 221-8444
Dialysis
(319) 398-6423



PROPERTY PHOTOS





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. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. 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



TRANSPORTATION



Driving from Cedar Rapids

	Miles	Time
Chicago, IL	247	3 hr 41 min
Detroit, MI	513	7 hr 40 min
Fargo, ND	509	7 hr 36 min
Indianapolis, IN	391	5 hr 57 min
Kansas City, MO	312	4 hr 38 min
Minneapolis, MN	275	4 hr 8 min
Omaha, NE	253	3 hr 49 min
Sioux Falls, SD	353	5 hr 17 min
St. Louis, MO	284	4 hr 28 min





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



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