



OFFICE SPACE AVAILABLE

# FOR LEASE

3525 CENTER POINT ROAD NE | CEDAR RAPIDS, IA



**WSG**  
CRE  
SKOGMAN  
COMMERCIAL

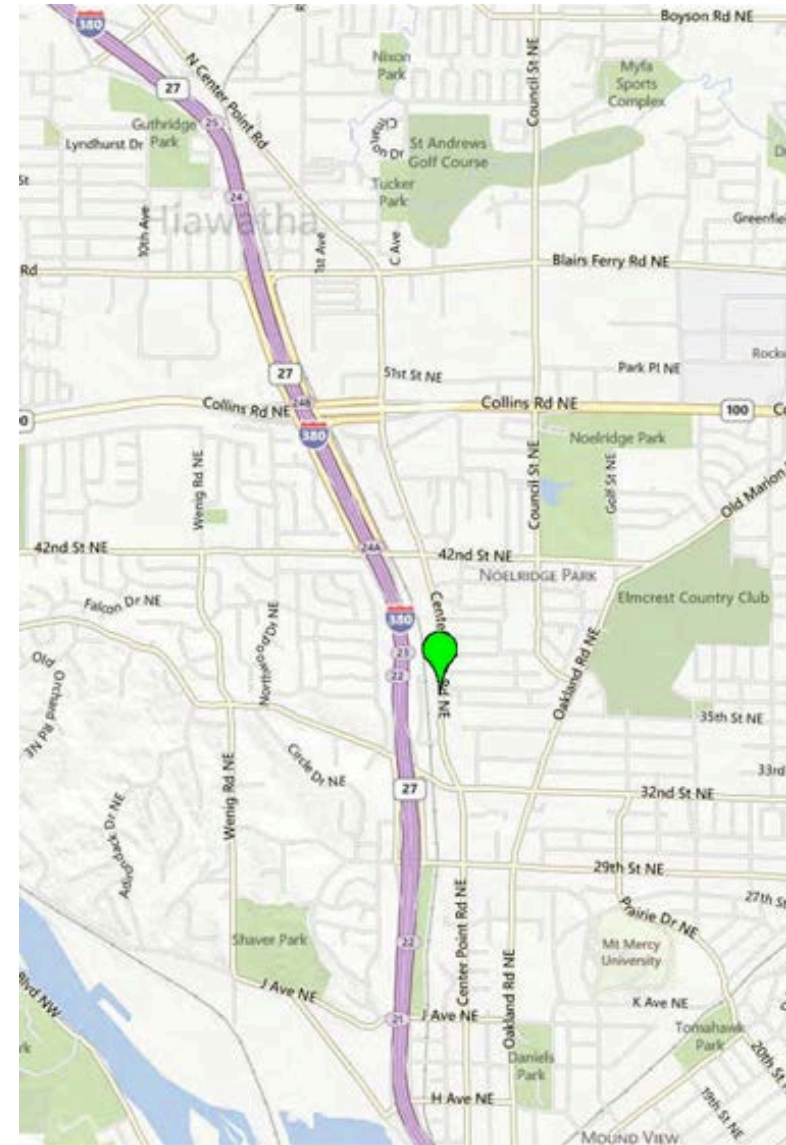


# PROPERTY OVERVIEW

Completely remodeled space, ideal for a professional office. Neutral decor with solid six-panel cherry doors and trim, plus four large offices with functional windows. Waiting room and reception area. Kitchenette space & larger storage ears. CAT-5 wiring. Cable TV & DSL connection ready. Separate utilities with a new 90% efficient furnace & central A/C. Large 32 square foot street sign.

## Property Details

Address	3525 Center Point Road NE, Cedar Rapids, IA
Building Size	5,400 SF
Space for Lease	Suite D: 1,000 SF
Year Built	1979
Lot Size	0.42 AC
Zoning	T-ML
County	Linn County
Parcel #	140915201200000
Property Taxes	\$8,892
Pass Through Ex.	\$3.50/SF
Lease Rate	\$10.95 / SF



A hand-drawn floor plan of a building, likely a school or institutional structure, showing various rooms and their dimensions. The plan is oriented with a north arrow pointing towards the top right. The building has a complex, irregular shape with several wings and internal courtyards.

**Rooms and Dimensions:**

- OFFICE:** Multiple rooms labeled "OFFICE" are distributed throughout the plan. Dimensions for these rooms include 15'-2", 14'-8", 11'-8", 12'-8", 12'-6", 12'-0", 11'-0", and 14'-0".
- CHIEF RM.:** A central room labeled "CHIEF RM." with a dimension of 14'-11".
- RECEIPT:** Two rooms labeled "RECEIPT" are located in the lower right section, with dimensions of 12'-6" and 12'-0".
- PLAY AREA:** A large open area labeled "PLAY" is located in the lower right, with a dimension of 12'-0".
- REAR PORCH:** A small area labeled "REAR PORCH" is located in the lower left, with a dimension of 12'-0".
- Other Rooms:** Other rooms include a "REST ROOM" (14'-8"), a "BATH" (7'-4"), a "TOILET" (7'-4"), a "CLO." (10'-0"), a "STORAGE" (10'-0"), and a "REAR PORCH" (12'-0").

**Dimensions and Measurements:**

- Overall Dimensions:** The overall dimensions of the building are 60'-0" wide by 120'-0" deep.
- Room Dimensions:** Individual room dimensions are provided for most rooms, such as 15'-2" for the top-left office, 14'-8" for the top-middle office, 11'-8" for the top-right office, 12'-8" for the middle-right office, 12'-6" for the bottom-right office, 12'-0" for the bottom-right office, 11'-0" for the bottom-right office, and 14'-0" for the bottom-right office.
- Door and Window Dimensions:** Door and window dimensions are also provided, such as 3'-0", 3'-6", 4'-0", 4'-6", 5'-0", 5'-6", 6'-0", 6'-6", 7'-0", 7'-6", 8'-0", 8'-6", 9'-0", 9'-6", 10'-0", 10'-6", 11'-0", 11'-6", 12'-0", 12'-6", 13'-0", 13'-6", 14'-0", 14'-6", 15'-0", 15'-6", 16'-0", 16'-6", 17'-0", 17'-6", 18'-0", 18'-6", 19'-0", 19'-6", 20'-0", 20'-6", 21'-0", 21'-6", 22'-0", 22'-6", 23'-0", 23'-6", 24'-0", 24'-6", 25'-0", 25'-6", 26'-0", 26'-6", 27'-0", 27'-6", 28'-0", 28'-6", 29'-0", 29'-6", 30'-0", 30'-6", 31'-0", 31'-6", 32'-0", 32'-6", 33'-0", 33'-6", 34'-0", 34'-6", 35'-0", 35'-6", 36'-0", 36'-6", 37'-0", 37'-6", 38'-0", 38'-6", 39'-0", 39'-6", 40'-0", 40'-6", 41'-0", 41'-6", 42'-0", 42'-6", 43'-0", 43'-6", 44'-0", 44'-6", 45'-0", 45'-6", 46'-0", 46'-6", 47'-0", 47'-6", 48'-0", 48'-6", 49'-0", 49'-6", 50'-0", 50'-6", 51'-0", 51'-6", 52'-0", 52'-6", 53'-0", 53'-6", 54'-0", 54'-6", 55'-0", 55'-6", 56'-0", 56'-6", 57'-0", 57'-6", 58'-0", 58'-6", 59'-0", 59'-6", 60'-0", 60'-6", 61'-0", 61'-6", 62'-0", 62'-6", 63'-0", 63'-6", 64'-0", 64'-6", 65'-0", 65'-6", 66'-0", 66'-6", 67'-0", 67'-6", 68'-0", 68'-6", 69'-0", 69'-6", 70'-0", 70'-6", 71'-0", 71'-6", 72'-0", 72'-6", 73'-0", 73'-6", 74'-0", 74'-6", 75'-0", 75'-6", 76'-0", 76'-6", 77'-0", 77'-6", 78'-0", 78'-6", 79'-0", 79'-6", 80'-0", 80'-6", 81'-0", 81'-6", 82'-0", 82'-6", 83'-0", 83'-6", 84'-0", 84'-6", 85'-0", 85'-6", 86'-0", 86'-6", 87'-0", 87'-6", 88'-0", 88'-6", 89'-0", 89'-6", 90'-0", 90'-6", 91'-0", 91'-6", 92'-0", 92'-6", 93'-0", 93'-6", 94'-0", 94'-6", 95'-0", 95'-6", 96'-0", 96'-6", 97'-0", 97'-6", 98'-0", 98'-6", 99'-0", 99'-6", 100'-0", 100'-6", 101'-0", 101'-6", 102'-0", 102'-6", 103'-0", 103'-6", 104'-0", 104'-6", 105'-0", 105'-6", 106'-0", 106'-6", 107'-0", 107'-6", 108'-0", 108'-6", 109'-0", 109'-6", 110'-0", 110'-6", 111'-0", 111'-6", 112'-0", 112'-6", 113'-0", 113'-6", 114'-0", 114'-6", 115'-0", 115'-6", 116'-0", 116'-6", 117'-0", 117'-6", 118'-0", 118'-6", 119'-0", 119'-6", 120'-0", 120'-6", 121'-0", 121'-6", 122'-0", 122'-6", 123'-0", 123'-6", 124'-0", 124'-6", 125'-0", 125'-6", 126'-0", 126'-6", 127'-0", 127'-6", 128'-0", 128'-6", 129'-0", 129'-6", 130'-0", 130'-6", 131'-0", 131'-6", 132'-0", 132'-6", 133'-0", 133'-6", 134'-0", 134'-6", 135'-0", 135'-6", 136'-0", 136'-6", 137'-0", 137'-6", 138'-0", 138'-6", 139'-0", 139'-6", 140'-0", 140'-6", 141'-0", 141'-6", 142'-0", 142'-6", 143'-0", 143'-6", 144'-0", 144'-6", 145'-0", 145'-6", 146'-0", 146'-6", 147'-0", 147'-6", 148'-0", 148'-6", 149'-0", 149'-6", 150'-0", 150'-6", 151'-0", 151'-6", 152'-0", 152'-6", 153'-0", 153'-6", 154'-0", 154'-6", 155'-0", 155'-6", 156'-0", 156'-6", 157'-0", 157'-6", 158'-0", 158'-6", 159'-0", 159'-6", 160'-0", 160'-6", 161'-0", 161'-6", 162'-0", 162'-6", 163'-0", 163'-6", 164'-0", 164'-6", 165'-0", 165'-6", 166'-0", 166'-6", 167'-0", 167'-6", 168'-0", 168'-6", 169'-0", 169'-6", 170'-0", 170'-6", 171'-0", 171'-6", 172'-0", 172'-6", 173'-0", 173'-6", 174'-0", 174'-6", 175'-0", 175'-6", 176'-0", 176'-6", 177'-0", 177'-6", 178'-0", 178'-6", 179'-0", 179'-6", 180'-0", 180'-6", 181'-0", 181'-6", 182'-0", 182'-6", 183'-0", 183'-6", 184'-0", 184'-6", 185'-0", 185'-6", 186'-0", 186'-6", 187'-0", 187'-6", 188'-0", 188'-6", 189'-0", 189'-6", 190'-0", 190'-6", 191'-0", 191'-6", 192'-0", 192'-6", 193'-0", 193'-6", 194'-0", 194'-6", 195'-0", 195'-6", 196'-0", 196'-6", 197'-0", 197'-6", 198'-0", 198'-6", 199'-0", 199'-6", 200'-0", 200'-6", 201'-0", 201'-6", 202'-0", 202'-6", 203'-0", 203'-6", 204'-0", 204'-6, 205'-0", 205'-6, 206'-0", 206'-6, 207'-0", 207'-6, 208'-0", 208'-6, 209'-0", 209'-6, 210'-0", 210'-6, 211'-0", 211'-6, 212'-0", 212'-6, 213'-0", 213'-6, 214'-0", 214'-6, 215'-0", 215'-6, 216'-0", 216'-6, 217'-0", 217'-6, 218'-0", 218'-6, 219'-0", 219'-6, 220'-0", 220'-6, 221'-0", 221'-6, 222'-0", 222'-6, 223'-0", 223'-6, 224'-0", 224'-6, 225'-0", 225'-6, 226'-0", 226'-6, 227'-0", 227'-6, 228'-0", 228'-6, 229'-0", 229'-6, 230'-0", 230'-6, 231'-0", 231'-6, 232'-0", 232'-6, 233'-0", 233'-6, 234'-0", 234'-6, 235'-0", 235'-6, 236'-0", 236'-6, 237'-0", 237'-6, 238'-0", 238'-6, 239'-0", 239'-6, 240'-0", 240'-6, 241'-0", 241'-6, 242'-0", 242'-6, 243'-0", 243'-6, 244'-0", 244'-6, 245'-0", 245'-6, 246'-0", 246'-6, 247'-0", 247'-6, 248'-0", 248'-6, 249'-0", 249'-6, 250'-0", 250'-6, 251'-0", 251'-6, 252'-0", 252'-6, 253'-0", 253'-6, 254'-0", 254'-6, 255'-0", 255'-6, 256'-0", 256'-6, 257'-0", 257'-6, 258'-0", 258'-6, 259'-0", 259'-6, 260'-0", 260'-6, 261'-0", 261'-6, 262'-0", 262'-6, 263'-0", 263'-6, 264'-0", 264'-6, 265'-0", 265'-6, 266

**— FLOOR PLAN —**  
SCALE: 1/4" = 1'-0"





# AERIAL MAP



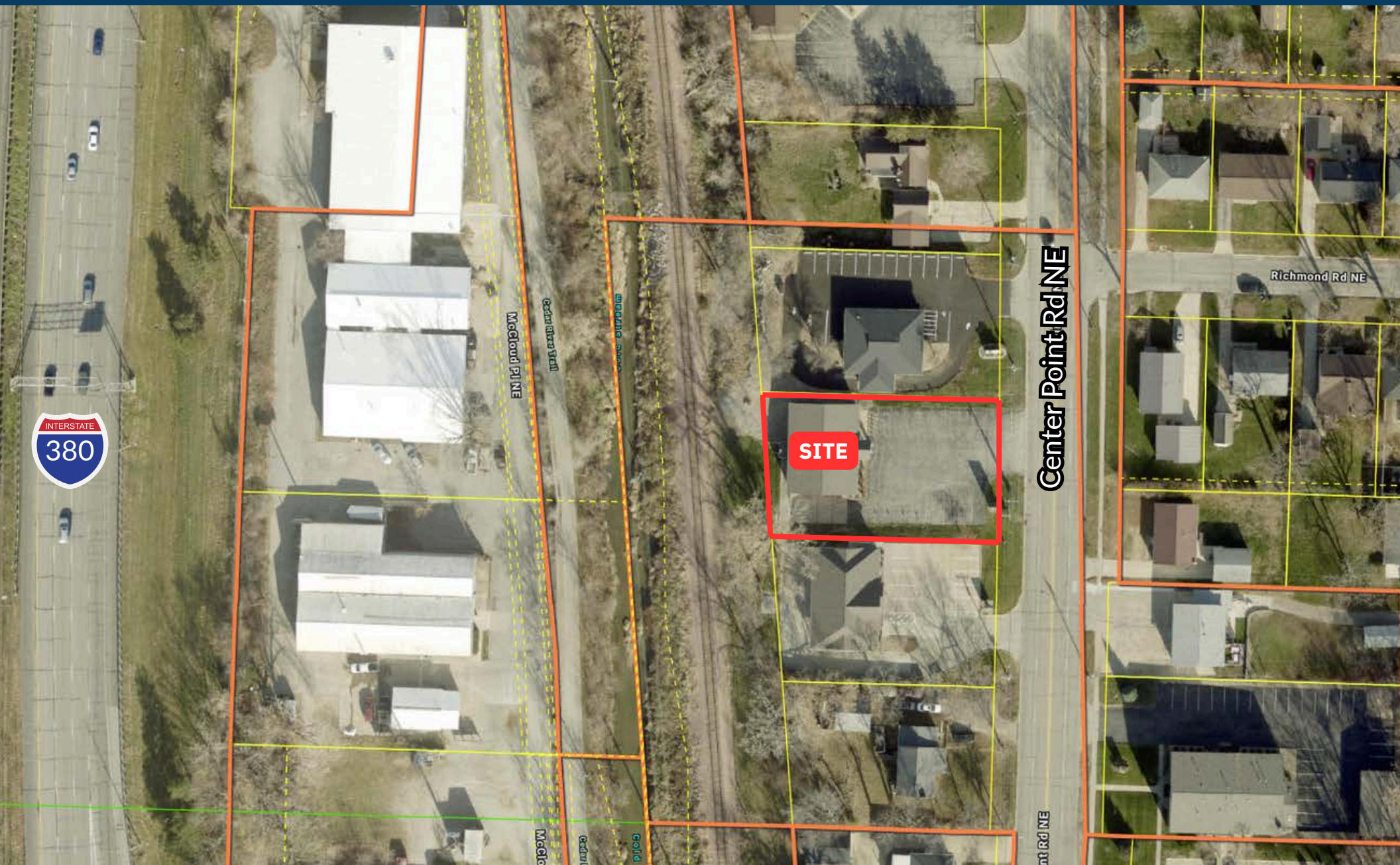


## An aerial photograph of a large, mostly empty parking lot and surrounding commercial area. Overlaid on the image are four retail logos: Aldi (top left), Lowe's (middle left), Walmart (bottom left), and Sam's Club (bottom right). The parking lot is paved and has some scattered debris or small structures. The surrounding area includes some greenery and other commercial buildings in the distance.





# PARCEL MAP



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# 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



American Airlines



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	9,087	101,907	170,035
	2025 Population	10,848	74,646	155,398
	Annual Population Growth Rate	-0.26%	0.10%	0.18%
	2025 Median Age	36.7	38.3	38.8
	2025 Total Households	5,164	33,163	66,183
	Annual Household Growth Rate	0.05%	0.41%	0.43%
	2025 Average Household Income	\$95,143	\$92,083	\$97,628
	Daily Traffic Count: 12,800 VPD			

## Cedar Rapids Major Employers







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