



OFFICE SPACE AVAILABLE
FOR LEASE

3525 CENTER POINT ROAD NE | CEDAR RAPIDS, IA



WSG
CRE
SKOGMAN
COMMERCIAL

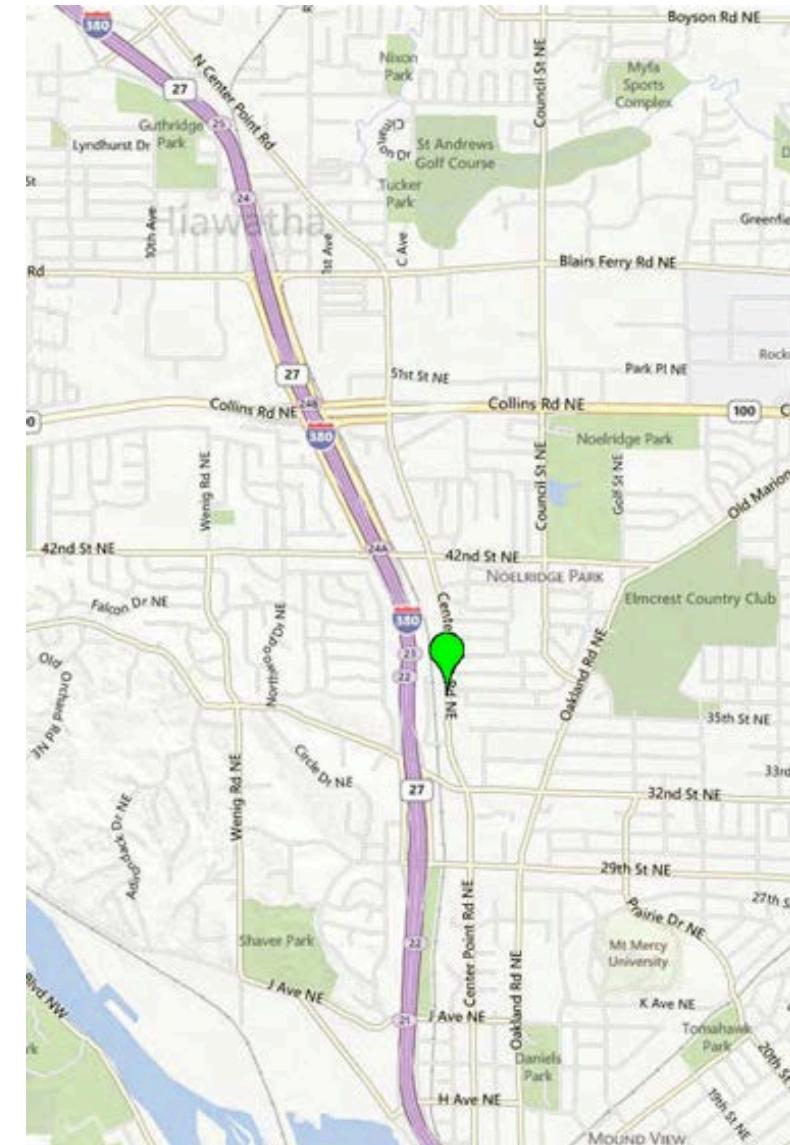


PROPERTY OVERVIEW

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.

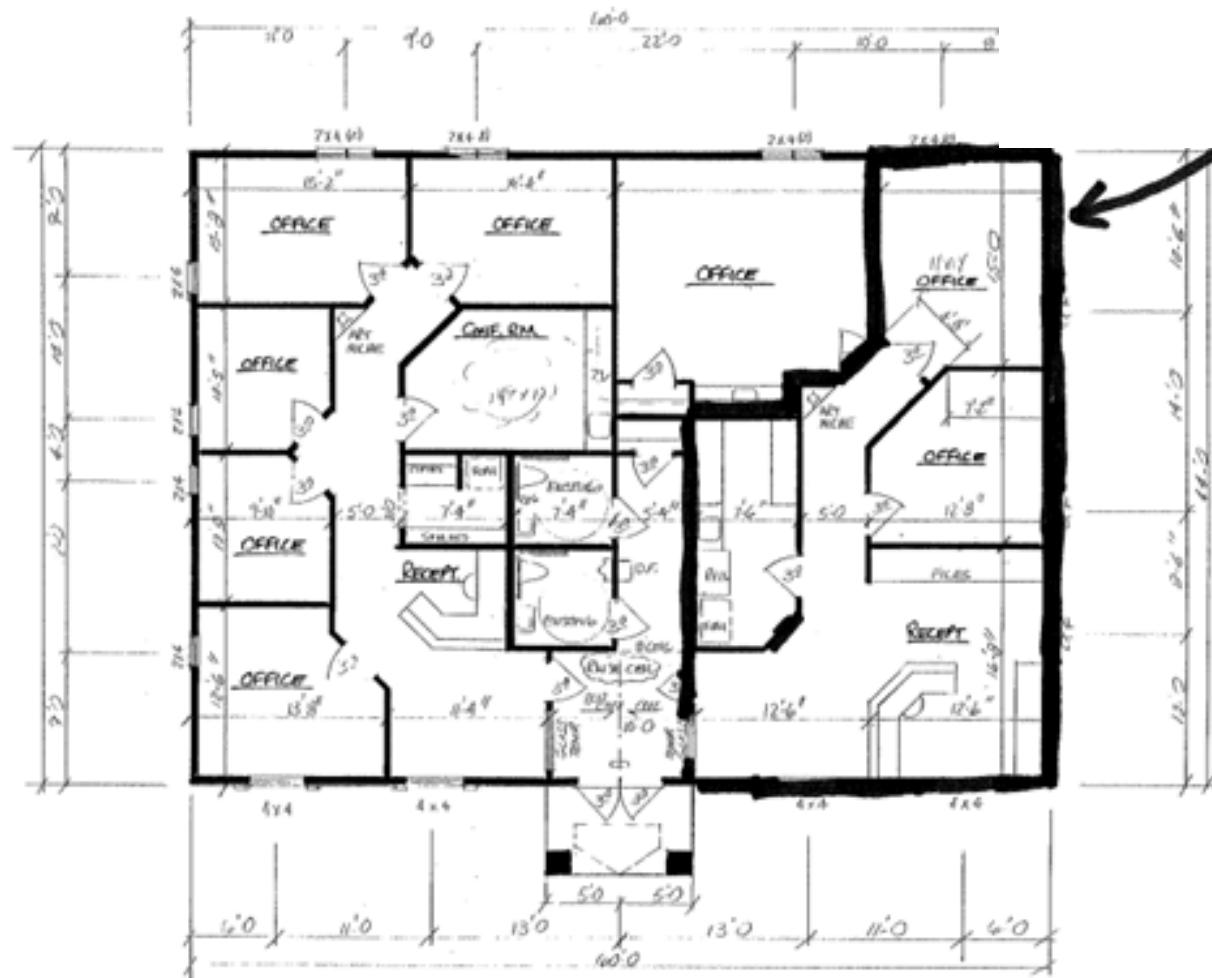
Property Details

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





FLOOR PLAN



— FLOOR PLAN —

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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	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





CONTACTS



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