

2839 NORTHGATE DR, IOWA CITY, IA 52245

PROFESSIONAL OFFICE SPACE

FOR LEASE | 26,093 SF



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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

PROPERTY HIGHLIGHTS

2839 Northgate Dr, Iowa City, IA 52245

RENT RATE	\$13.95 PSF NNN
EST. OPEX	\$8.00 PSF
BUILDING SIZE	26,093 SF
LOT SIZE	3.83 AC
TYPE	Office
CLASS	A
PARKING	161 Spaces
POSSESSION	Contact Agent



PROPERTY HIGHLIGHTS

- » Building Class: Class A, meticulously designed with top-tier finishes ensuring an immaculate presentation
- » Amenities: Grand entryway, luxurious conference rooms, and a spacious, modern break room that creates a professional and welcoming environment
- » Generous parking accommodations to support both tenant and client needs. Additionally, the building has a rear loading dock providing functional accessibility for operations
- » Brand-new roof in 2024
- » Parking Spaces: 161 Spaces
Parking Ratio: 6.17/1,000 SF



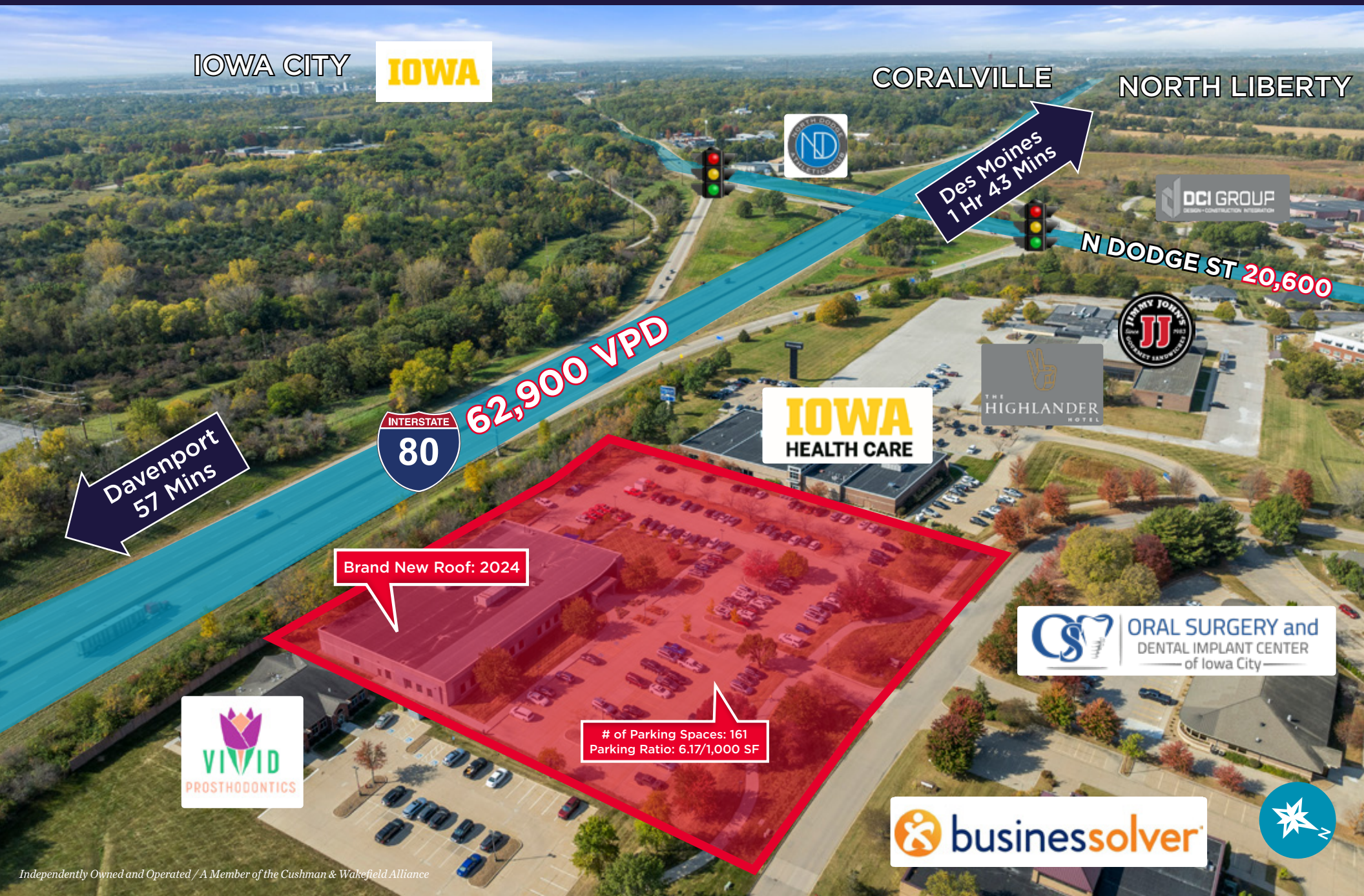
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INTERIOR PHOTOS



SOUTHWEST DRONE VIEW



IOWA CITY

IOWA

CORALVILLE

NORTH LIBERTY

Des Moines
1 Hr 43 Mins

N DODGE ST 20,600

Davenport
57 Mins

INTERSTATE
80

62,900 VPD

Brand New Roof: 2024

of Parking Spaces: 161
Parking Ratio: 6.17/1,000 SF



NORTHWEST DRONE VIEW

CORALVILLE

NORTH LIBERTY



N DODGE ST 20,600



62,900 VPD



RETAIL AERIAL



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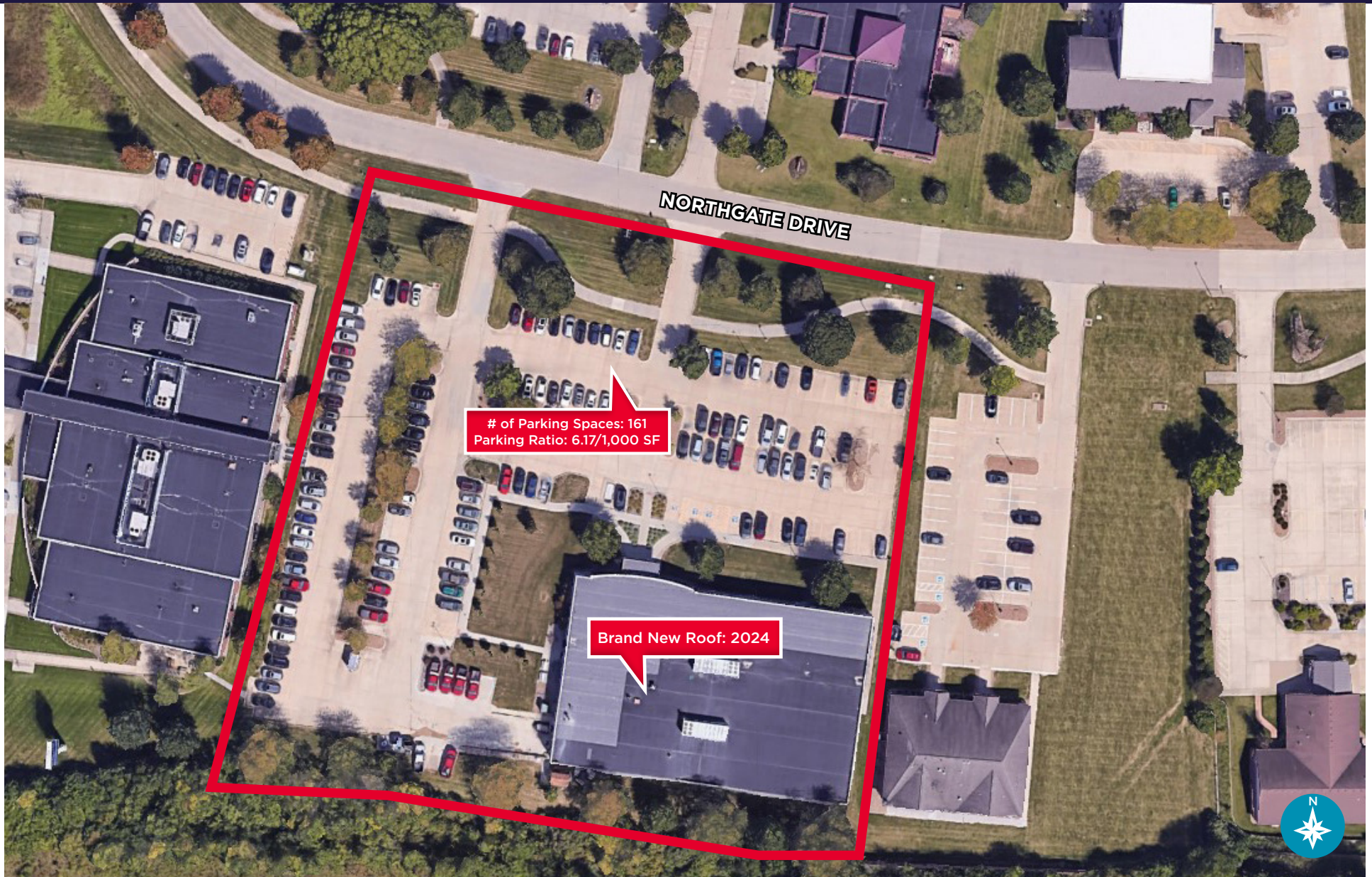
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AERIAL



SITE AERIAL



ICR DEMOGRAPHICS

Iowa City-Cedar Rapids (ICR Iowa) is a growing region that is home to almost half a million people!

ICR IOWA - HERE IT'S REAL

Iowa City - Cedar Rapids is home to the University of Iowa, three private colleges - Coe, Mount Mercy, and Cornell- and one of the best community colleges in the country - Kirkwood Community College. Located at the crossroads of Interstate 80 and Interstate 380 - ICR is home to 7 counties - Benton, Cedar, Iowa, Johnson, Jones, Linn, and Washington.

ICR Iowa's economy is built in part around educational technology and assessment - with leaders in the field like ACT, Inc. and Pearson. High-tech manufacturing also thrives in ICR with companies like Collins Aerospace, Quaker Oats, Oral B, and Whirlpool.

ICR Iowa's culture is what truly makes it a special place to live, work, and play. ICR has many locally-owned restaurants, markets, shops, wine bars, breweries, and live entertainment venues. It is a fantastic culture without the hassle that comes with large-city living!



7
COUNTIES

463,000
POPULATION

30
FORTUNE 500 COMPANIES

4,440
SQUARE MILES



8.9%

Employment Growth Rate



95%

Educational Attainment



729,401

Workforce Population

LOCAL DEMOGRAPHICS

LOCATION FEATURES:

This property offers an unbeatable location for businesses looking to thrive in a central, accessible, and dynamic environment. Situated within minutes of I-80 and I-380, it provides quick connections to major Midwest cities, including Cedar Rapids, Des Moines, and the Quad Cities. For employees or clients who frequently travel, the Eastern Iowa Airport is also just a short drive away, making regional and national connectivity a breeze.

This area boasts a wide range of amenities that make it ideal for businesses to attract young talent. The property is within a short distance of Iowa City's downtown, which is home to renowned restaurants, arts, and cultural attractions. Families of employees will appreciate the close proximity to excellent schools, parks, and recreational facilities, along with nearby attractions like the University of Iowa and the Iowa Children's Museum.

With ample parking and well-designed spaces, this property offers everything a business needs to succeed, from accessibility and visibility to a vibrant surrounding community. An office at 2839 Northgate Drive gives businesses a strategic, family-friendly location, excellent connectivity, and a thriving local community that enhances the daily lives of employees and elevates your brand presence in Iowa City.



POPULATION OF 151,180 WITHIN TEN MILES

2024 EST. SUMMARY

	3 MILE	5 MILES	10 MILES
Population	40,885	91,290	151,180
Households	16,655	38,279	61,261
Families	7,179	16,444	30,082
Daytime Population	16,046	67,142	91,046
Median Age	28	28.9	31.3
Average Household Income	\$94,787	\$91,824	\$103,316

2029 EST. SUMMARY

	3 MILE	5 MILES	10 MILES
Population	42,563	95,474	158,700
Households	17,444	40,217	64,546
Average Household Income	\$110,263	\$106,268	\$119,108



FOR LEASE

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