



**FOR LEASE - 17,967 SF**

## **2834 Northgate Drive, Iowa City** **\$25,618 per month**

This office suite is a total of 17,967 SF and is a combination of open plan, cubies & offices. All cubicles & furniture are Herman Miller brand & will stay at no additional fee. The first floor is about 12,000 feet & the walk out lower level is about 6,000 feet. Both floors are ADA accessible & each has two ADA compliant bathrooms. First floor features a distinctive atrium in the center and an east facing patio for employees or clients. The building is under lease, but can be delivered to new tenant or buyer within 30 days of firm contract. There are 85 parking places and the zoning is CO-1 for office, medical and service uses. Total monthly, including real estate taxes, insurance and CAM is \$25,618 per month.

*Information deemed reliable, but not guaranteed.*

**Zoning:** CO1

**Property Use:** Office Building

**Owner:** Liberty Growth L C

**Lease Price:** \$25,618 per month

**Lease Type:** NNN

**Size:** 17,967 SqFt

**Year Built:** 1996

**Traffic Counts:** 17,500 cars per day on Hwy 1

**Available:** Immediately

**Directions:** From Hwy 1/N. Dodge Street, east on Northgate Drive, building is on the left.

**Jeff Edberg**

IC Real Estate

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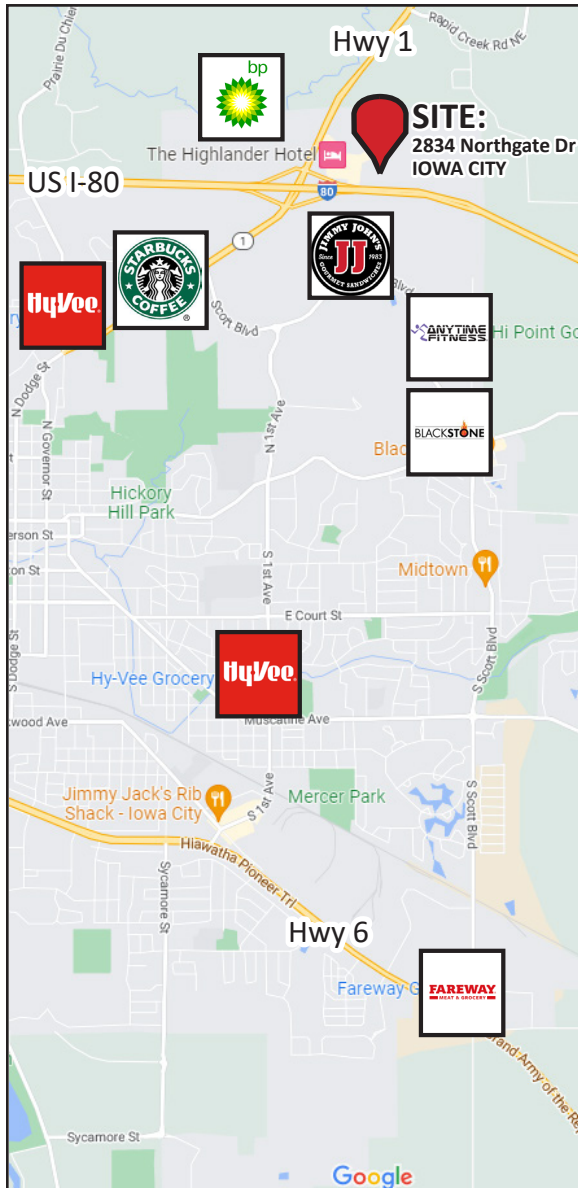
**LKR**  
LEPIC-KROEGER, REALTORS®



# 2834 Northgate Drive, Iowa City

## \$25,618 per month

STATS	POPULATION	AVERAGE HOUSE HOLD INCOME
1 Mile	499	\$130,932
2 Miles	36,517	\$110,103
3 Miles	85,399	\$107,586



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