

# Freestanding Office Building

536 Southgate Avenue  
Iowa City, Iowa  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

Standalone office building available for sale or lease located in south Iowa City, just minutes from Highway 6. The property offers 2,048 square feet of office space with three private offices, a conference room, open work area, and two restrooms. Built in 1981 and remodeled in 2014, it features quality finishes and on-site parking. This convenient location is ideal for professional or medical offices seeking easy access and strong visibility.

## Building Features

- + Built in 1981
- + Completely remodeled in 2014 with quality interior finishes
- + Real Estate Taxes: \$4,460/year
- + Tenant self performs common area maintenance
- + Ample onsite parking
- + Building signage

## Available Space

- + 2,048 SF (32' x 64')

## Lease Rate

- + \$2,000/Month NNN

## Sale Price

- + \$295,000



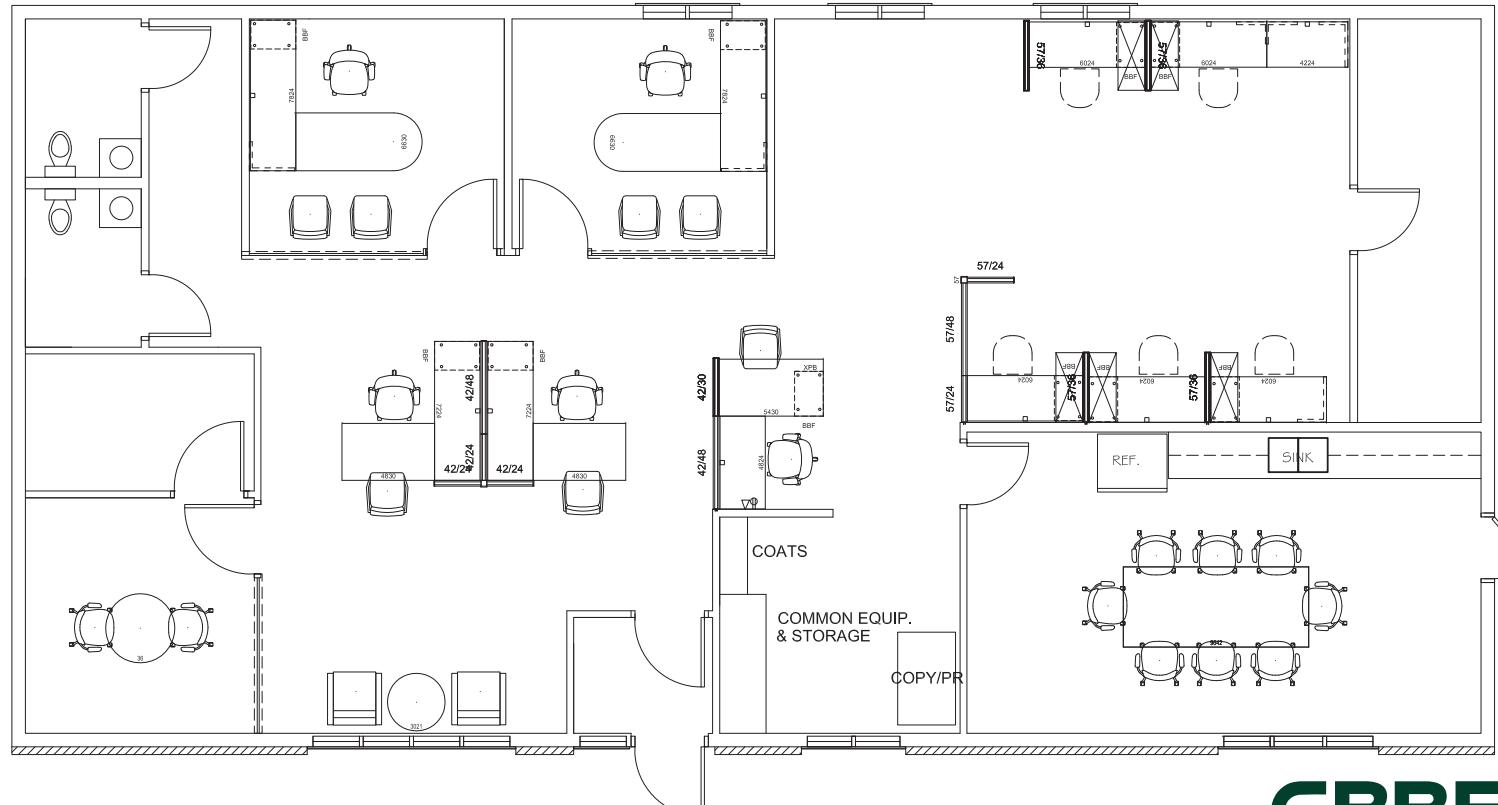
536 Southgate Avenue  
Iowa City, Iowa

## For Sale or Lease

## Site



# Floor Plan



# Location



## Contact Us

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