



OFFICE PROPERTY

FOR LEASE

4840 N RIVER BOULEVARD NE #100 | CEDAR RAPIDS, IA 52411



WSG
CRE

SKOOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	4840 N River Blvd NE #100 Cedar Rapids, IA 52411
Building Size	15,071 SF
Space for Lease	8,074 SF
Year Built	1999
Lot Size	1.56 Acres
Zoning	Suburban Mixed Use (S-MU)
County	Linn County
Parcel #	14062-76005-00000
Property Taxes	\$56,353.53
Pass Through Ex.	\$7.50 / SF
Lease Rate	\$13.95 / SF NNN

This Class A office building offers visibility from Highway 100 and seamless access to Edgewood Road, providing quick connectivity to all parts of the metro area. The property is positioned within a vibrant professional office park adjacent to the new Catholic Middle School and the new private Cedar Rapids Prep middle school, surrounded by high-quality corporate offices, medical users, and service businesses.

Tenants benefit from proximity to a wide array of nearby amenities, including restaurants, coffee shops, retail centers, banks, and fitness facilities along the Edgewood corridor and Collins Road area. The site combines excellent exposure, professional surroundings, and strong infrastructure with the convenience of a well-connected location, making it a highly desirable setting for premier office space in Cedar Rapids' most dynamic and accessible submarket.



417 1st Avenue SE | Cedar Rapids, IA 52401

wsgcre.com

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4840 N River Boulevard NE | Cedar Rapids, IA



PROPERTY PHOTOS – INTERIOR



417 1st Avenue SE | Cedar Rapids, IA 52401

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4840 N River Boulevard NE | Cedar Rapids, IA



PROPERTY PHOTOS – EXTERIOR



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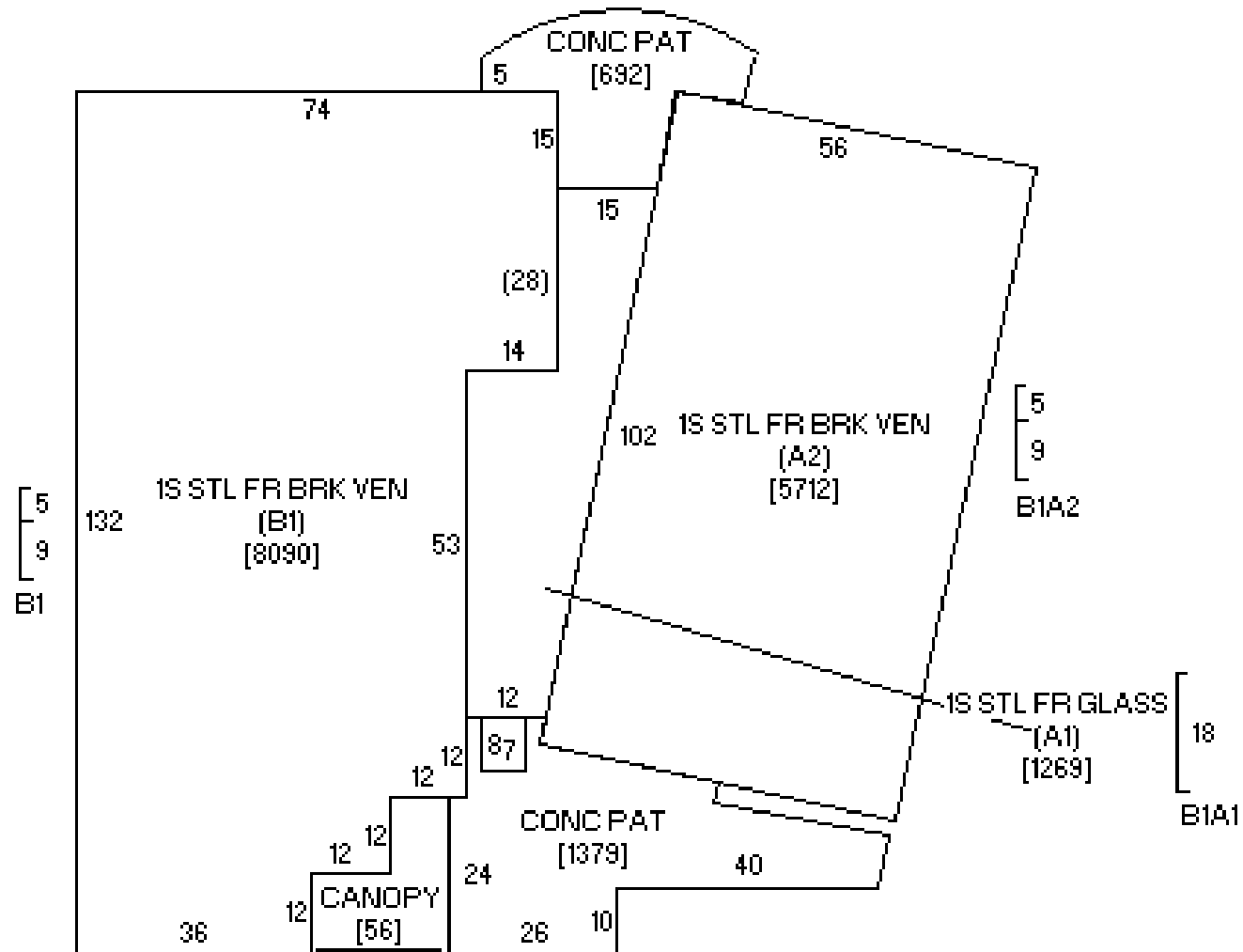


PARCEL MAP



417 1st Avenue SE | Cedar Rapids, IA 52401

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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



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	11,487	30,890	91,210
	2025 Population	5,948	40,371	121,512
	Annual Population Growth Rate	0.31%	0.17%	0.19%
	2025 Median Age	43.6	40.1	38.7
	2025 Total Households	2,583	17,852	51,966
	Annual Household Growth Rate	0.54%	0.35%	0.37%
	2025 Average Household Income	\$133,527	\$106,829	\$98,857
	Daily Traffic Count: 17,300 VPD			

Cedar Rapids Major Employers





CONTACTS



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