

New Building

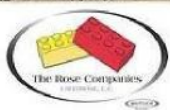
Lots 17 & 18 Technology Parkway, Cedar Falls, IA 50613

Presented by

Mudd Development

MUDD 15k Site Plan

MUDD
DEVELOPMENT GROUP™



TECHNOLOGY PARK
LOTS 17 & 18

LEVI
ARCHITECTURE

Price: Upon Request

Create your own beautiful and efficient design / built building with the Mudd Development Team . . . a 15,095 SF Office / and or Medical building on Lot 17 & 18, Technology Parkway in the Cedar Falls Technology Park. Near the Prairie Lakes and Cedar Falls Trail system / part of the Cedar Valley Trails of Iowa.

Two great new Hotels / Convention areas as neighbors close by: The New Holiday Inn Event Center & the New Hilton Garden Inn Convention Center. Close by shopping and restaurants. High Speed Fiber Internet connectivity provided by Cedar Falls Utilities with GIG (and soon 10 GIG) services to this property and throughout the entire city (even residential homes), including Cable TV and Fiber Digital Phone Services. Cedar Falls Utilities was one of the 1st in the nation to have Fiber installed throughout the entire city business and homes . . . (the Mudd Campus had direct Fiber internet access in 1997.)

Conveniently located 3.3 miles to the University of Northern Iowa Campus.

Also, by becoming a tenant of the Mudd Campus family, for all tenant employees and family members, includes being able use the 24/7 Mudd Fitness Center in building 4 (complete with showers, locker rooms, towel services, etc.; as well as access to the Mudd Cafe open at lunch Monday thru Friday. (See attached pictures)

Brought to you by the Mudd Development Team:

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Beautiful/efficient exterior/interior office/medical space,

Access to the 24/7 Mudd Fitness Center; & Mudd Cafe (lunch time M-F).

Easy access to the Cedar Falls Trails/Prairie Lakes, nearby hotels, & shopping!

Plenty of parking



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Mudd Development

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Cedar Falls, IA 50613



MUDD DEVELOPMENT GROUP - Mudd Family Owned - Commercial, Professional, Industrial, Development Opportunities! A COLLABORATIVE SYNERGISTIC TEAM Bringing Real Estate Development & Leasing Opportunities & Components To The NEXT LEVEL Working with clients in the Cedar Valley, the Heartland of Iowa, to across the USA and looking forward to working with you. Check out our Portfolio of Success . . . To see what we can Do for you . . . www.MuddDevelopment.com

Whether Real Estate or Advertising "We Love It When You Succeed!"

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Property Photos



Mudd Campus Fitness Center



Mudd Campus Fitness Center

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Property Photos



Mudd Campus Cafe

MUDD
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"We Love It When You Succeed!"

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