



FOR SALE / LEASEBACK



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

204 E WASHINGTON ST

Iowa City, IA | 52240

PROPERTY HIGHLIGHTS

42,000 SF Office bank building

Sale Price: \$6,900,000

Sale/Leaseback opportunity with Investment
Grade A+ S&P Rated Tenant

Prime location in Iowa City's central business
district next to the University of Iowa

0.48 Acres

Built 1911 & 1992

Two story office building

**Financial information available with NDA
Showings by appointment only**



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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



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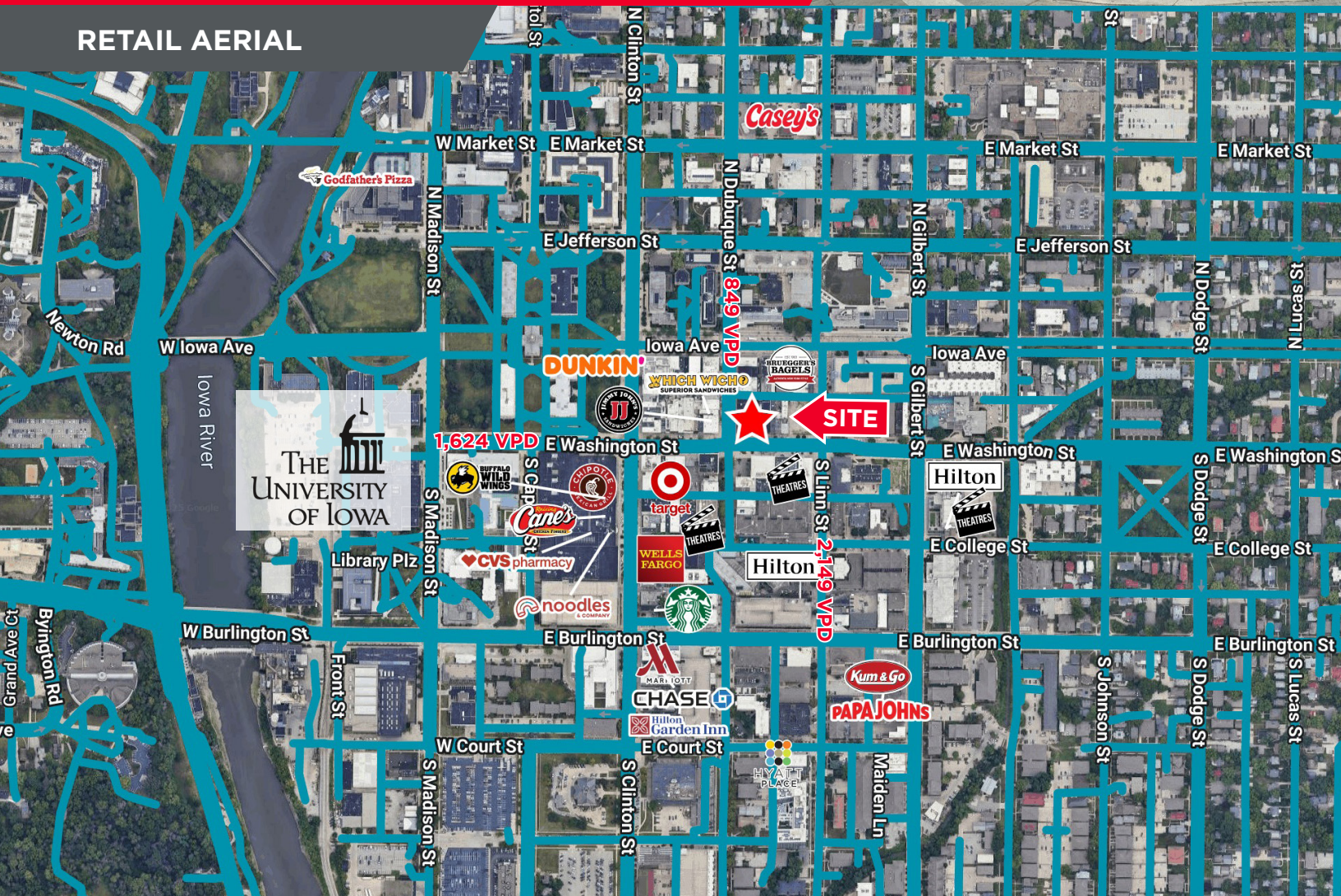
204 E WASHINGTON ST

Iowa City, IA | 52240

42,000 SF



RETAIL AERIAL



Demographics

	1 Mile	3 Mile	5 Mile
Population	25,540	56,236	26,534
AVG. HH Income	\$58,395	\$92,128	\$143,832
Total Households	9,527	24,628	10,572

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