

FOR SALE

RE/MAX CONCEPTS
COMMERCIAL

1 Peregrine Way

Cedar Falls, Iowa 50613

48,520 Square Feet Premiere Office Space

MATTHEW WIKERT

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GORDIE SORENSEN

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48,520+/-
SQFT

OFFICE SPACE

BUILDING HIGHLIGHTS



22 +/-
ACRES

LOT SIZE

- Class A Rated
- Onsite Cafeteria Space
- Onsite Exercise Facility with Locker Rooms & Sauna
- Onsite Childcare Space
- 43 Underground Parking Spaces
- Private/Secluded Location
- Secured Property
- Significant Discounts on Replacement Value
- Nearby Beaver Hills Country Club
- Heated driveways
- Efficient Geothermal System

SALE PRICE
\$6,500,000



LEASE SUMMARY

Lease: Projected Numbers for a Single Tenant

Type: Triple-Net (NNN) with Minimal Landlord Responsibilities

Use: Office/Technology/Financial

Rent (projected)	\$10.50/sqft
Annual Income	\$509,460
Owner Expense	\$50,946
N.O.I.	\$458,514

PRICE: \$6,500,000

CAP RATE: 7.05%

Responsibility (projected)	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure		X
Parking		X
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	

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Each office independently owned and operated. Information believed to be accurate but not guaranteed.