

# CEDAR RIVER TOWER **FOR LEASE**

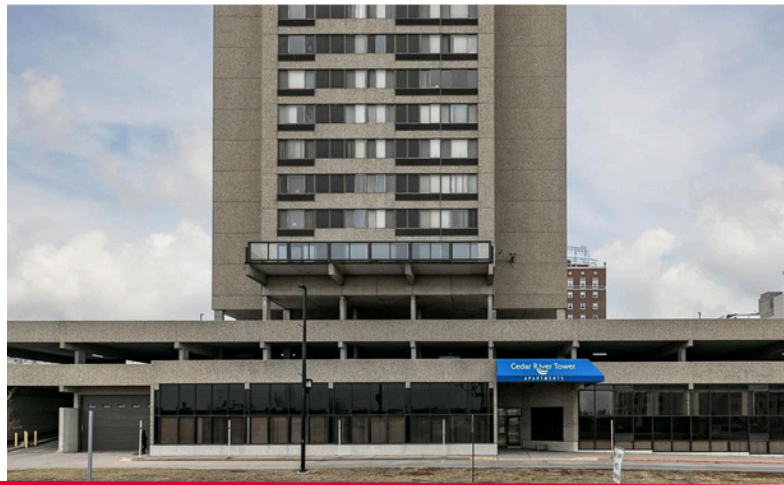
CITY SCAPE 1st Street & 1st Avenue

**100 1ST AVENUE, NE #116  
CEDAR RAPIDS, IA 52401**

- \$75,000 Gross Lease Per Year  
(\$6,250 Per Month)
- 4,518 to 8,508 SqFt Option
- Office or Flex Use Space
- Private Parkade & Lot
- Vestibule & Security Lighting
- 2 Entrances (N & S of Building)
- Immediate Possession



**HEATHER MORRIS, REALTOR®**  
(319) 350-7653  
heather@heathermorrisrealtor.com  
www.heathermorrisrealtor.com



417 1st Avenue SE | Cedar Rapids, IA 52401 | [www.skogmancommercial.com](http://www.skogmancommercial.com)

**SKOGMAN**  
COMMERCIAL

Information received or derived from Skogman agents and or companies is provided without representation or warranty. Each party shall conduct their own due diligence for accuracy, condition, compliance or lack of, applicable suitability, and financial performance.

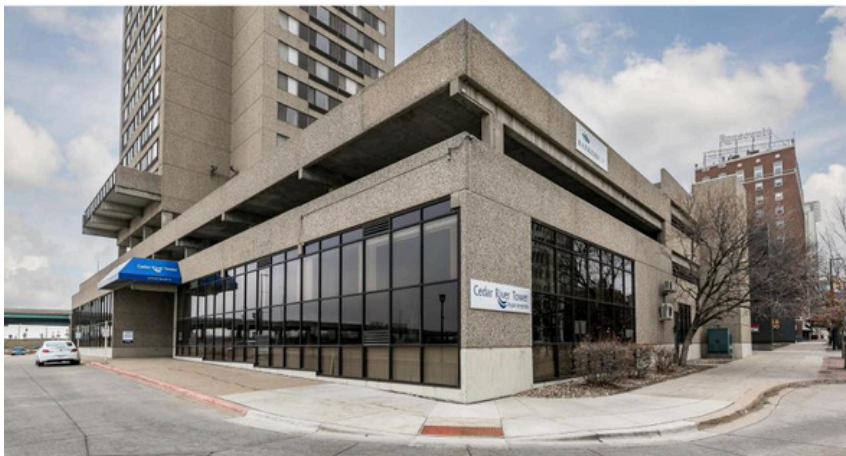
Prime office or flex use location on the main and lower floor of the Cedar River Tower. Included is the private frontage road access and parking across from the Cedar River and 5 Seasons monument. Actual lease square footage is based on 8,508 (excluding the stairways, 9,036 sq ft per assessor). Incredible signage opportunity on the exterior of the building and a North and South public entrance. Turnkey office space with 13 main floor suites, 13 lower private suites (26 total) offering oversized windows, open concept areas for flexibility, conference rooms, a kitchenette, and storage room for IT purposes. 2 floors of office with 3 sets of stairs for easy access. Gross lease of \$75,000 per year. Main level, lower level or both floors lease may be customized. curbside parking availability along the frontage road, and 8 parking spaces in the covered parade. 28 additional parking spaces can be leased at \$50 per spot monthly. \*Rooftop signage may be a lease option as well for an additional amount.

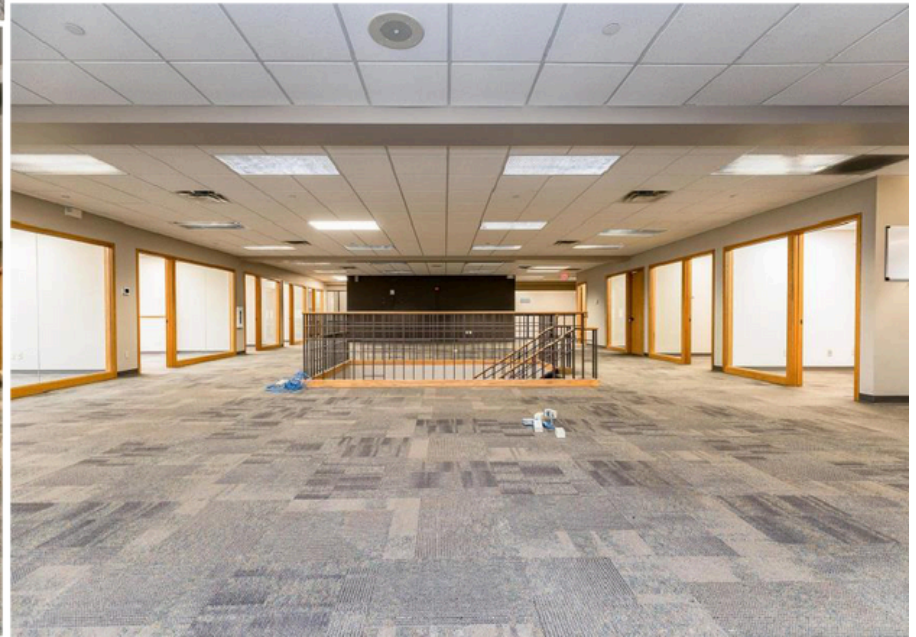
## OFFERING SUMMARY

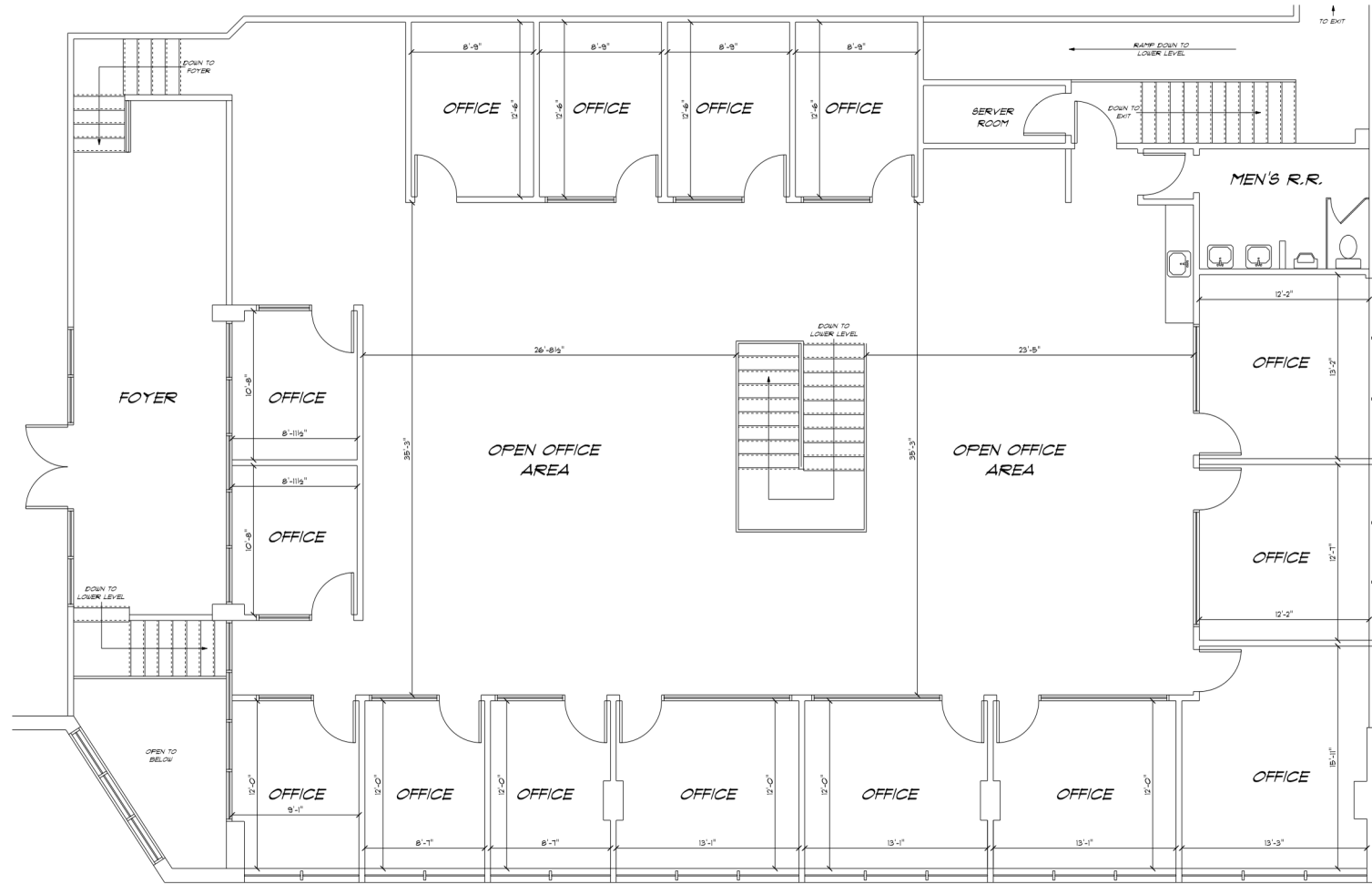
- \$75,000 Gross Lease Per Year (\$6,250 Per Month)
- 4,518 to 8,508 SqFt Option
- Office or Flex Use Space
- Private Parkade & Lot
- Vestibule and Security Lighting

## PROPERTY HIGHLIGHTS

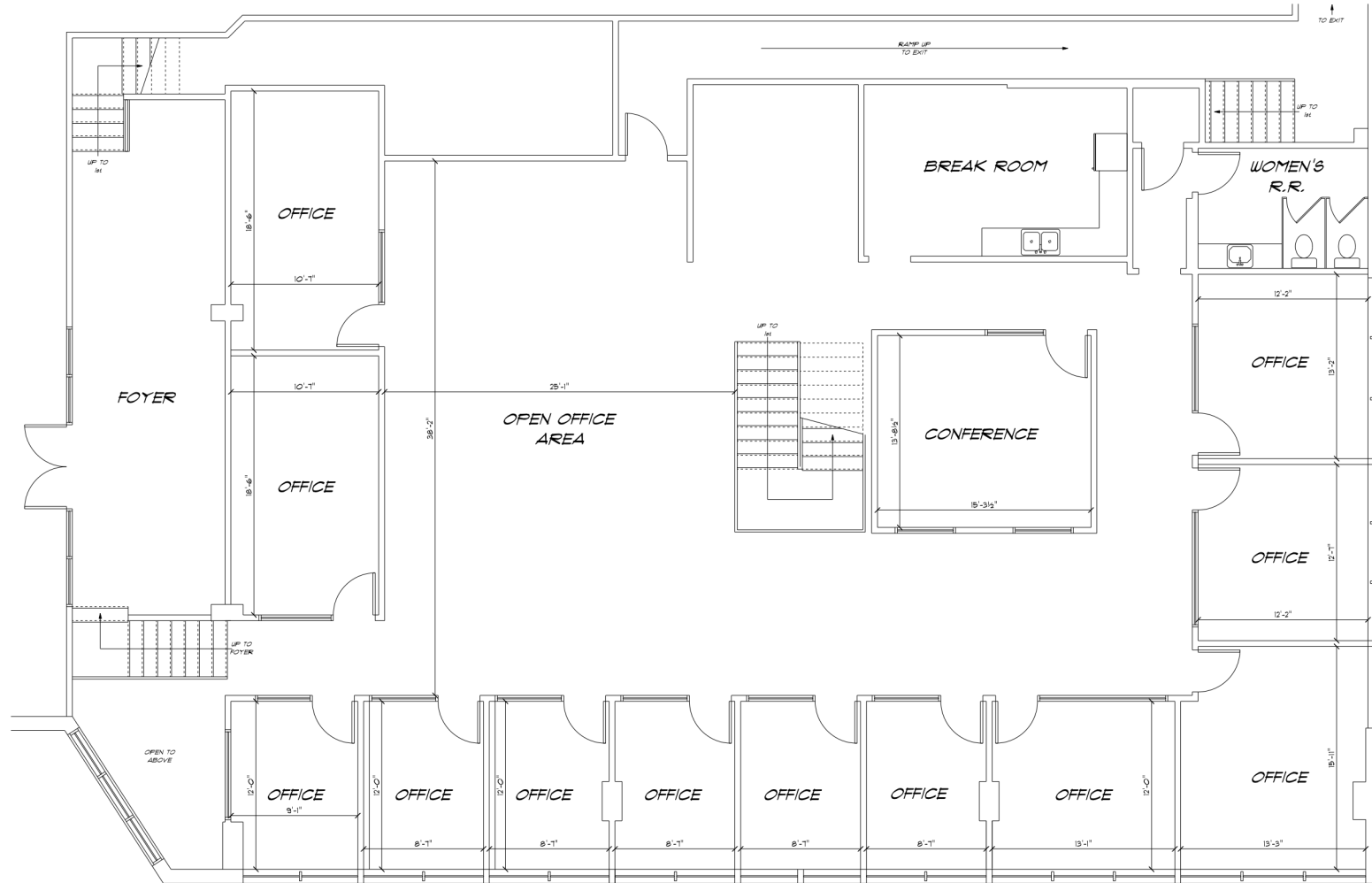
- Offices: 13 Main, 13 Downstairs
- Kitchenette in place
- Conference Rooms
- Open Flex Workspace
- Storage Area with IT Network
- Reception Area
- Main Level & Lower Open Staircase
- Security Lighting
- 1st Ave and 1st St Signage
- Tenant Improvements Allowed
- South Facing Vestibule with North & South Entrances
- Covered Parking Ramp & Outdoor Lot
- 8 Covered Parkade Spaces
- 28 Add. Spaces at \$50 Per Month/Spot
- Curbside Parking Availability
- CREXI Traffic count: 1st Ave, NE 15,000+ 1st St 2,750+, I-380 29,952+ per day.
- Cedar Rapids MLS: 2406367
- Iowa City MLS: 202405243







**EXISTING 1st FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



EXISTING LOWER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"