

FOR LEASE

OFFICE SPACE

1450 N CENTER POINT RD
HIAWATHA, IA 52233



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HUNTER
Companies



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

UP TO 18,700 SF AVAILABLE

HIGHLIGHTS



FOR LEASE: \$11.25 PSF NNN
ESTIMATED OPEX: \$7.87 PSF



- Approximately 380 parking stalls
- Easily accessible from I-380



- Subdivision opportunities
- Back portion of building is leased to UnityPoint Health



Built in 2011



NEARBY BUSINESSES INCLUDE:

Stillwater Coffee Company, Ketelsen RV, Fisher Group, Culver's, Tomaso's Pizza, First Federal Credit Union, UnityPoint, McGrath Auto



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AERIAL

	1 Mile	3 Miles	5 Miles
Population	2,587	39,519	90,737
AVG. HH Income	\$95,410	\$104,375	\$91,022
Total Households	1,009	16,008	37,943
Daytime Population	6,742	32,366	72,867



HUNTER
Companies

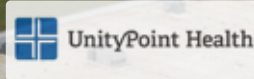


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PROPERTY AERIAL

1450 N CENTER POINT RD | HIAWATHA, IA



AVAILABLE
18,700 SF

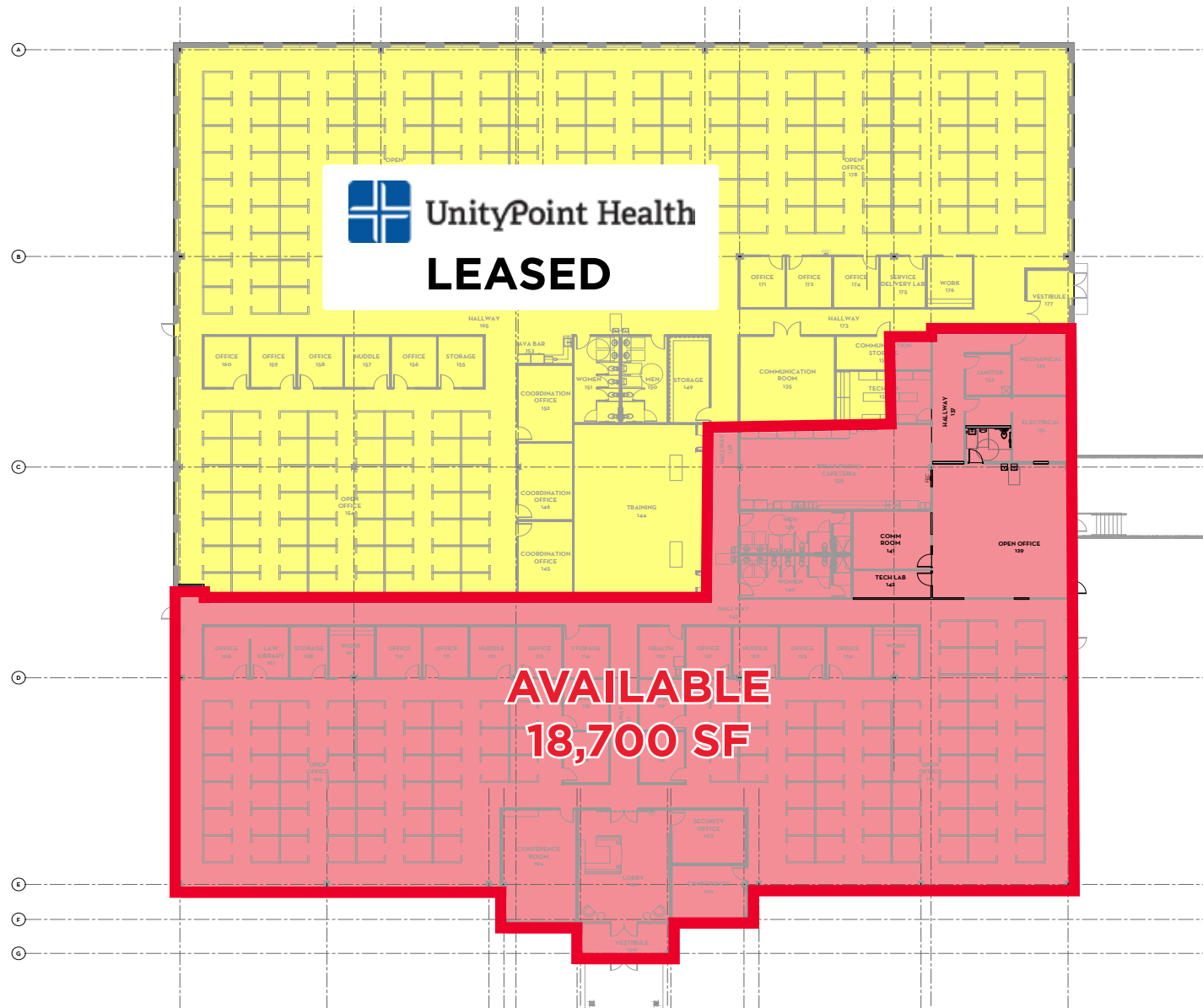
KETELSEN DR

N CENTER POINT RD



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FLOOR PLAN



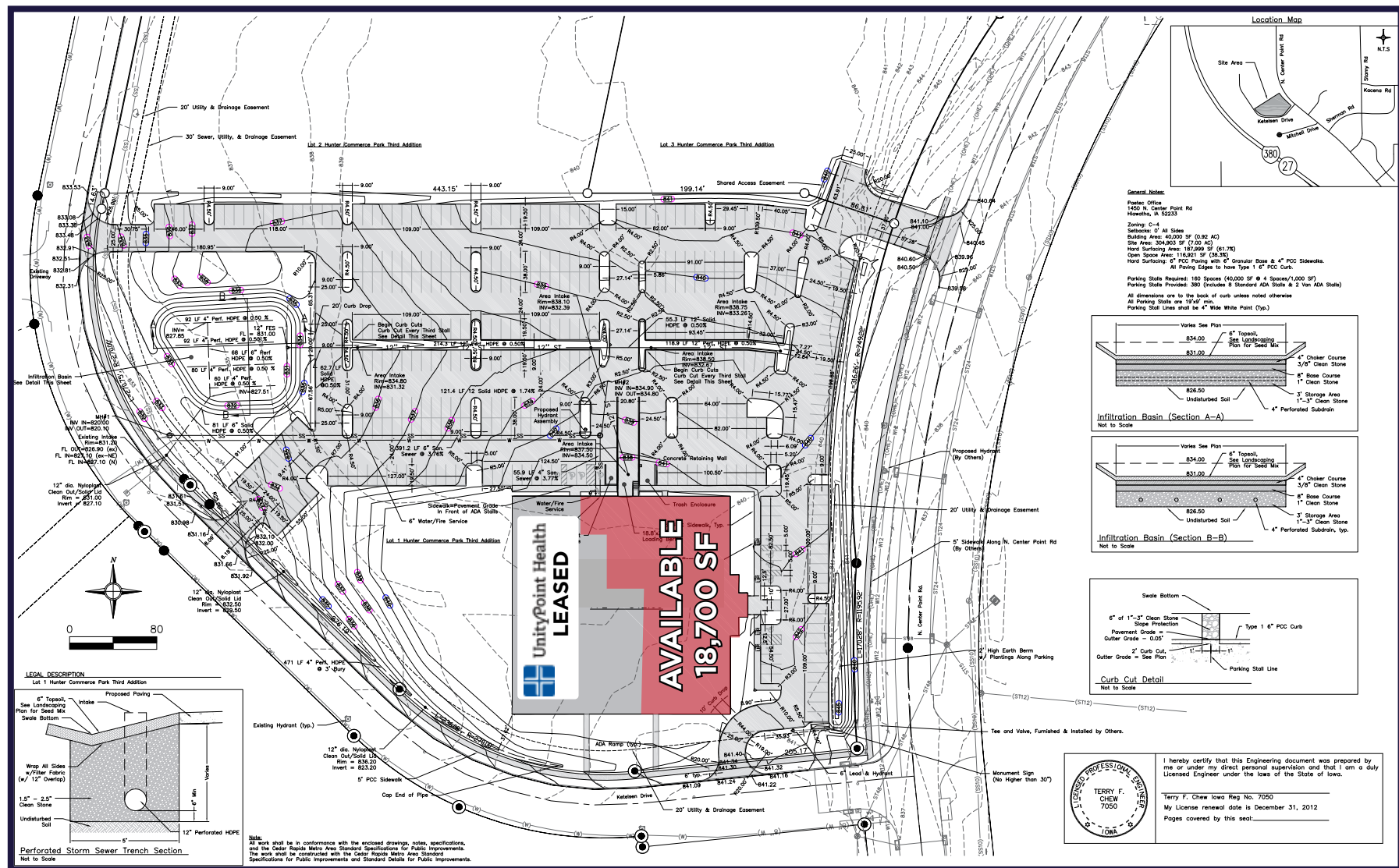
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SITE PLAN



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INTERIOR PHOTOS

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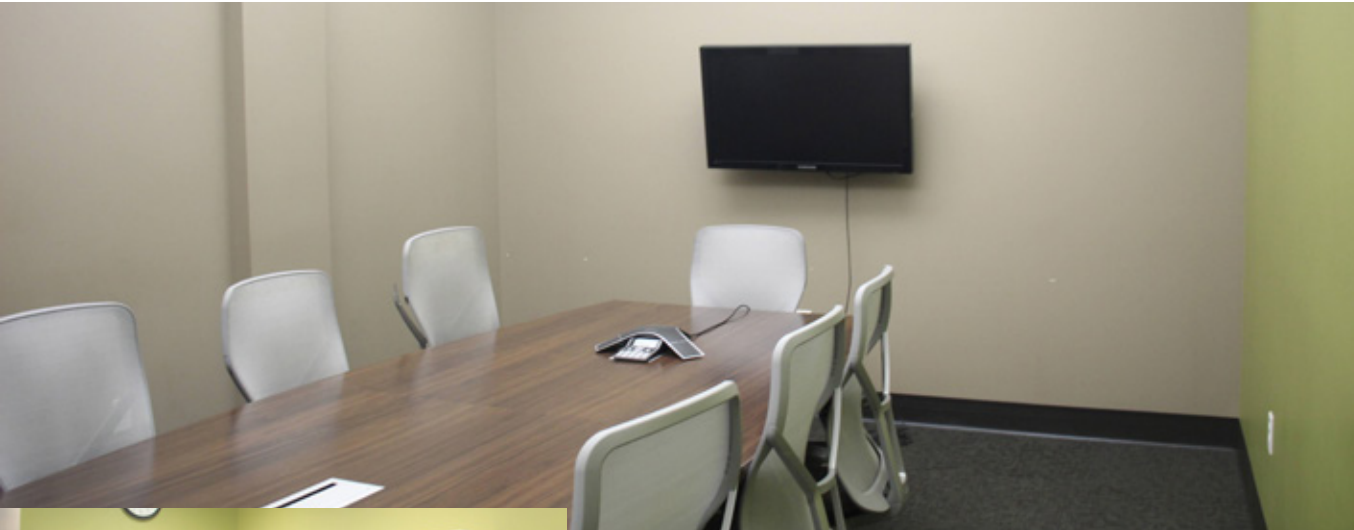
INTERIOR PHOTOS

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ICR IOWA

Hiawatha is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



729,401
WORKFORCE
POPULATION



95%
EDUCATIONAL
ATTAINMENT



8.9%
EMPLOYMENT
GROWTH RATE



36
MEDIAN
AGE

7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington

487,106
POPULATION

\$1,227,628,806
ANNUAL GOODS EXPORT

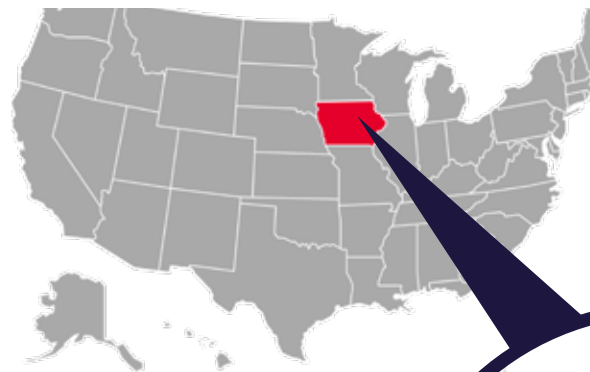
36,816,284
300 MILE POPULATION



**IOWA RANKED #1
OVERALL BEST STATE**



**RANKED #2 BEST COST
OF DOING BUSINESS**



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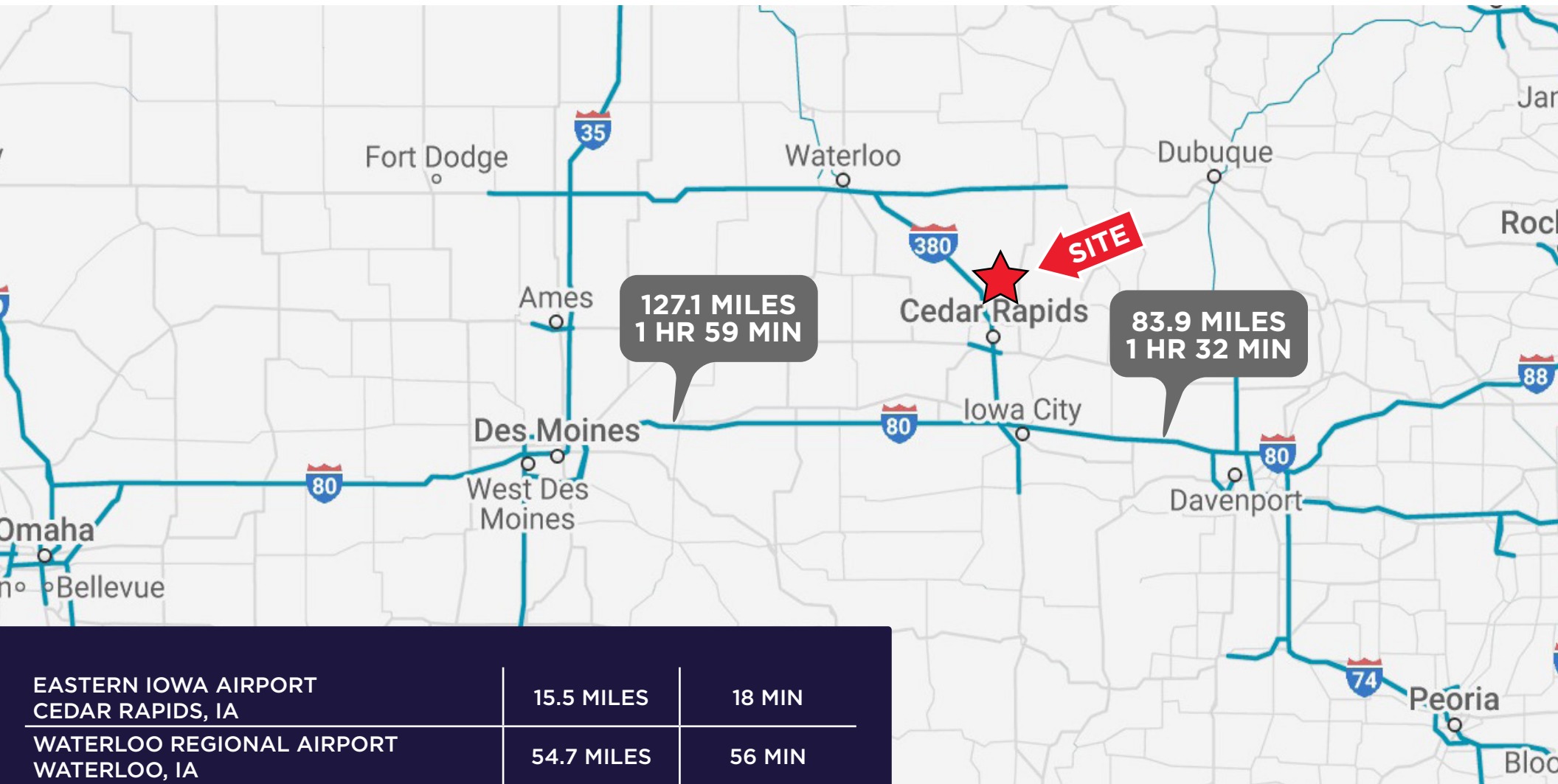
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A CENTRAL LOCATION

1450 N CENTER POINT RD | HIAWATHA, IA

EASTERN IOWA AIRPORTS



EASTERN IOWA AIRPORT CEDAR RAPIDS, IA	15.5 MILES	18 MIN
WATERLOO REGIONAL AIRPORT WATERLOO, IA	54.7 MILES	56 MIN
QUAD CITIES INTERNATIONAL AIRPORT MOLINE, IL	96.3 MILES	1 HR 26 MIN
DES MOINES INTERNATIONAL AIRPORT DES MOINES, IA	126.1 MILES	2 HR 5 MIN



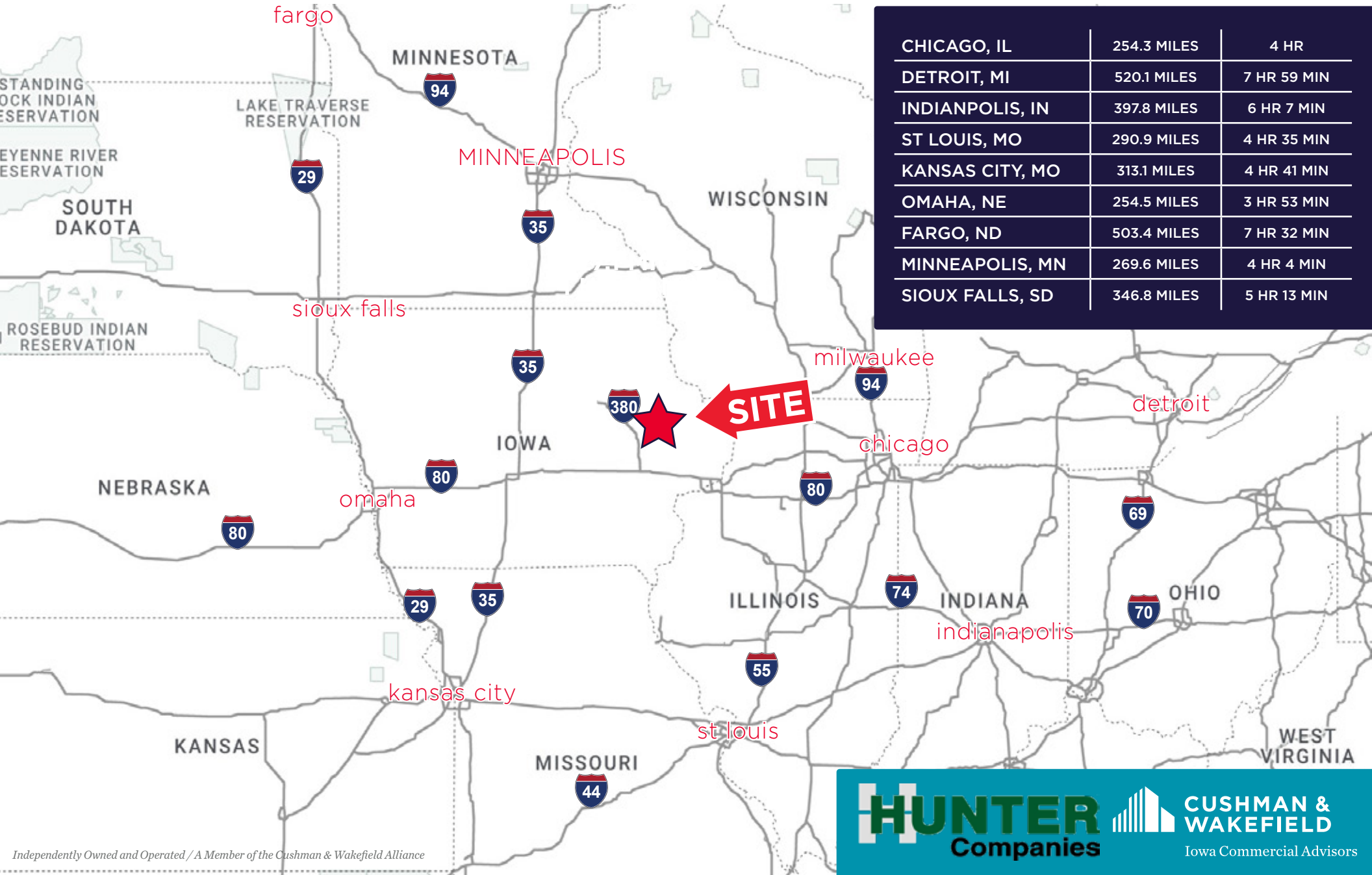
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A CENTRAL LOCATION



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MIDWEST INTERSTATE MAP



CHICAGO, IL	254.3 MILES	4 HR
DETROIT, MI	520.1 MILES	7 HR 59 MIN
INDIANAPOLIS, IN	397.8 MILES	6 HR 7 MIN
ST LOUIS, MO	290.9 MILES	4 HR 35 MIN
KANSAS CITY, MO	313.1 MILES	4 HR 41 MIN
OMAHA, NE	254.5 MILES	3 HR 53 MIN
FARGO, ND	503.4 MILES	7 HR 32 MIN
MINNEAPOLIS, MN	269.6 MILES	4 HR 4 MIN
SIOUX FALLS, SD	346.8 MILES	5 HR 13 MIN

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