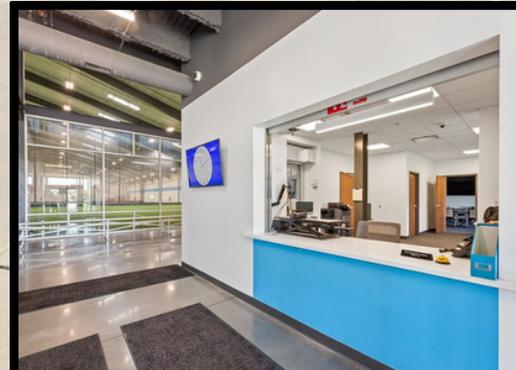
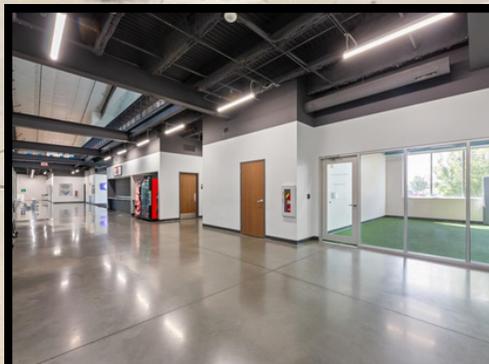


**FOR LEASE**

**Your Space Here**



**3260 MID AMERICA LOOP, COUNCIL BLUFFS IA**

**\$750/MONTH**

## **Prime Fitness & Training Space for Lease – 688 SF**

- Affordable lease – \$750/month includes utilities & shared restrooms
- Prime location inside Iowa West Sports Plex – a regional athletic destination
- Massive built-in traffic – exposure to hundreds of athletes, parents, and visitors daily
- Flexible layout – large open room with high ceilings + attached office/storage
- Brand visibility – signage and presence in a high-energy, health-focused facility
- Community-centered – surrounded by sports leagues, tournaments, and events year-round
- Cross-marketing potential – collaborate with complementary businesses (training, nutrition, recovery services)
- Additional space available – discounted access to turf fields + extra storage/activity areas
- Turnkey utilities included – no extra bills, simple & affordable monthly rent
- Ideal for fitness/wellness – yoga, pilates, personal training, physical therapy, recovery, or small studio concepts

### **CONTACT :**

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**HEARTLAND  
PROPERTIES, INC.**