



OFFICE SPACE

FOR SALE/LEASE

2110 FISERV DRIVE SW | CEDAR RAPIDS, IA



WSG
CRE
SKOGLMAN
COMMERCIAL



PROPERTY OVERVIEW

This two-story, 40,770 SF building—available as a full space or demised—offers a highly flexible and turnkey opportunity for tenants seeking immediate occupancy. The property features flexible term lengths and comes fully furnished, making it an ideal solution for a wide range of office or commercial users.

Property Details	
Address	2110 Fiserv Drive SW Cedar Rapids, IA 52404
Building Size	40,770 SF
Space Available	40,770 SF (Can Be Demised)
Parking	162 spaces
Year Built	1999
Parcel #	13362-76009-00000
Lot Size	4.44 acres
Legal Description	LANDMARK 3RD STR/LB 1
Property Taxes	\$107,788
Lease Rate	\$9.95/SF
Sale Price	\$4,200,000

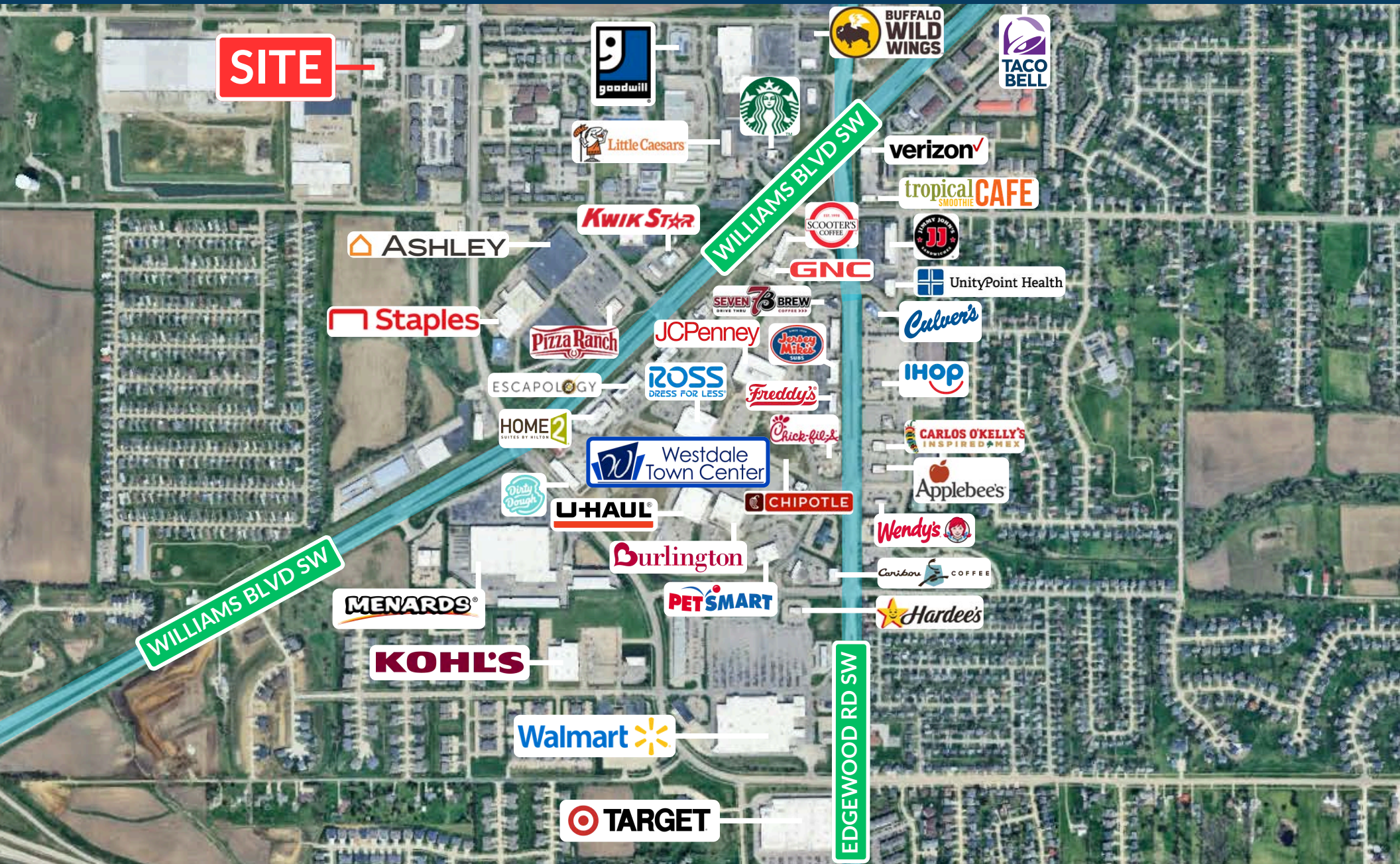


INTERIOR PHOTOS





AERIAL MAP





PARCEL MAP





FIRST FLOOR

20,385 SF
(Can Be Demised)

69
Standard Cubes

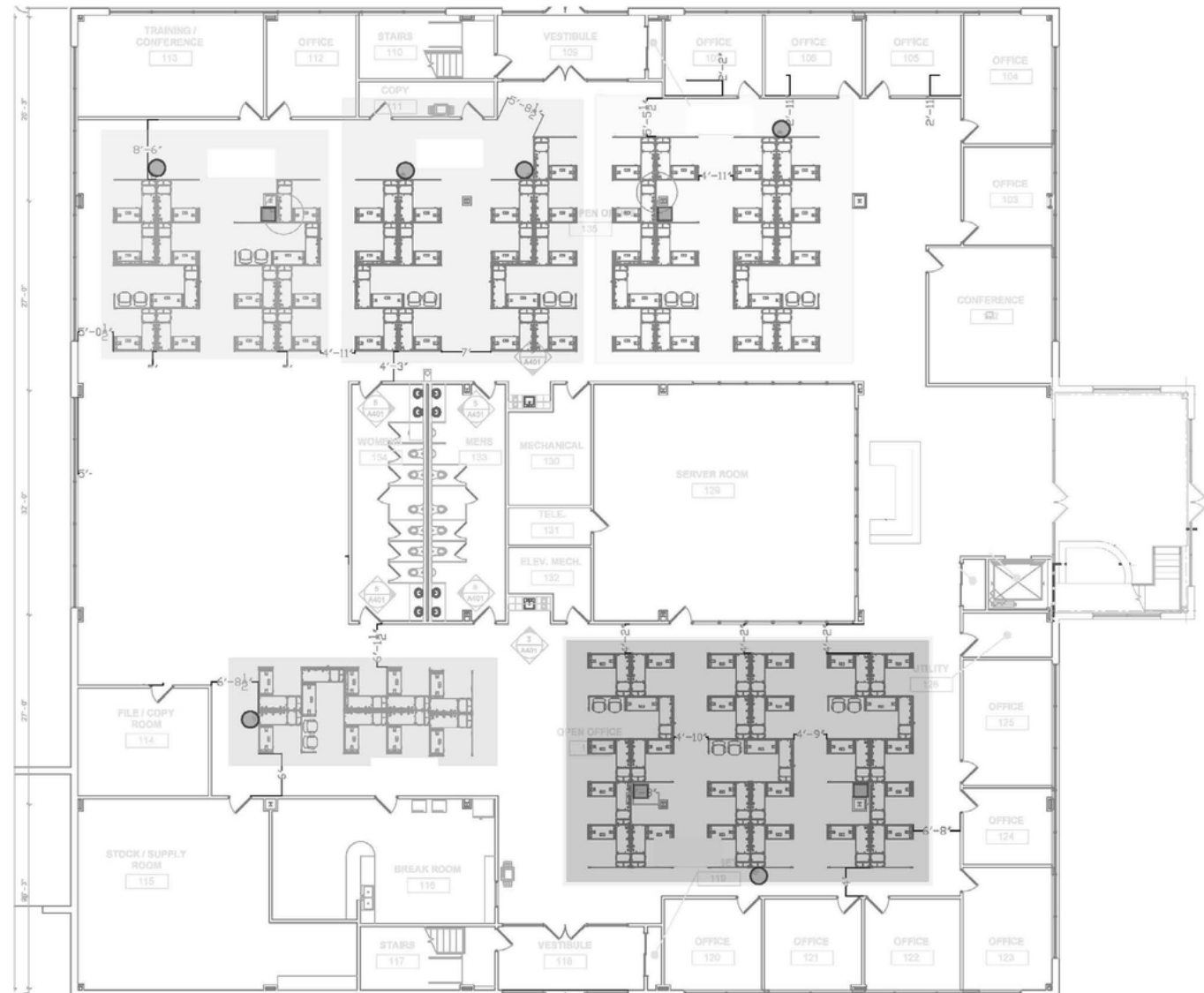
10
Manager Cubes

2
Conference Rooms

12
Offices

1
Breakroom

1
Stock/Supply Room





SECOND FLOOR

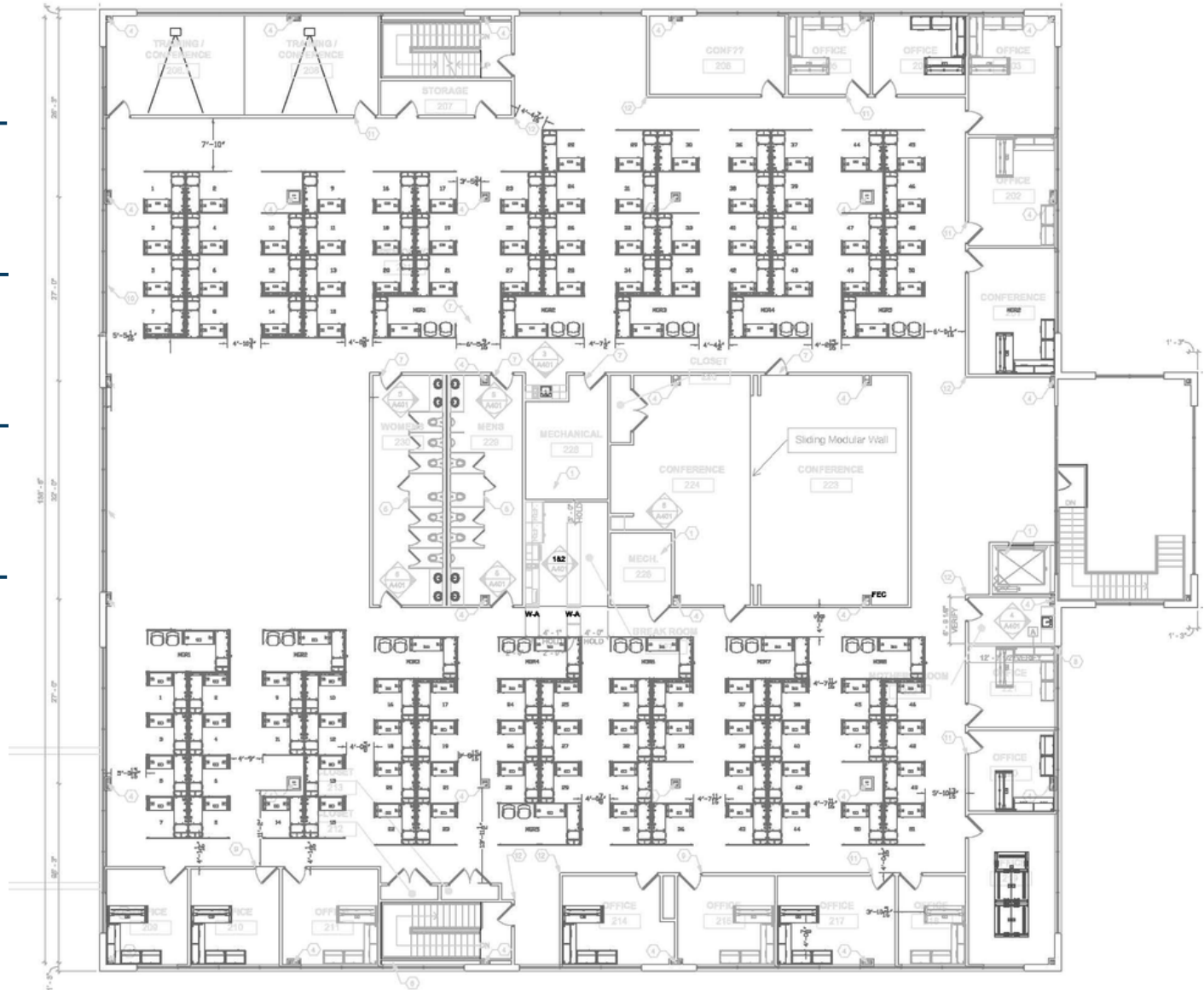
20,385 SF
(Can Be Demised)

100
Standard Cubes

13
Manager Cubes

6
Conference Rooms

14
Offices





CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



EASTERN IOWA AIRPORT NON-STOP FLIGHTS



Location	Carrier
Atlanta (ATL)	Delta
Charlotte (CLT)	American Airlines
Chicago (ORD)	American Airlines / United Express
Dallas (DFW)	American Airlines
Denver (DEN)	Frontier Airlines / United Express
Detroit (DTW)	Delta
Las Vegas (LAS)	Allegiant
Los Angeles (LAX)*	Allegiant
Miami (MIA)	American Airlines
Minneapolis (MSP)	Delta
Nashville (BNA)	Allegiant
Orlando/Sanford (SFB)	Allegiant
Orlando International (MCO)	Allegiant
Phoenix/Mesa (AZA)	Allegiant
Punta Gorda/Ft. Myers (PGD)	Allegiant
Sarasota (SRQ)	Allegiant
Tampa/St. Petersburg (PIE)	Allegiant



DEMOGRAPHICS & MAJOR EMPLOYERS

		1 mile	3 miles	5 miles
	Daytime Population	8,113	22,355	74,947
	2025 Population	9,444	52,117	94,843
	Annual Population Growth Rate	0.5%	0.3%	0.2%
	2025 Median Age	36.1	38.9	37.6
	2025 Total Households	4,216	22,086	40,100
	Annual Household Growth Rate	0.6%	0.3%	0.4%
	2025 Average Household Income	\$63,485	\$87,008	\$90,628
	Daily Traffic Count: 13,800 VPD			

Cedar Rapids Major Employers





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