

FOR LEASE



1700 S 1ST AVE, STE 10, IOWA CITY **\$10.00 / NNN**

This large office offers 14 private offices, enclosed reception area, kitchenette, 2 RR and many flex areas. Eastdale Plaza offers free parking for employees, close proximity to dining and shopping and an expansive common area to enjoy during breaks. This unit has 2 entrances as well as an exit to the outside from within. Located just inside the north entrance making it easy for clients &/or customers to find your business. Worry free maintenance, brand new HVAC system in this unit. **Total rent, base plus NNN charges, is approx \$4,463.40 per month.**

Information deemed reliable, but not guaranteed.

Monthly Rent: \$4,463.40

Base Rent: \$10.00 PSF

Taxes: \$1.83 PSF

CAM: \$5.10 PSF

Insur: \$0.37 PSF

Zoning:
CC2

Total Sqft:
3,096 SQFT

Traffic Count:
12,200 cars on S 1st Ave per day

Directions:
From Hwy 6, North on S 1st Ave, use entrance on North side of building, across from K&Q Nails, Milos, and Java House.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

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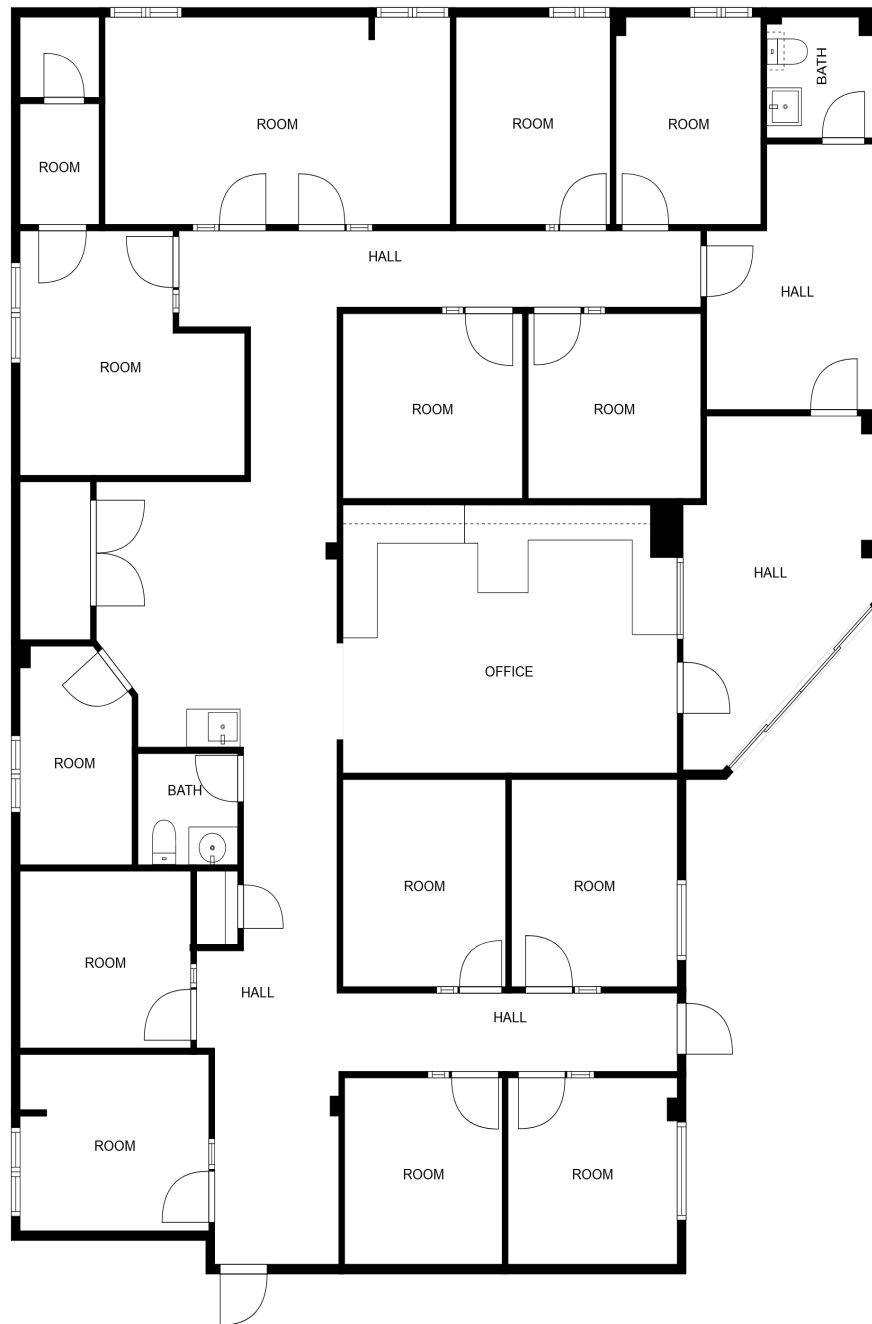
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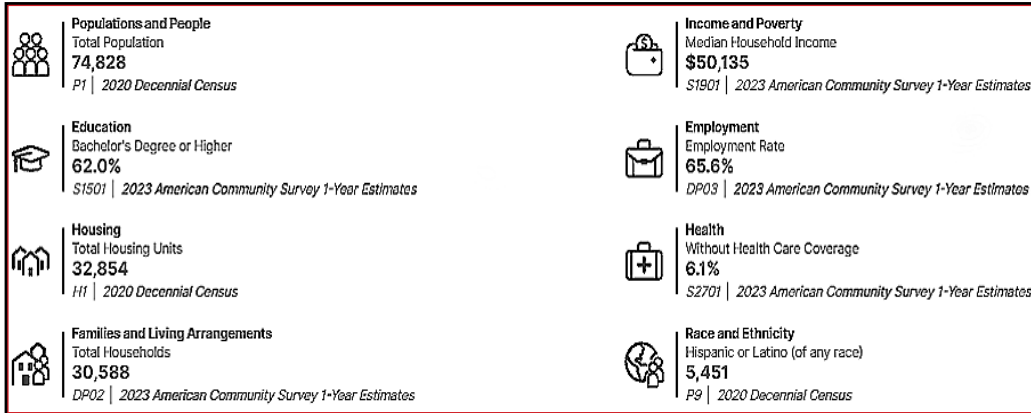
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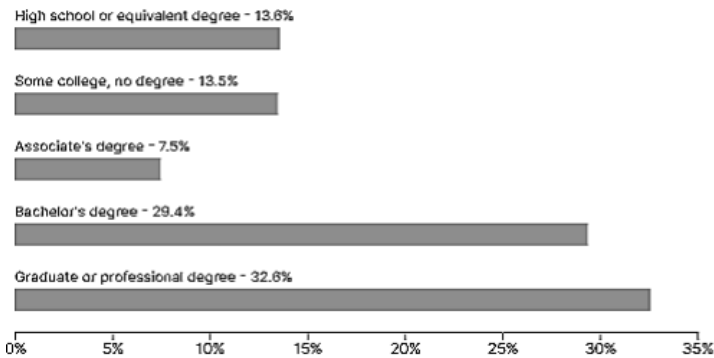
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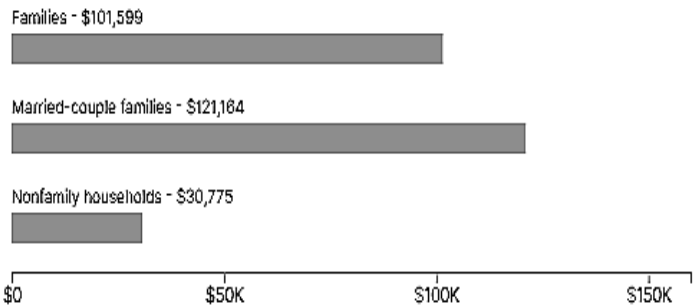
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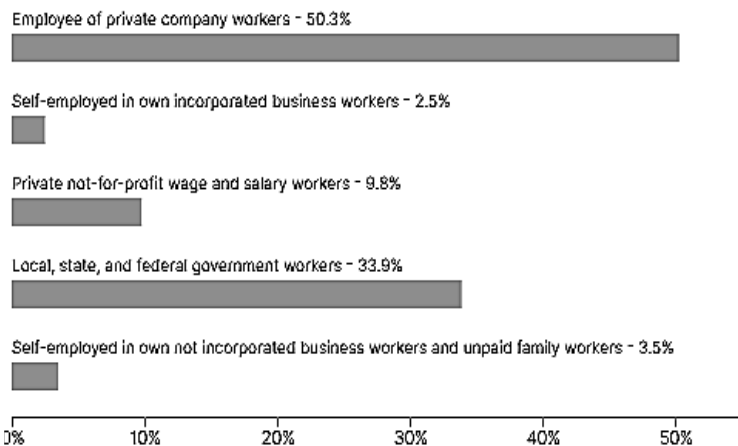
Education Attainment (Population 25 Years and Older) in Iowa City city, Iowa



Median Income by Types of Families in Iowa City city, Iowa

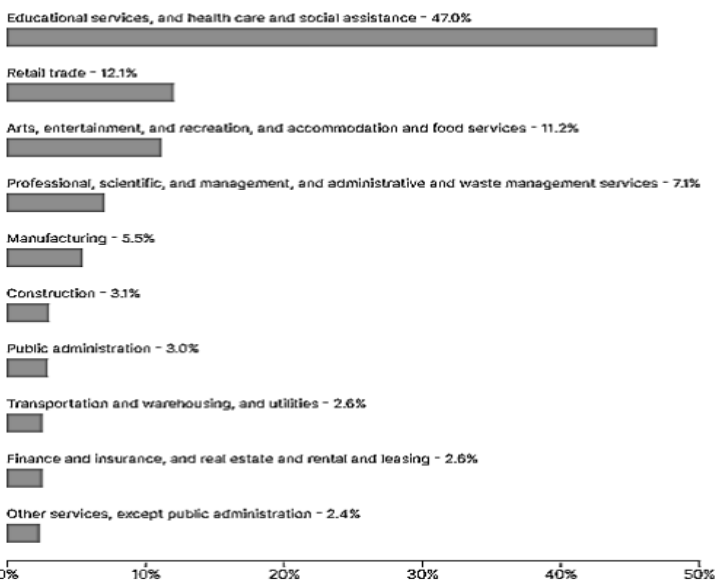


Class of Worker in Iowa City city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and ... in Iowa City city, Iowa



United States®
Census
Bureau

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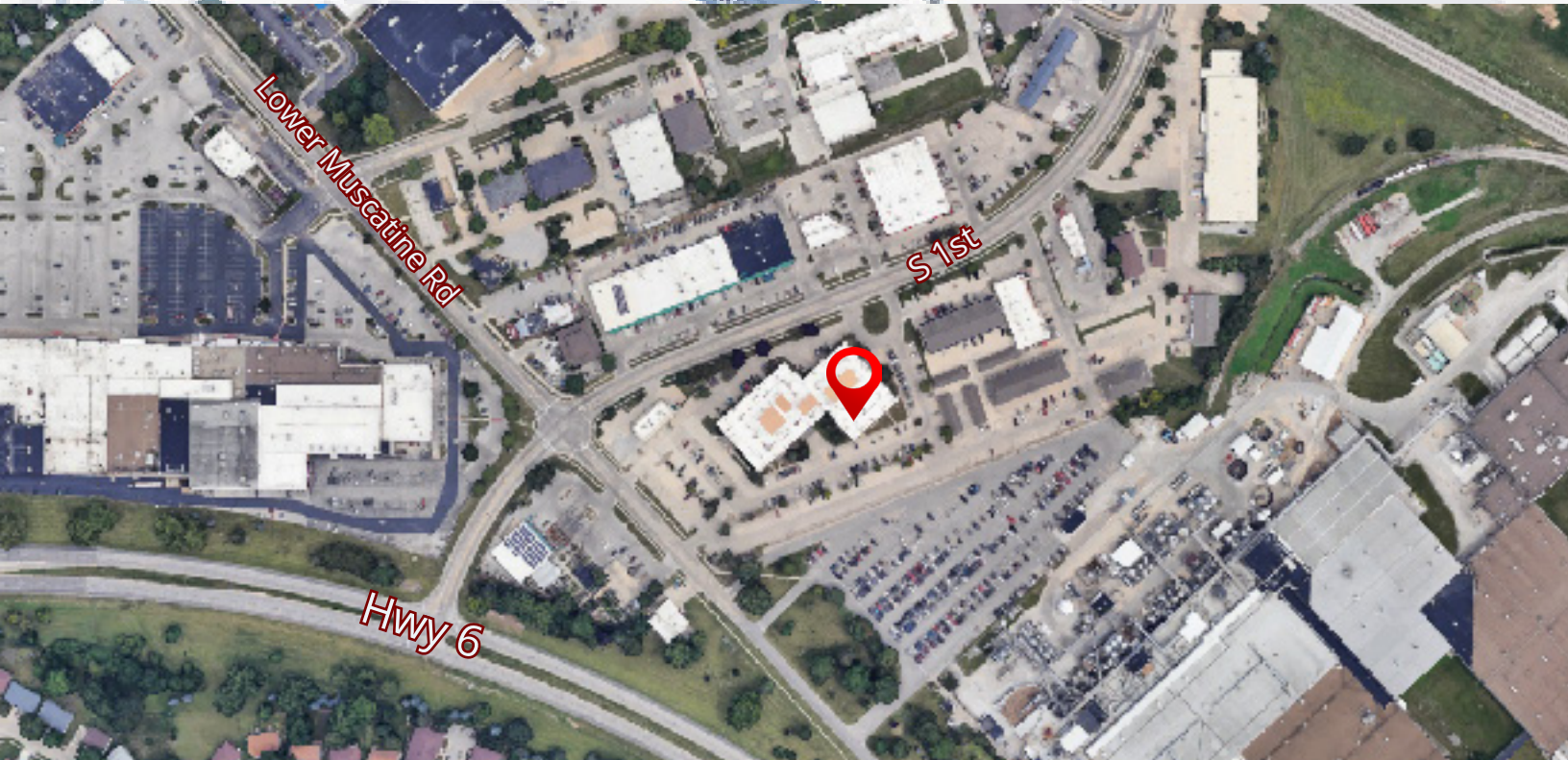
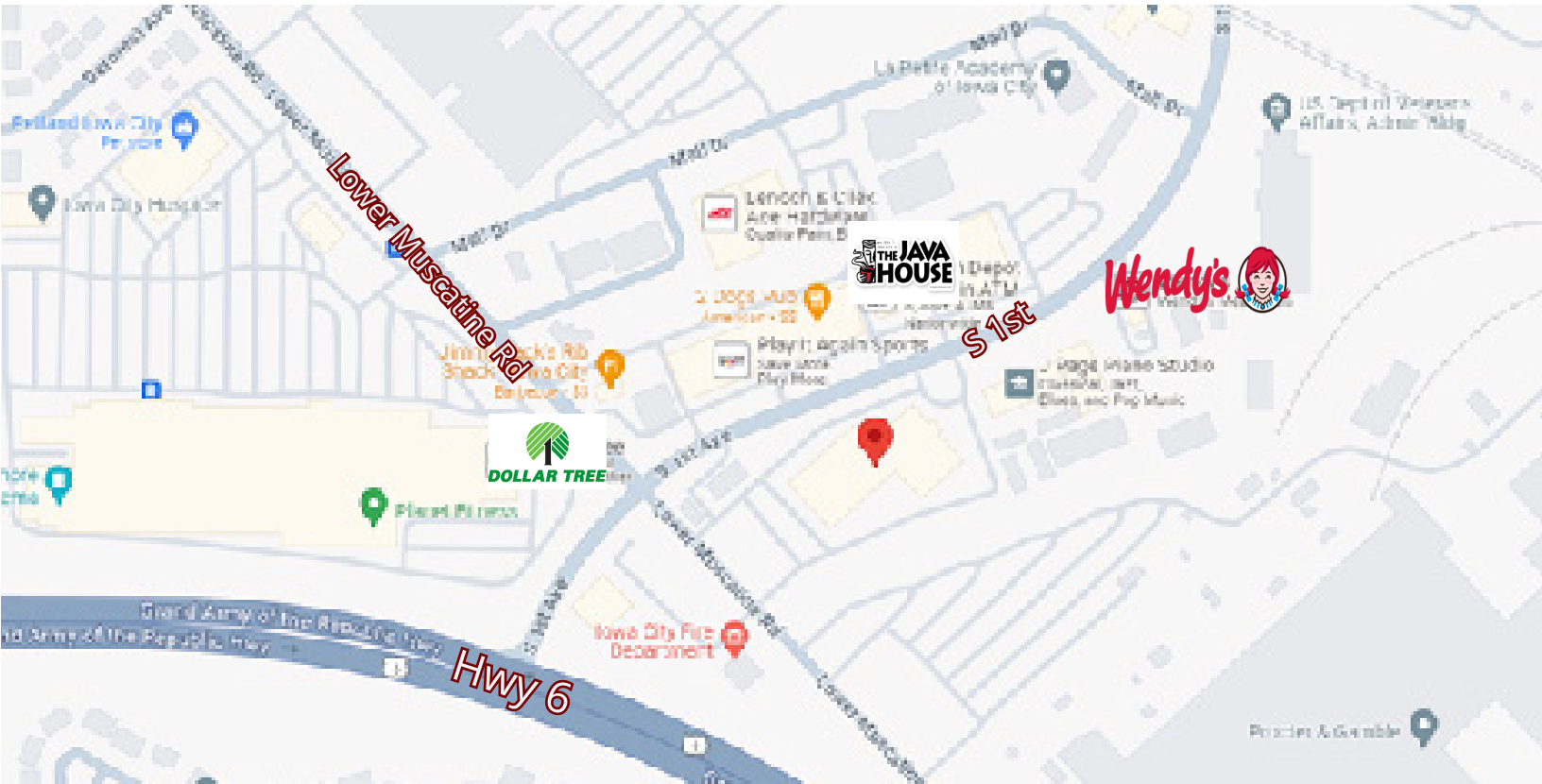
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