

213 4TH AVENUE SE
CEDAR RAPIDS, IA 52401

DOWNTOWN OFFICE

FOR SALE/LEASE | 8,370 - 25,110 SF

GD COMMERCIAL

427 1ST STREET SE, SUITE 200
CEDAR RAPIDS, IA 52401
319.731.3400 | GLDCOMMERCIAL.COM

ERICA SEELMAN, SIOR
319.731.3412
erica@gldcommercial.com

JENN SEXTON
319.731.3414
jenn@gldcommercial.com

PROPERTY OVERVIEW

***OPPORTUNITY ZONE* FOR SALE OR FOR LEASE: THE HISTORICAL LATTNER BUILDING.** This downtown property features 25,000+ square feet of office space, perfectly suited for an owner/occupant, investor, or tenant. Direct skywalk and city parking ramp access for easy parking and accessibility. This property is located in the heart of downtown Cedar Rapids in an Opportunity Zone, with walkability to neighborhood restaurants and amenities. The building has been well maintained with recent updates, including newer roof-top units, upgraded 1st floor zone system, key card access, security door and cameras. This property features a basement for bonus square footage and storage opportunities. Flexible square footage is available for companies seeking a lease opportunity.

- Adjacent to City parking ramp
- 9' ceilings
- Immediate possession

OFFERING SUMMARY

Sale Price: \$2,325,000

Lease Rate: \$8.95 SF/yr (NNN)

Operating Expense Estimate: \$3.20/SF

Net Real Estate Taxes: \$58,404

Building Size: 25,110 SF

Available SF: 8,370 - 25,110 SF

Lot Size: 0.19 Acres

Price / SF: \$92.59

Year Built: 1900

Zoning: Urban Downtown Core

EXECUTIVE SUMMARY

213 4TH AVENUE SE, CEDAR RAPIDS, IA 52401

LEASE SPACES

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LEASE INFORMATION

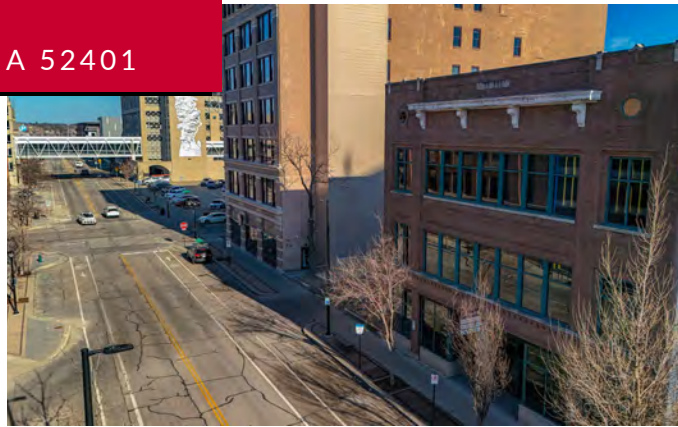
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,370 - 25,110 SF	Lease Rate:	\$8.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor	Available	8,370 SF	NNN	\$8.95 SF/yr
2nd Floor	Available	8,370 SF	NNN	\$8.95 SF/yr
3rd Floor	Available	8,370 SF	NNN	\$8.95 SF/yr
Floors 1-3	Available	25,110 SF	NNN	\$8.95 SF/yr

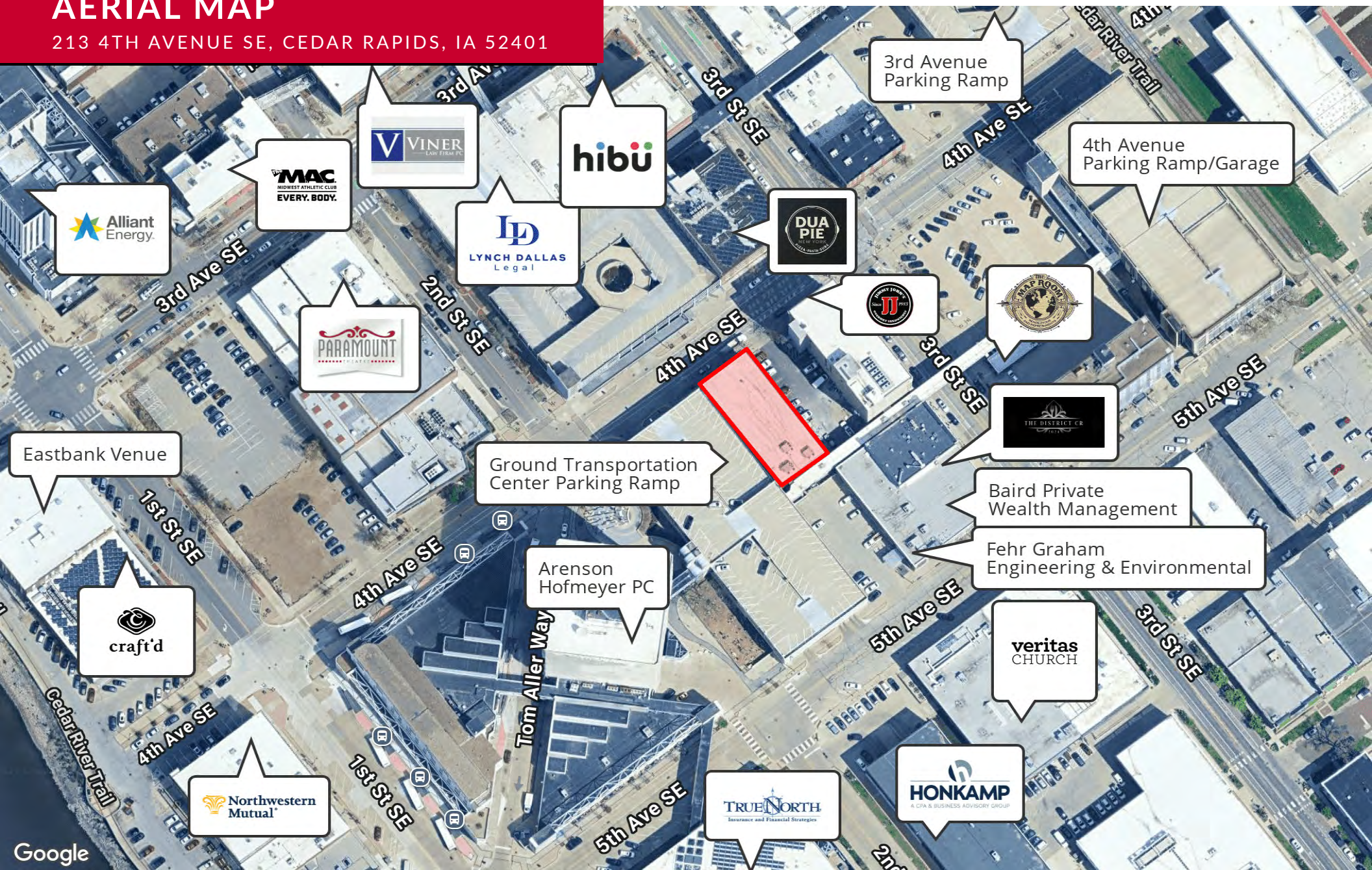
ADDITIONAL PHOTOS

213 4TH AVENUE SE, CEDAR RAPIDS, IA 52401



AERIAL MAP

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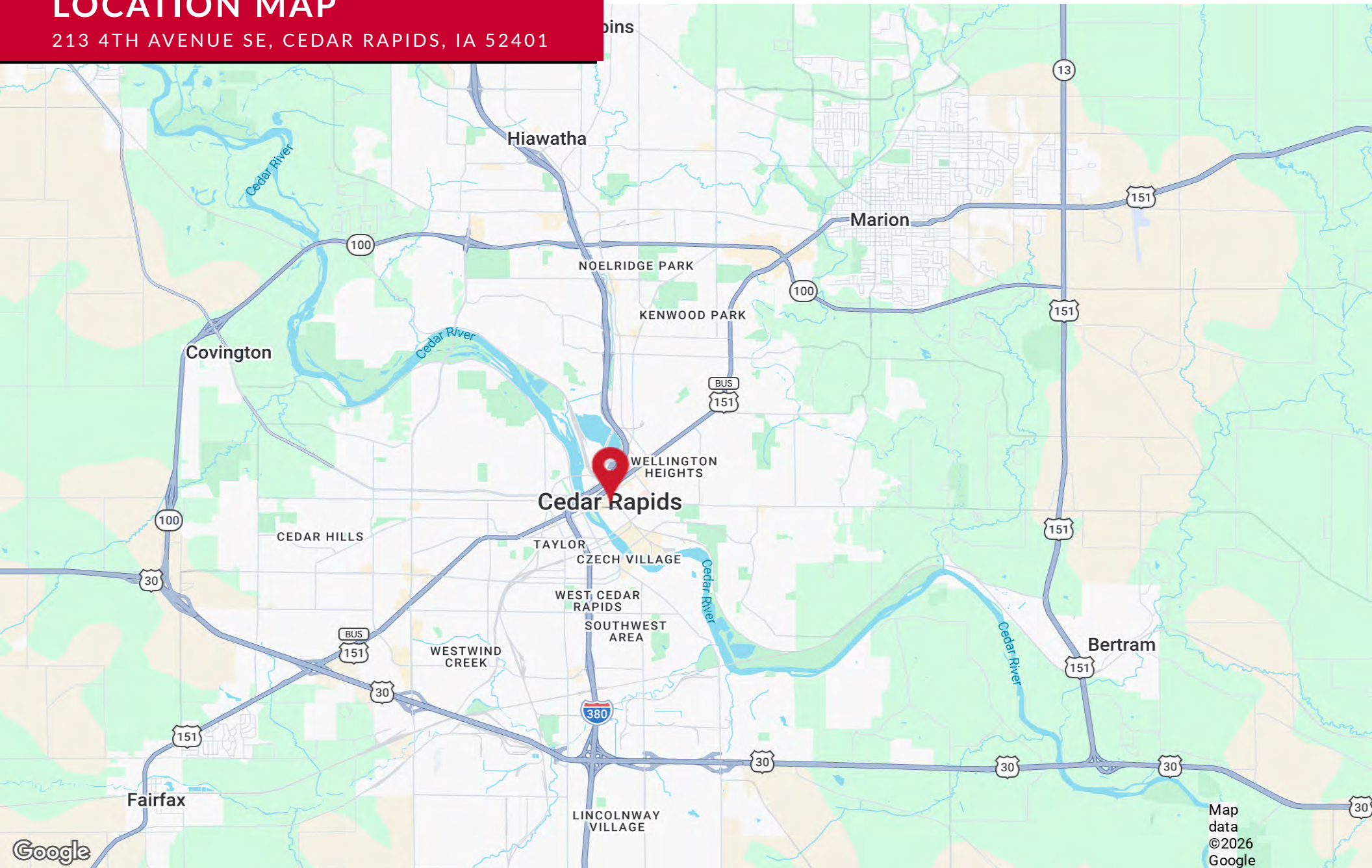
RETAILER MAP

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LOCATION MAP

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SERVICE PROVIDERS

213 4TH AVENUE SE, CEDAR RAPIDS, IA 52401



AVERAGE UTILITY BILLING

- Alliant Energy - Electric: \$1,382/month
- MidAmerican Energy - Gas: \$720/month
- Cedar Rapids Water Dept: \$234/month

- All information is deemed reliable but not guaranteed. It is the responsibility of the tenant to do their own due diligence.