

# US BANK COMPLEX

CEDAR RAPIDS, IA 52401

## FOR SALE



### BROKERS OF RECORD

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 **CUSHMAN & WAKEFIELD**  
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# US BANK COMPLEX | CEDAR RAPIDS, IA



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## THE PROPERTIES

**222 2ND AVE SE**

- US BANK BUILDING

**300 2ND AVE SE**

- PARKING GARAGE

**231 1ST AVE SE**

- SURFACE PARKING LOT

## PROPERTY HIGHLIGHTS



GATEWAY LOCATION



EXISTING PARKING - 256 STRUCTURED SPACES



CONNECTED TO DOWNTOWN SKYWALK SYSTEM



PRO-DEVELOPMENT CITY

\*REACH OUT TO AGENTS/EXECUTE CA FOR FULL OFFERING MEMORANDUM

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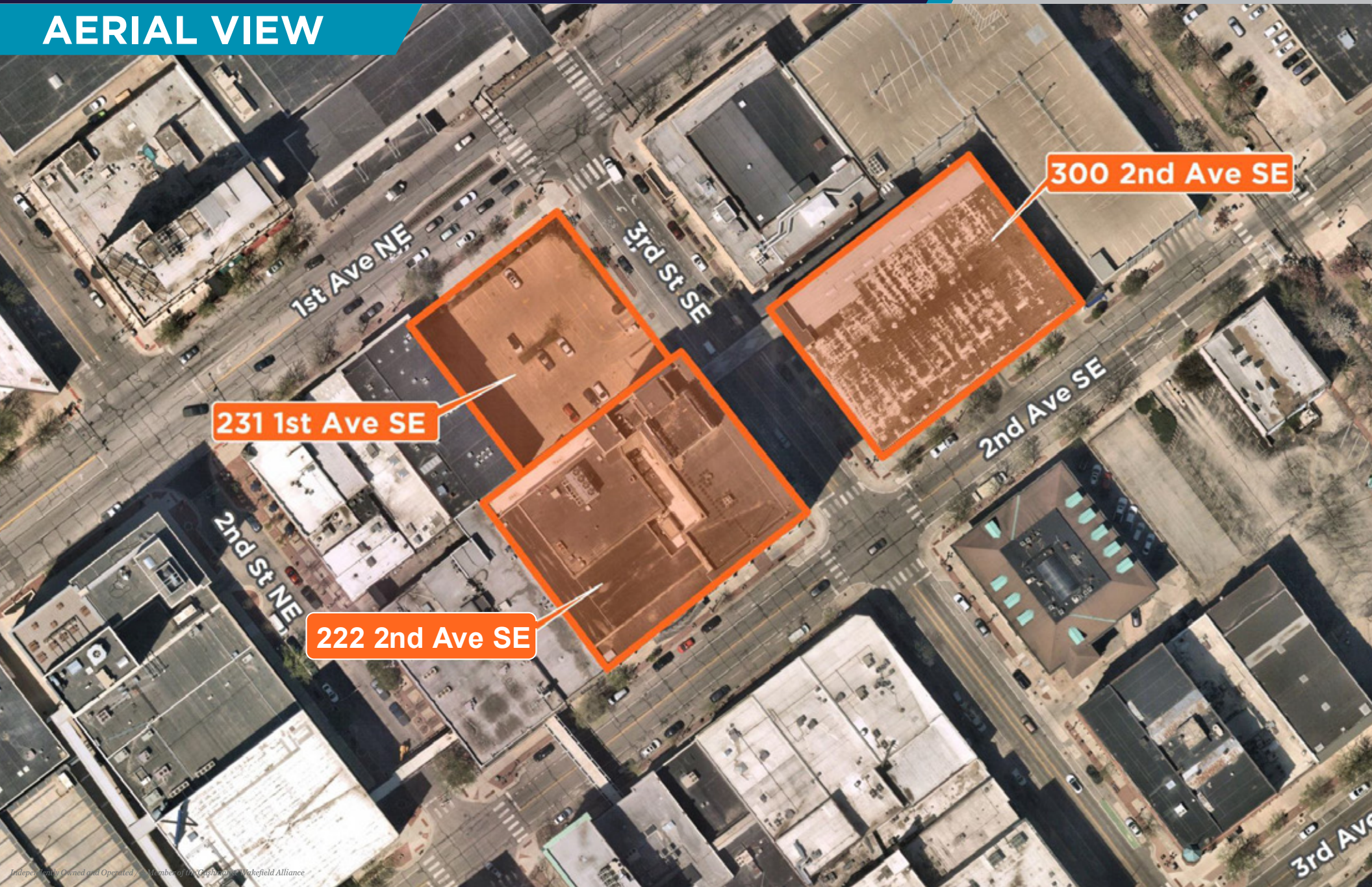
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## AERIAL VIEW



231 1st Ave SE

222 2nd Ave SE

300 2nd Ave SE

2nd St NE

2nd Ave SE

3rd St SE

3rd Ave



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## SITE PLAN

**PARKING LOT SITE**  
42 Parking Stalls,  
.45 Acres

The site plan is an aerial photograph of the US Bank Complex in Cedar Rapids, IA. It features several color-coded overlays: a yellow polygon for the parking lot site, a blue polygon for the US Bank Addition built in 1964, a green polygon for the US Bank Addition built in 1980, and a teal polygon for the parking garage. The US Bank Tower, built in 1926, is shown as a brown building. The surrounding area includes other city buildings and streets.

**US BANK TOWER - BUILT IN 1926**  
104,076 SF PER CITY ASSESSOR

**PARKING GARAGE**  
**BUILT IN 1966**  
7,881 SF,  
256 Parking Stalls

**US BANK ADDITION - BUILT IN 1964**  
43,833 SF PER CITY ASSESSOR

**US BANK ADDITION - BUILT IN 1980**  
10,840 SF PER CITY ASSESSOR



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## AERIAL





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## AERIAL





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## CONTACT

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