

OFFICE/RETAIL SPACE

FOR LEASE

1,950 SF AVAILABLE

1050 DEPOT LN SE
CEDAR RAPIDS, IA 52401



CRAIG BYERS, CCIM

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JASON ROGERS

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AUSTIN GEASLAND

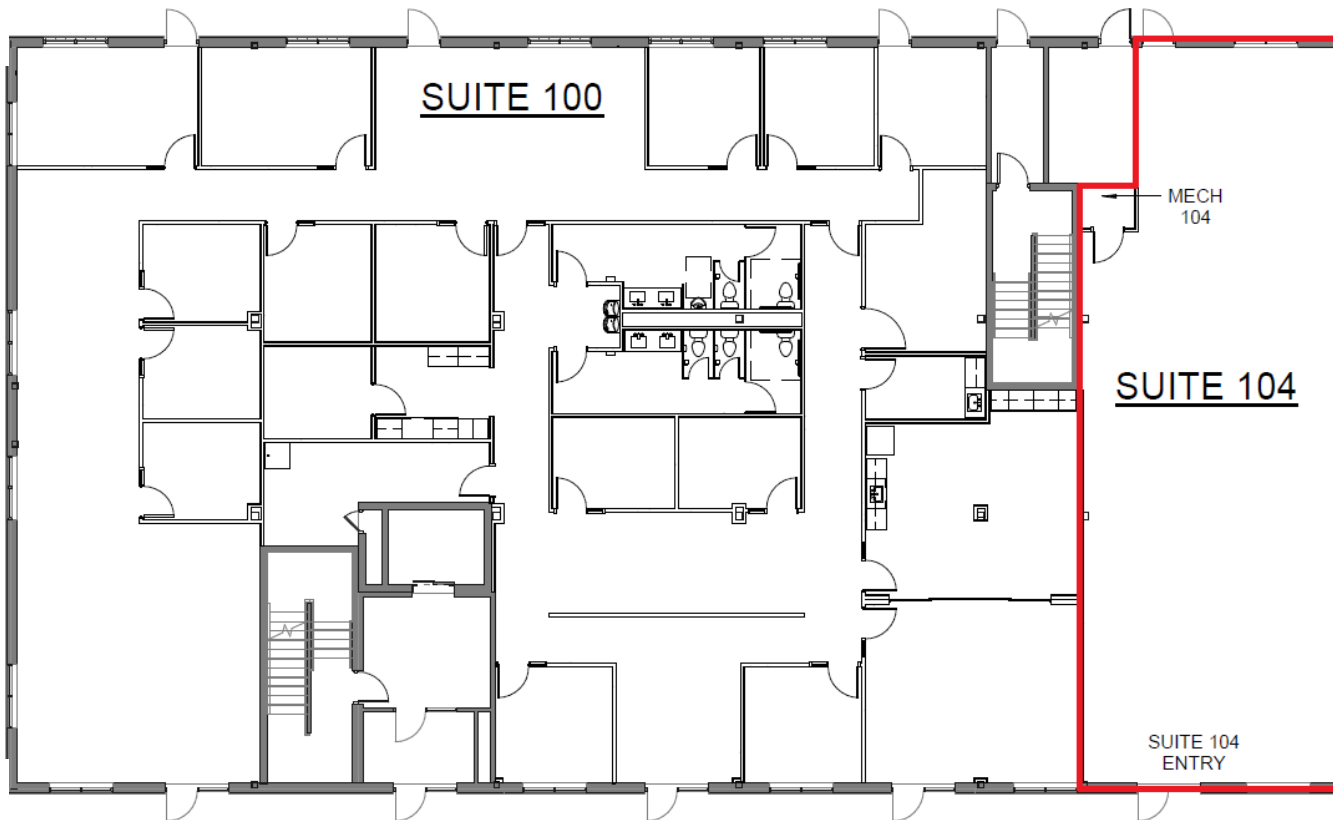
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REAL ESTATE

FLOOR PLAN**PREMISES****\$5.95 PSF NNN**

(Base Rate subject to annual increases)

Pass-Throughs Est. @ \$7.30 PSF

Tenant to take premises in its "as is" condition

1,950 SF Available

SITE HIGHLIGHTS

- Zoning: U-NG
- First generation space
- Exclusive Parking Field available for Tenants and their Clients/Customers

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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	9,502	66,730	134,129
Households	4,125	28,837	58,596
Median HH Income	\$50,649	\$62,024	\$65,627
Median Net Worth	\$33,257	\$150,766	\$164,642

LOCATION HIGHLIGHTS

- This location is a component of The Depot, a dynamic six-acre mixed-use development offering ground-floor commercial space beneath luxury rentals.
- Located behind NewBo City Market in the vibrant New Bohemia (NewBo) District, The Depot is a pedestrian and bike-friendly hub along the Cedar Valley Nature Trail.
- Immerse yourself in a lively neighborhood filled with unique local shops, restaurants, coffee houses, salons, live music venues, and more.

SURROUNDING BUSINESSES

Newbo City Market, Raygun, Office Evolution, Robert Half, Carrier Access, Office Solutions, Choreo, TEKsystems, Cedar Point Capital, Crosby's, Illuminations, Brewhemia, Chrome Horse Saloon, Lu's Deli, Tornado's Grub & Pub, Bo Mac's, African American Museum of Iowa, National Czech & Slovak Museum, Lion Bridge Brewing, Geonetric, Virtue Salon + Spa, Goldfinch Cyclery, and so much more.

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