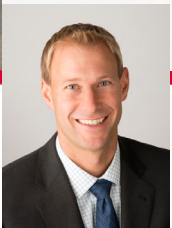


RETAIL/OFFICE SPACE

FOR LEASE

Class "A" office/retail suites in downtown Cedar Rapids in this newer 11-story office building. 2,052 USF available on the 1st floor, 3,540 USF available on the 6th floor, and 4,741 USF available on the 10th floor. Other businesses that reside in this building are CRST International, Bankers Trust, Iowa Land & Building Co, Holmes Murphy, & RSM McGladrey. Quality amenities with security, in-suite janitorial, on-site management, and more. Generous vanilla box provided. Parking in the attached parking garage available. OPEX is approximately \$16.86/sq. ft. Contact listing agent for more information.

**201 1ST STREET SE
CEDAR RAPIDS, IA 52401**



MARK LYNCH, REALTOR®
(319) 331-0409
marklynch@skogman.com



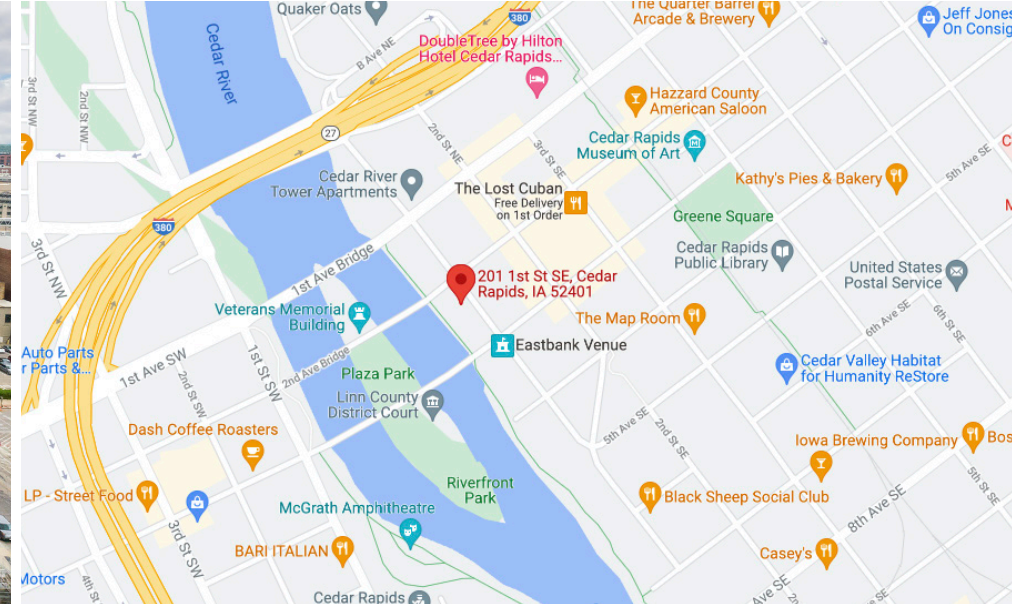
BRIAN ROSTECK, REALTOR®
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SKOGMAN
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OFFERING SUMMARY

Sale Price:	Contact Agent
1st Floor USF Available:	2,052 USF
6th Floor USF Available:	3,540 USF
10th Floor USF Available:	4,741 USF
Year Built:	2016
Zoning:	C-4

PROPERTY OVERVIEW

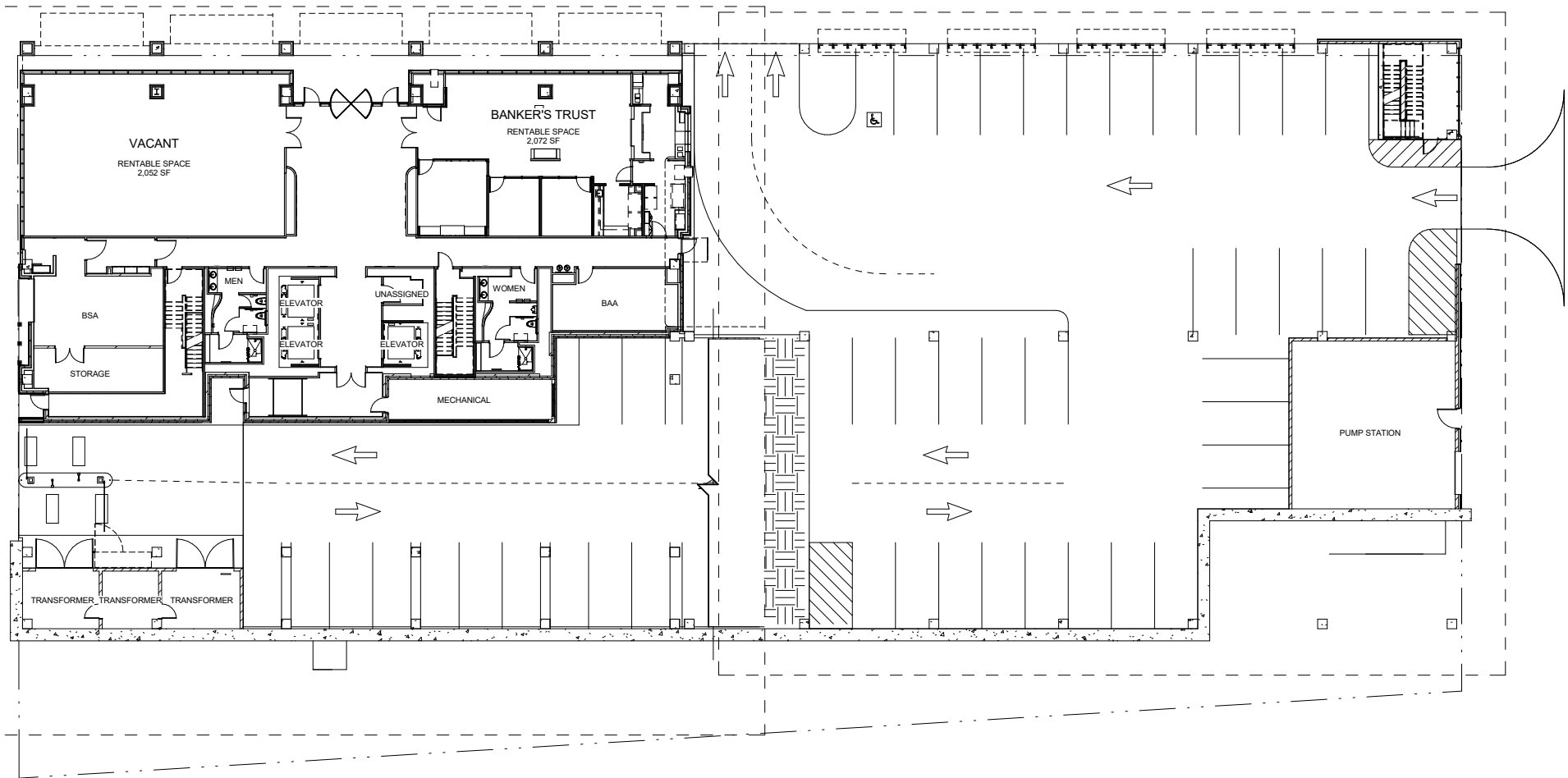
Class “A” office/retail suites in downtown Cedar Rapids in this newer 11-story office building. 2,052 USF available on the 1st floor, 3,540 USF available on the 6th floor, and 4,741 USF available on the 10th floor. Other businesses that reside in this building are CRST International, Bankers Trust, Iowa Land & Building Co, Holmes Murphy, & RSM McGladrey. Quality amenities with security, in-suite janitorial, on-site management, and more. Generous vanilla box provided. Parking in the attached parking garage available. OPEX is approximately \$16.86/sq. ft. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

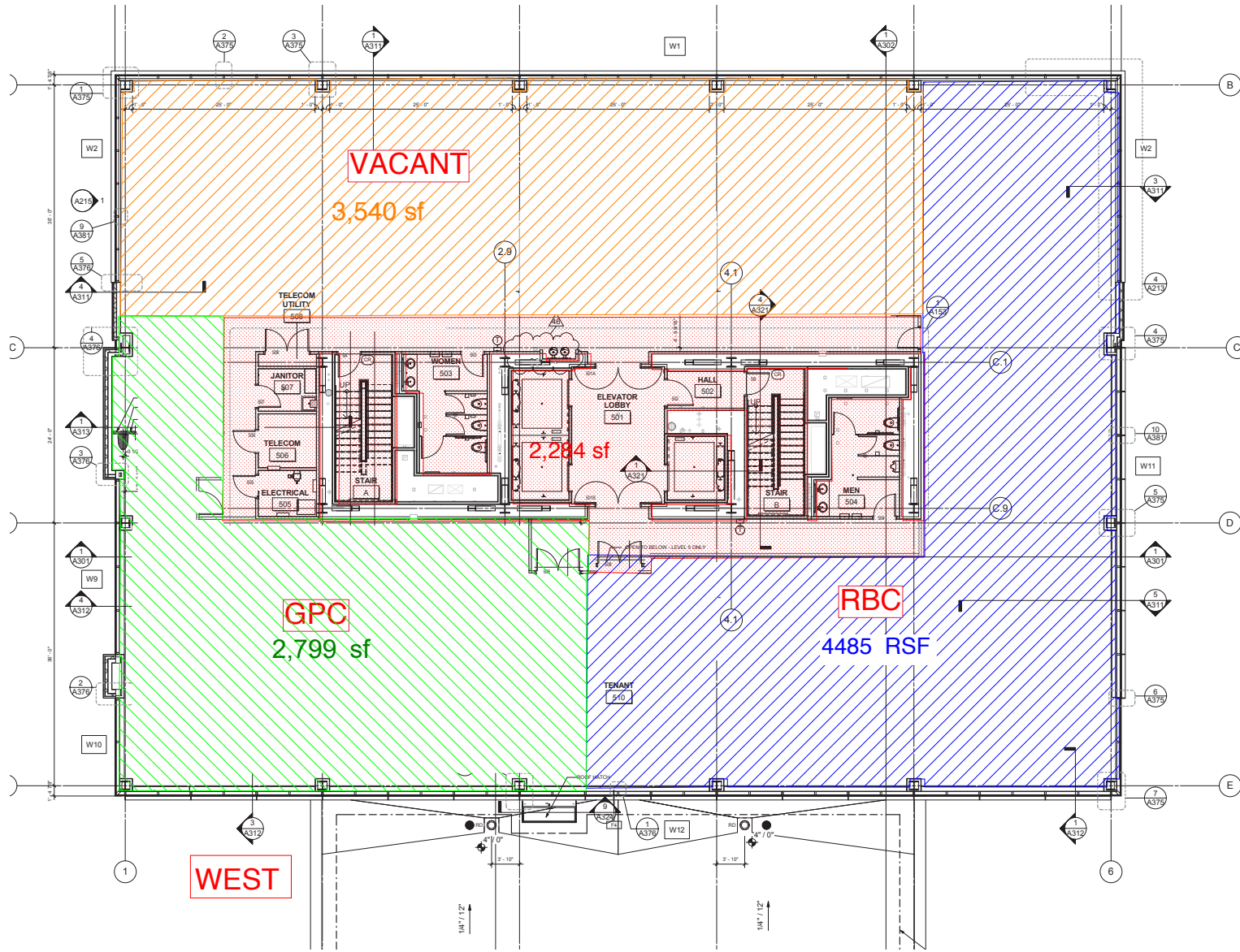
- Billboard, Display Window, Security System, Sprinkler System
- Corner Lot
- Utilities: Electricity, Sewer, City-Water
- Flooring: Concrete Slab/Grade
- Parking Available



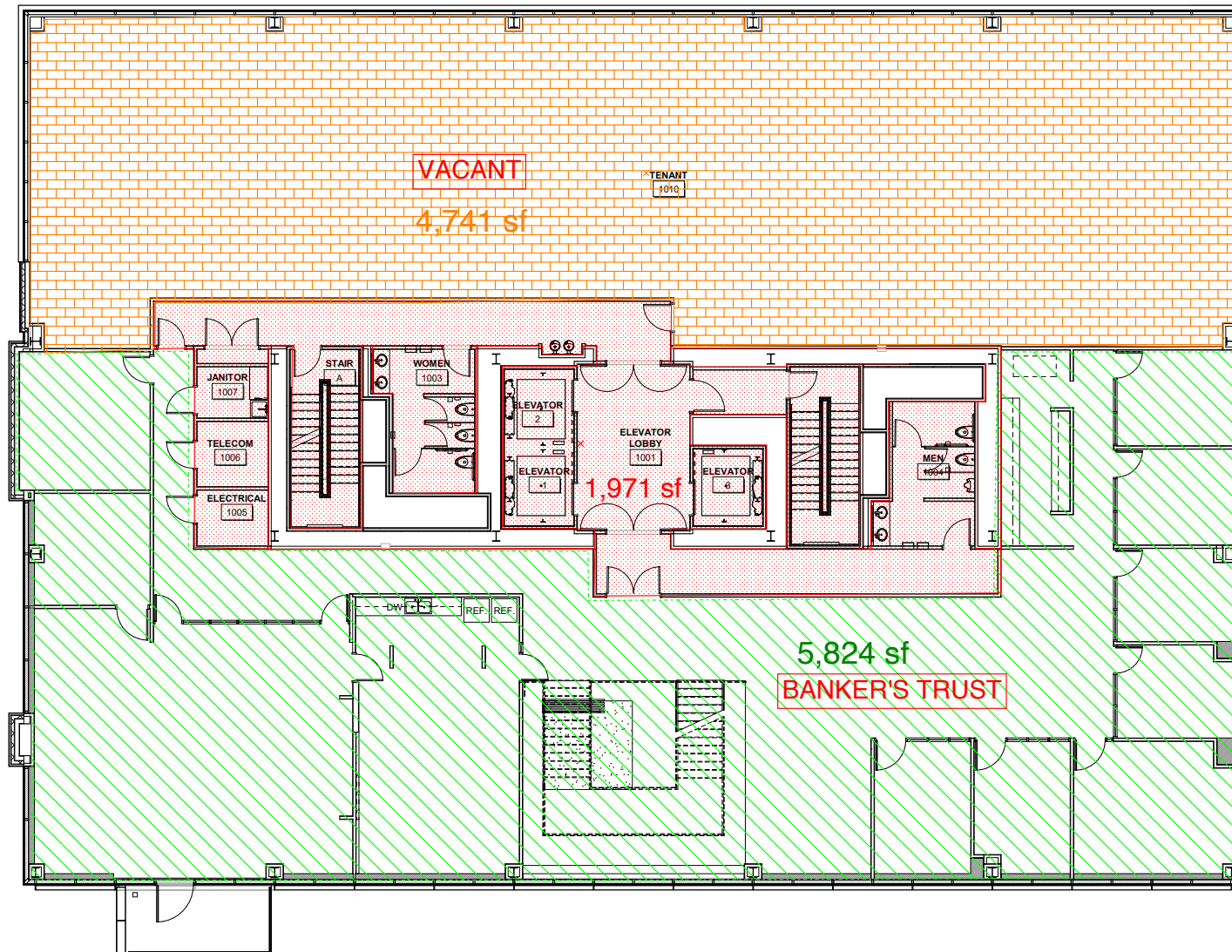
First Floor



6th Floor



Tenth Floor



① LEVEL 10 FLOOR PLAN
1/8" = 1'-0"

