KIRKWOOD LANDING

5350 KIRKWOOD BLVD SW, CEDAR RAPIDS, IA 52404

SUITES 2 & 4 | FOR LEASE



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PROPERTY HIGHLIGHTS

AVAILABILITY	BASE RENT	EST. OPEX
SUITE 2: 1,495 SF	$11.95 PSF NNN	$8.26 PSF
SUITE 4: 1,642 SF	$11.95 PSF NNN	$8.26 PSF

TOTAL SF AVAILABLE | 3,137 SF



HIGHLIGHTS

- Suite 2 - Shell space ready for tenant improvements
- Suite 4 - Open retail space with 1 restroom
- Offers prime retail exposure being located directly across from Kirkwood Community College, which serves 13,000+ students and staff
- Located at a signalized intersection south of the Hwy 30 exit
- Co-tenants include: Pancheros Mexican Grill, Parks & Schmit Orthodontics, Corridor Family Eyecare, and Iowa Pediatric Dental Center
- Ideally suited for a food service or retail business, serving the Kirkwood students and staff in the area

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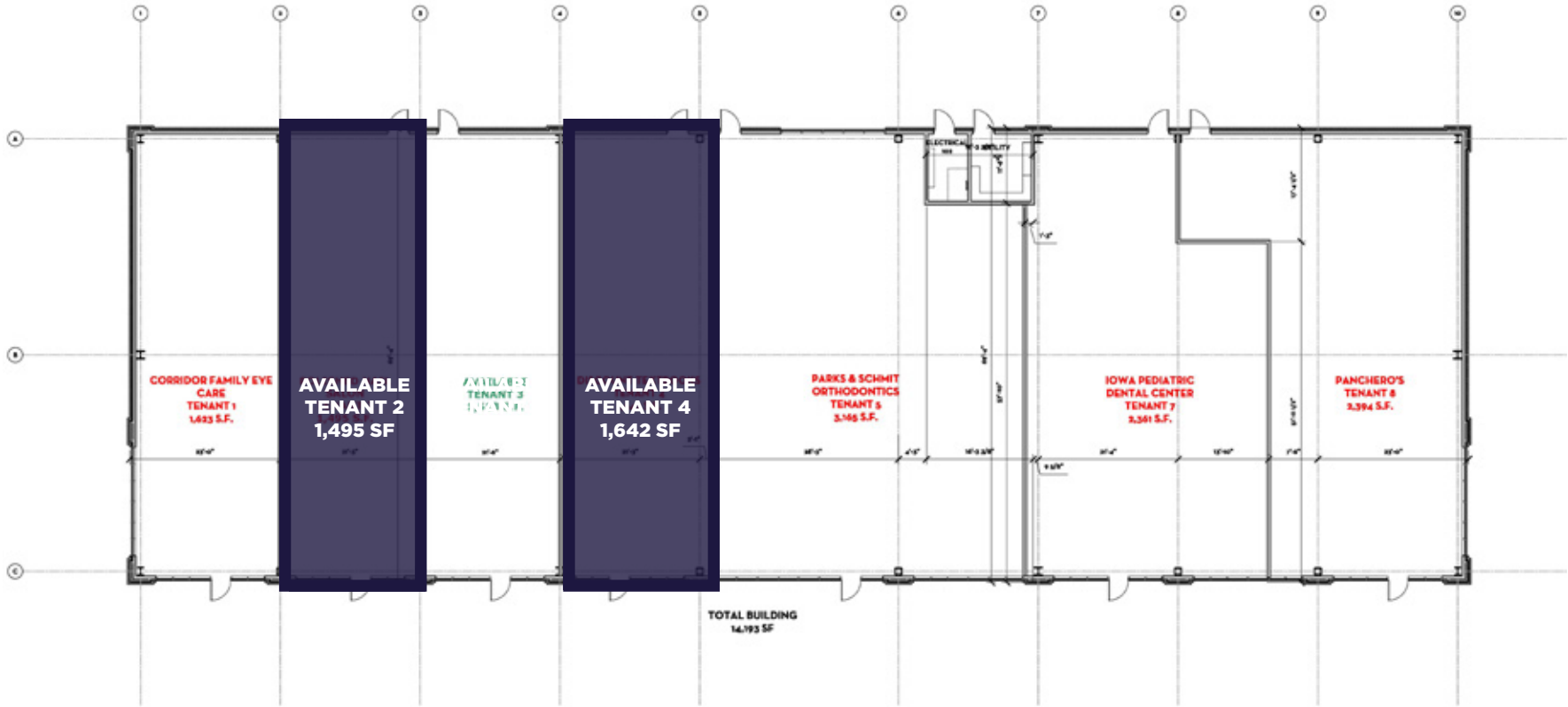
BUILDING FLOOR PLAN



1 MAIN LEVEL TENANT LAYOUT FLOOR PLAN
SCALE: 1/8" = 1'-0"

TENANT LEASING SPACE

TENANT	USABLE SQ FT	COMMON SQ FT	RENTABLE SQ FT
SUITE 1	1,433	31	1,433
SUITE 2	1,475	33	1,495
SUITE 3	1,495	33	1,515
SUITE 4	1,619	23	1,642
SUITE 5	3,124	41	3,165
SUITE 7	2,329	32	2,361
SUITE 8	2,362	32	2,394
TOTAL BUILDING	14,193	195	14,193

TOTAL SF AVAILABLE
3,137 SF

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SUITE 4 FLOOR PLAN

IBC 2012 - BUILDING CODE REVIEW

CONSTRUCTION TYPE : IIB
OCCUPANCY TYPE : B, M, A-2 (NON-SEPERATED)
FULLY SPRINKLED TO NFPA 13
TABULATED AREA = 6,000 S.F.
SPRINKLER INCREASE = 18,000 S.F.
ALLOWABLE AREA = 24,000 S.F.
ACTUAL AREA = 14,194 S.F.
OCCUPANCY LOAD = 14,194/100 = 141 PERSONS
REQUIRED EXITS = 141 x 15" = 2115"
PROVIDED EXITS = 648" (18 EXITS)

REQUIRED PLUMBING FIXTURES SHALL BE DETERMINED W/ TENANT BUILD-OUT PERMITS.
MINIMUM TOTAL SHALL BE

MEN	WOMEN
3 TOILETS/URINALS	5 TOILETS
1 LAVATORIES	1 LAVATORIES

2 DRINKING FOUNTAINS
1 SERVICE SINK

IBC 2012 - TENANT CODE REVIEW

CONSTRUCTION TYPE : VB
OCCUPANCY TYPE : M (NON-SEPERATED)
FULLY SPRINKLED TO NFPA 13
TENANT AREA: 1,620 S.F
OCCUPANCY LOAD: 1,620 / 30 = 54 PERSONS
REQUIRED EXITS = 2
PROVIDED EXITS = 2

REQUIRED PLUMBING FIXTURES

UNISEX
1 TOILET/URINAL
1 LAVATORY

1 SERVICE SINK
1 HIGH/LOW DRINKING FOUNTAIN

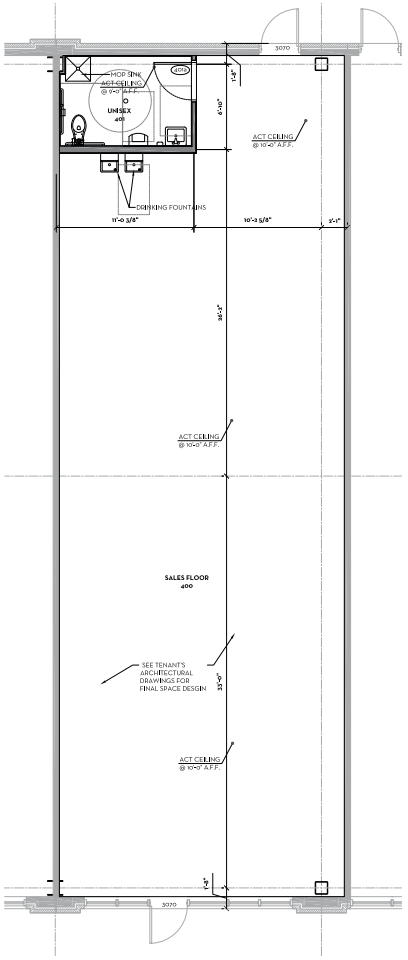
CERTIFICATION

The portion of the technical submission described below has been prepared under the direct supervision and responsible charge of the undersigned.

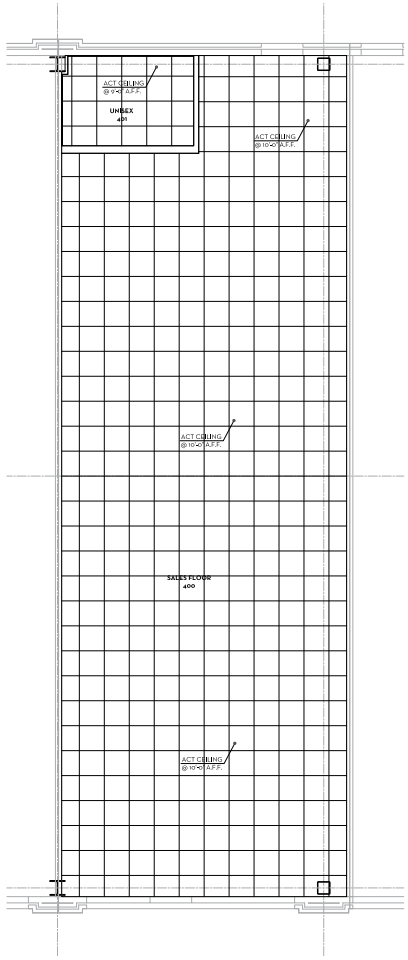
Signature: _____
STEPHEN L. EMERSON

Discipline: Architectural
Iowa Registration No.: 03906
Registration expiration date: June 30, 2014
Sheets covered by this seal: All "A" Sheets

Date of Issuance: November 20, 2013



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 MAIN LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

BAR IS ONE INCH ON OFFICIAL DRAWINGS
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

ASPECT architecture:design

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DRAWN BY: TMD
APPROVED: SLE
JOB DATE: NOV. 20, 2013
JOB NO. 12007c

KIRKWOOD LANDING
TENANT 3, AND 4 RESTROOM BUILD-OUT
CEDAR RAPIDS, IOWA

ARCHITECTURAL
MAIN LEVEL FLOOR PLAN
MAIN LEVEL CEILING PLAN

DRAWING
A102

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DRONE AERIAL



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DRONE AERIAL



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AERIAL



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,276	19,684	70,076
Daytime Population	7,018	25,818	84,037
Total Households	2,574	8,322	29,607
AVG. HH Income	$51,286	$69,450	$73,693

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AERIAL



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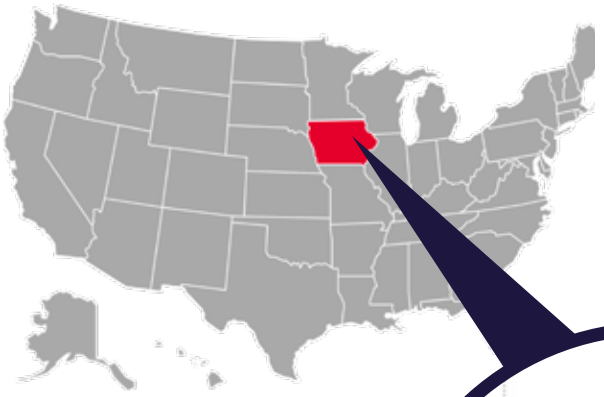
INTERIOR PHOTOS | SUITE 4





ICR IOWA

Cedar Rapids is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.





729,401
WORKFORCE POPULATION

95%
EDUCATIONAL ATTAINMENT

8.9%
EMPLOYMENT GROWTH RATE

36
MEDIAN AGE

7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington County

487,106 POPULATION	**$1,227,628,806 ANNUAL GOODS EXPORT**	**36,816,284 300 MILE POPULATION**

IOWA LEADS IN ADVANCED MANFACTUIRNG

RANKED #2 BEST STATE TO START A BUSINESS

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