

FOR LEASE



2545 N DODGE ST, STE B, IOWA CITY

\$14.50 / NNN

This 5060 SF suite is for sale or lease. It's current condition is a blank slate with the duct work distributed, sprinkler heads turned down and 2 shared restrooms finished. Currently divided into 2 spaces of approx 3450 SF and 1610 SF. Abundant windows and ample parking for the building. Excellent signage opportunity with roughly 10k cars per day on N Dodge. Neighboring tenants include Caravel Autism Health, Cardio Diagnostics, Larew Internal Medicine & Jimmy Johns. For lease in separate listing; base + approx NNN charges = \$8,947.77 per month gross. For sale in separate listing for \$1,000,000.

Information deemed reliable, but not guaranteed.

Montly Rent: \$8,947.77

Base Rent: \$14.50 PSF

Taxes: \$3.22 PSF

CAM: \$2.50 PSF

Insur: \$1.00 PSF

Zoning:

CH1

Total SqFt:

5060 SQFT

Traffic Count:

8,850 cars on N Dodge St per day

Directions:

From I80 north on N Dodge St, east on Highlander Pl, 2nd building on your left.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

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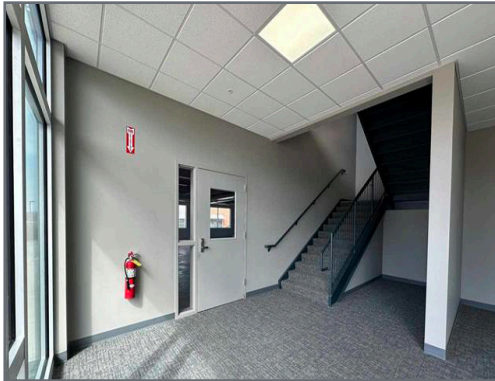
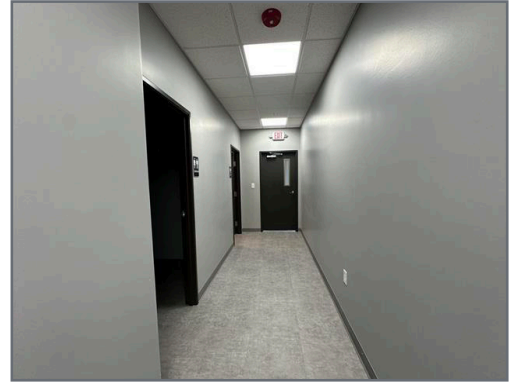
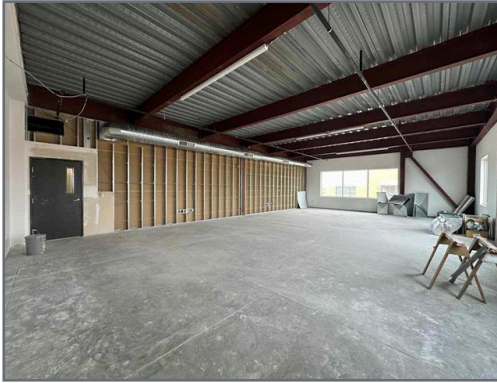
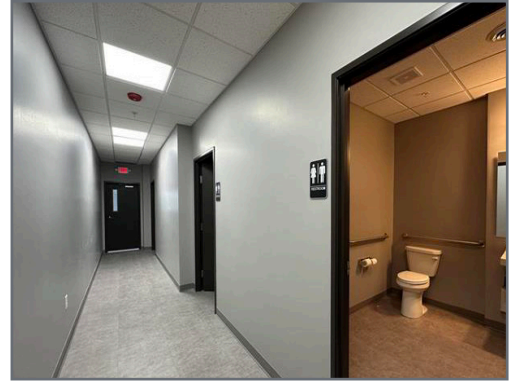
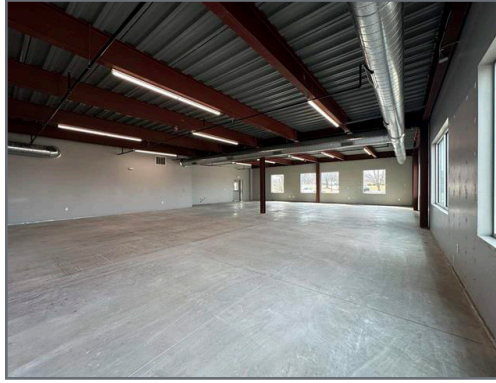
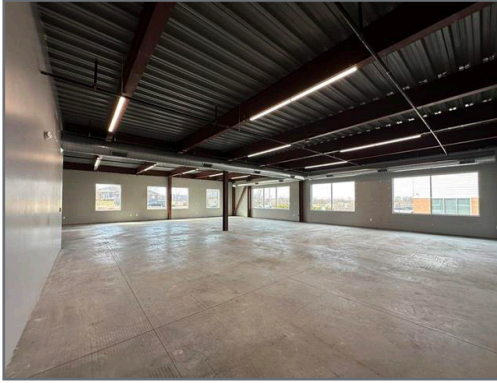
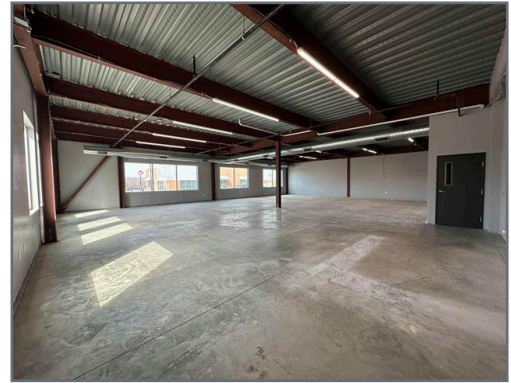
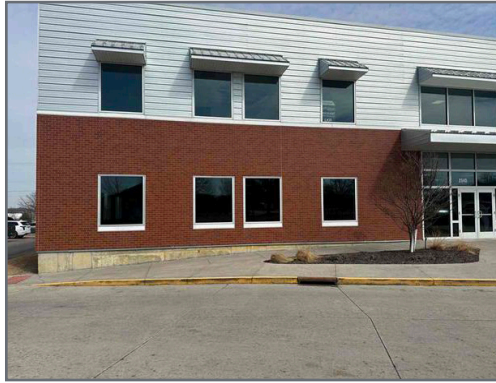
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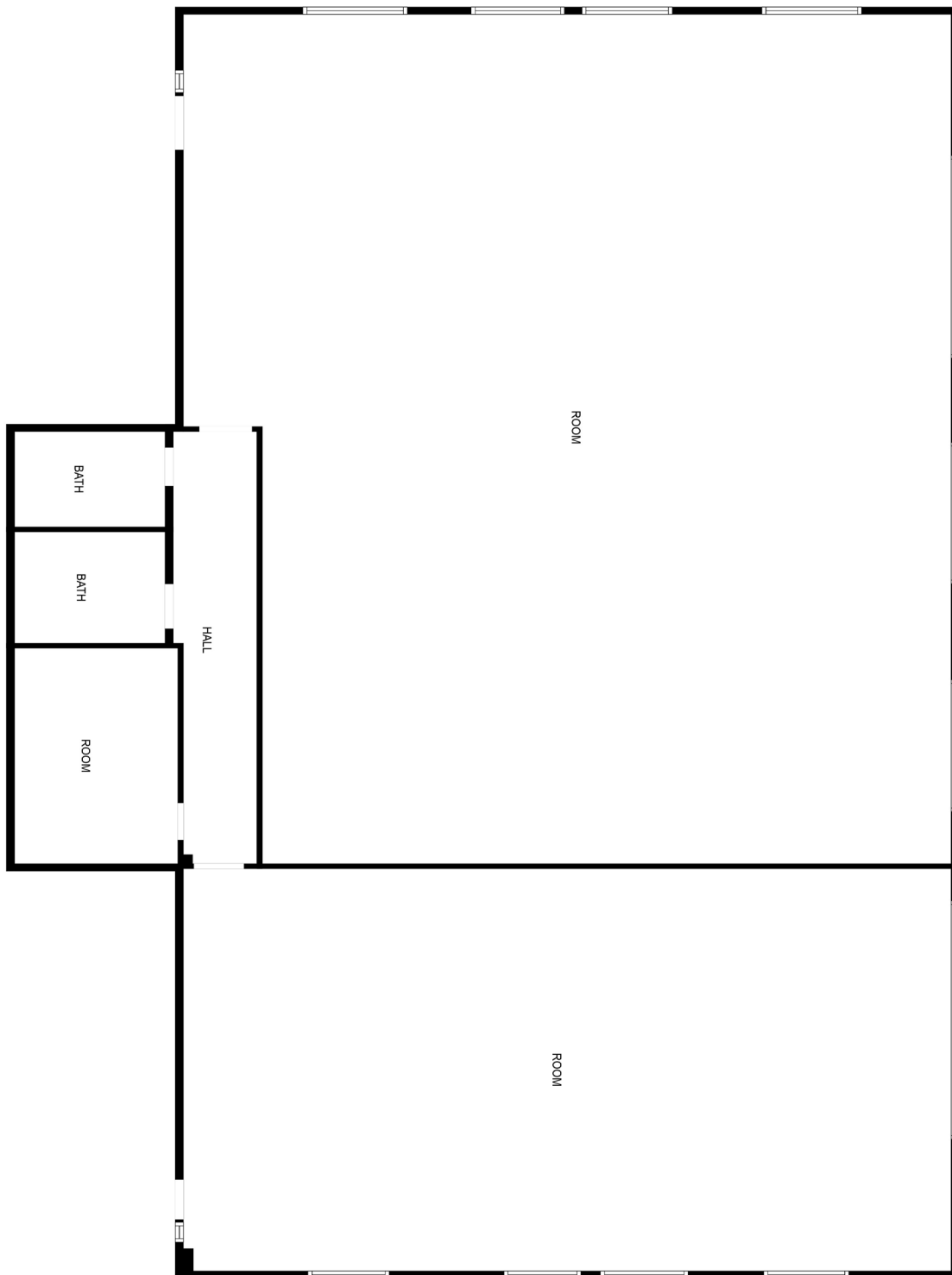
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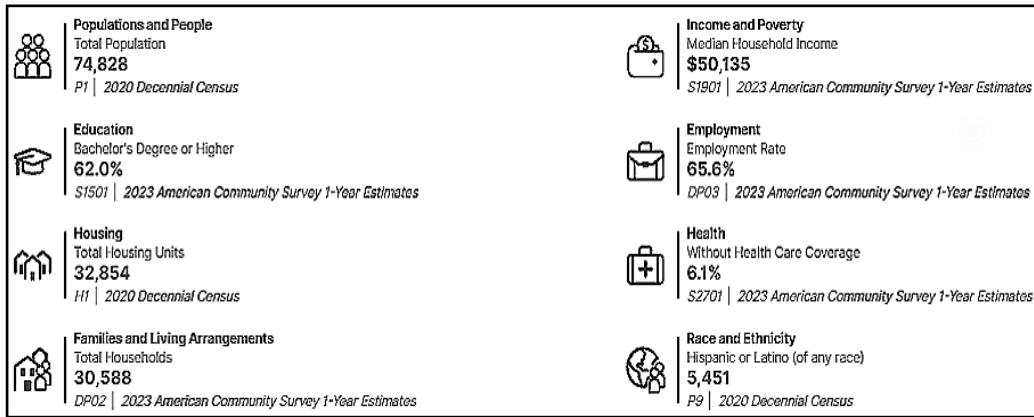
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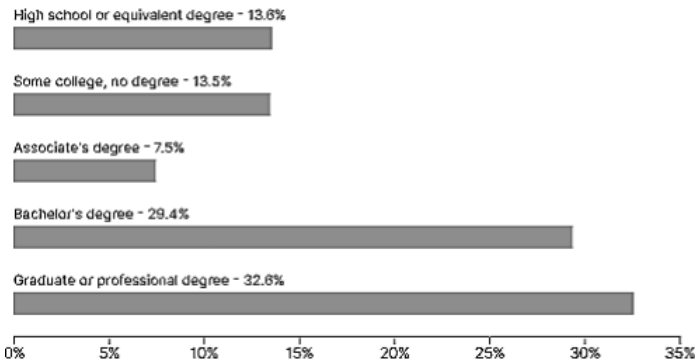
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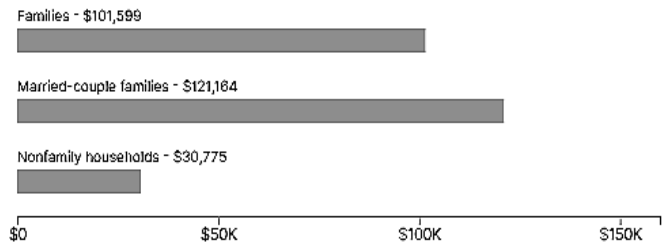
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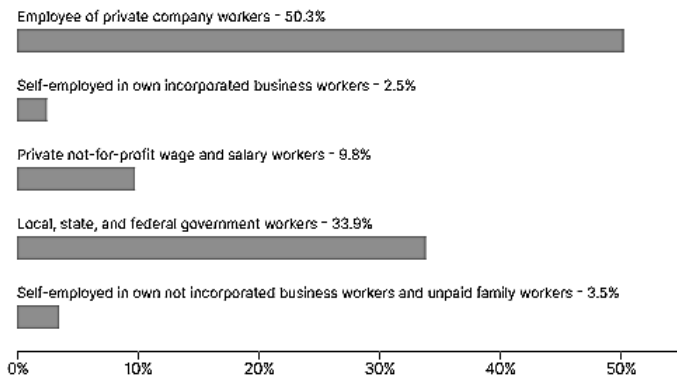
Education Attainment (Population 25 Years and Older) in Iowa City city, Iowa



Median Income by Types of Families in Iowa City city, Iowa

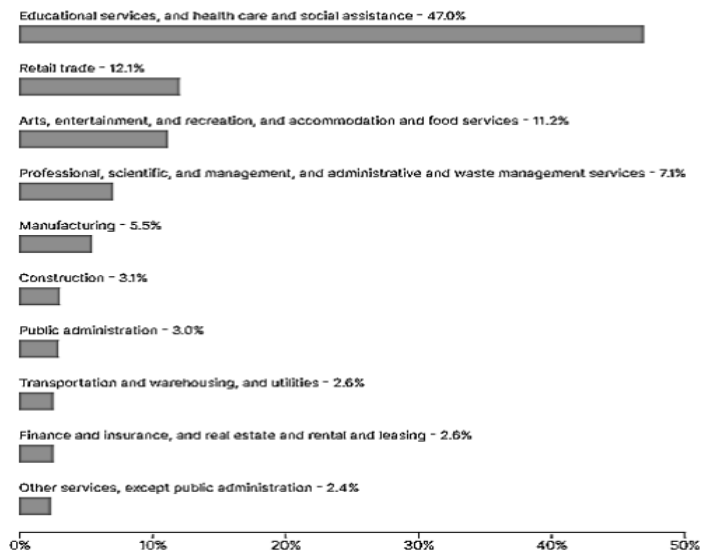


Class of Worker in Iowa City city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and ... in Iowa City city, Iowa



United States®
Census
Bureau

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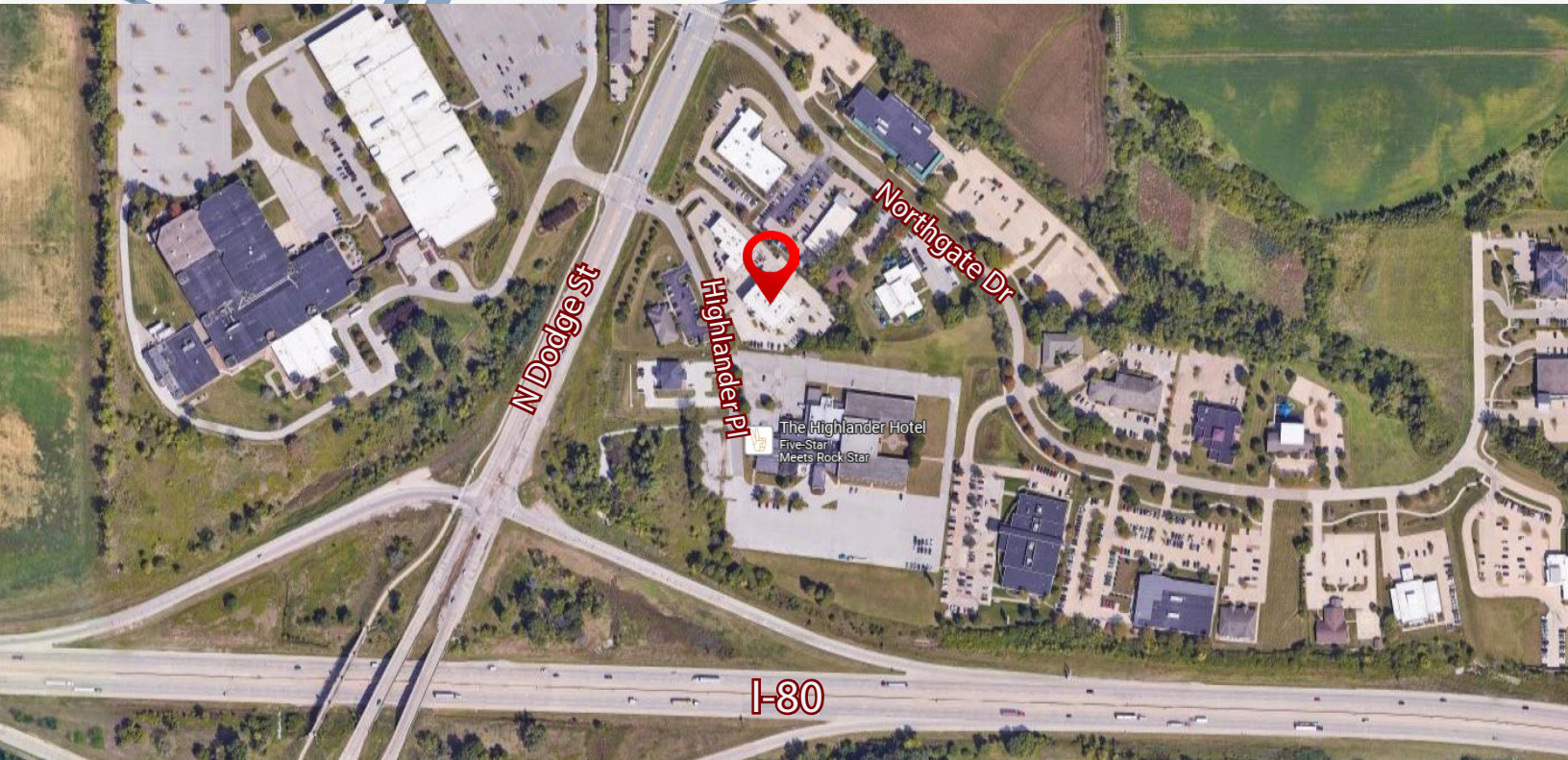
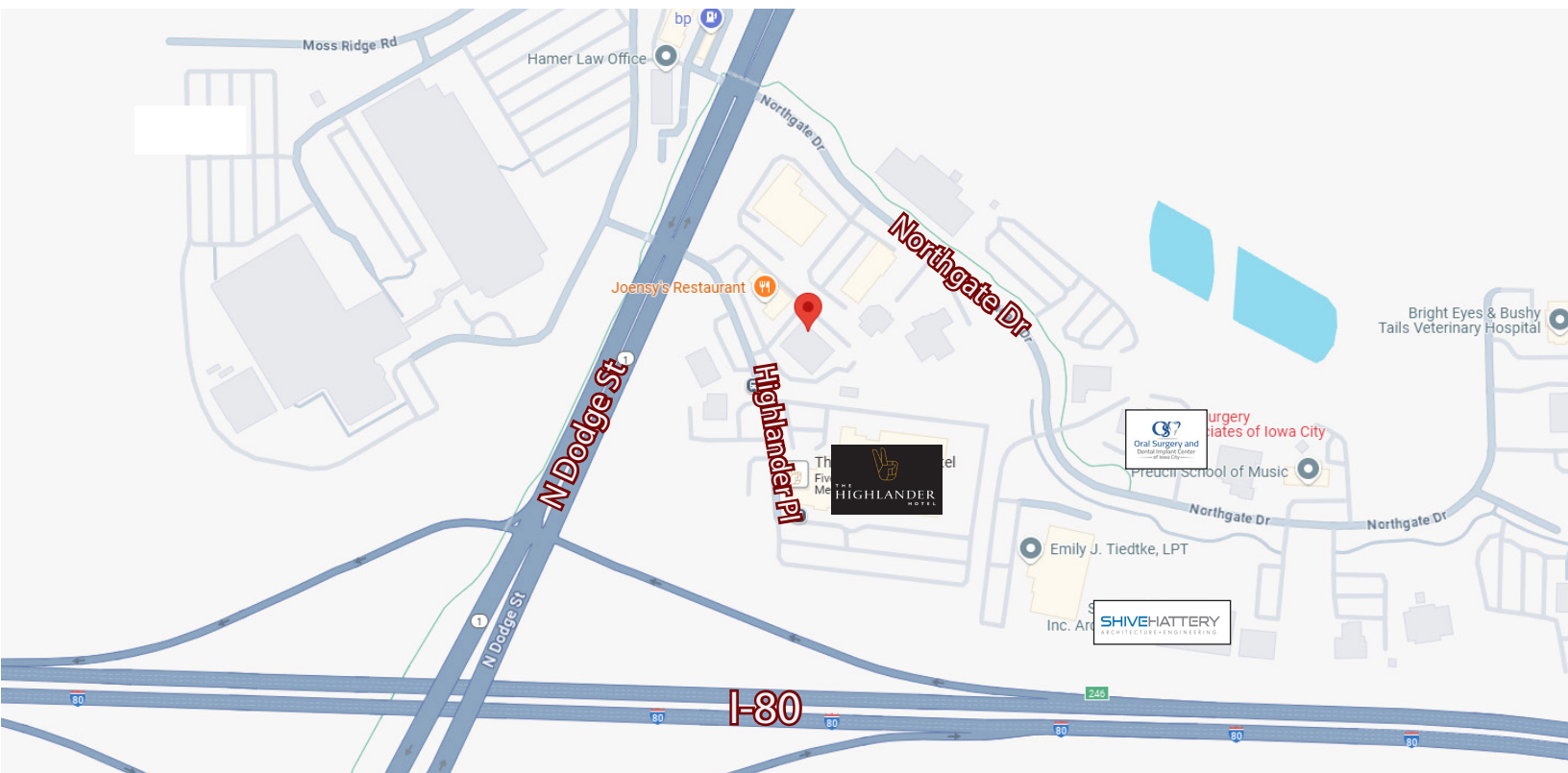
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