



FOR LEASE

1101 5TH ST, STE 200, CORALVILLE

\$14.50 / NNN

Individual Exec Offices - \$850 each per mo.

This second generation, class A office space is a sublease in Coralville's Town Square Development. Fully furnished and ADA accessible; the suite features 11 private offices with windows, open work areas and flex space allowing for a variety of users. Large shared parking lot for both employees and clients. Base + NNN charges = approx \$6,098 per month gross. Please allow for some notice to show. Currently, this is also offered as individual office spaces for \$850 each per mo.

Information deemed reliable, but not guaranteed.

Total Monthly Rent: \$6,097.28

Base Rent: \$14.50 PSF

Taxes: \$5.15 PSF

CAM: \$3.00 PSF

Insurance: \$1.65 PSF

Zoning:
C3

Total Sqft:
3011 SQFT

Traffic Count:
6,100 cars on 5th St per day

Directions:
From 2nd St (Coralville Strip) go NE on 12th Ave, right on 5th St, immediate right into the parking lot, 2nd building on the right.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

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Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

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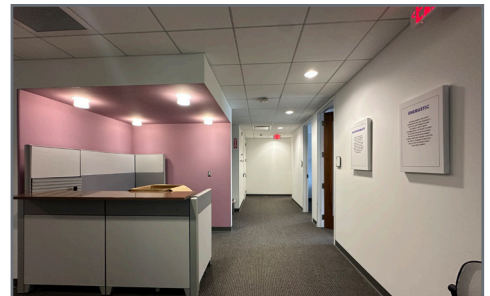
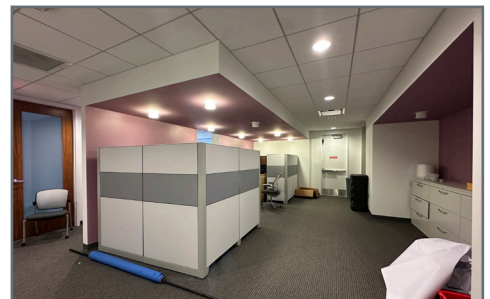
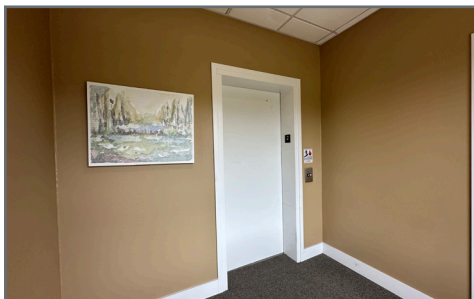
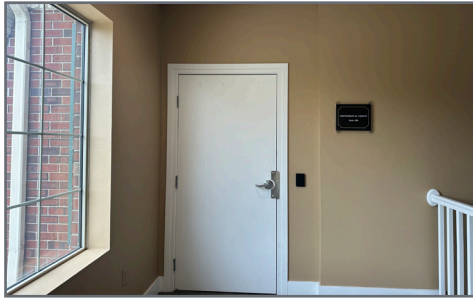
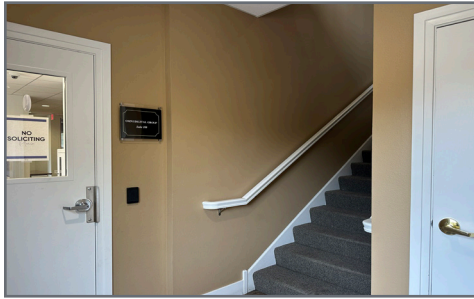
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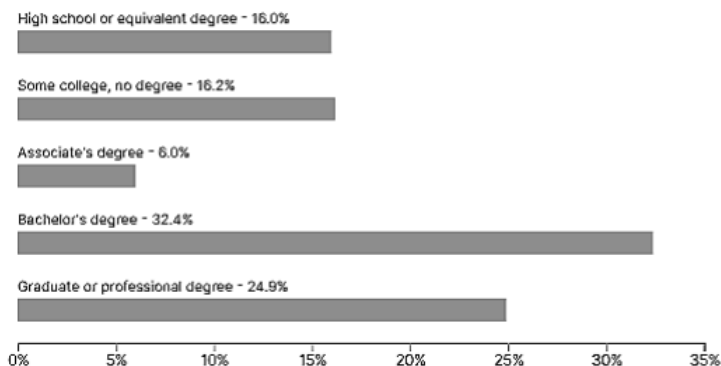
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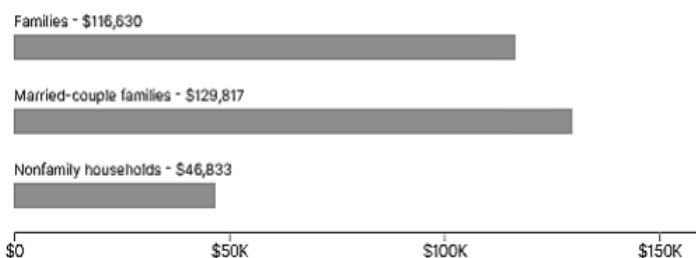
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 Populations and People Total Population 22,318 <i>P1 2020 Decennial Census</i>	 Income and Poverty Median Household Income \$66,508 <i>S1901 2023 American Community Survey 5-Year Estimates</i>
 Education Bachelor's Degree or Higher 57.3% <i>S1501 2023 American Community Survey 5-Year Estimates</i>	 Employment Employment Rate 68.2% <i>DP03 2023 American Community Survey 5-Year Estimates</i>
 Housing Total Housing Units 10,408 <i>H1 2020 Decennial Census</i>	 Health Without Health Care Coverage 4.7% <i>S2701 2023 American Community Survey 5-Year Estimates</i>
 Families and Living Arrangements Total Households 9,777 <i>DP02 2023 American Community Survey 5-Year Estimates</i>	 Race and Ethnicity Hispanic or Latino (of any race) 1,555 <i>P9 2020 Decennial Census</i>

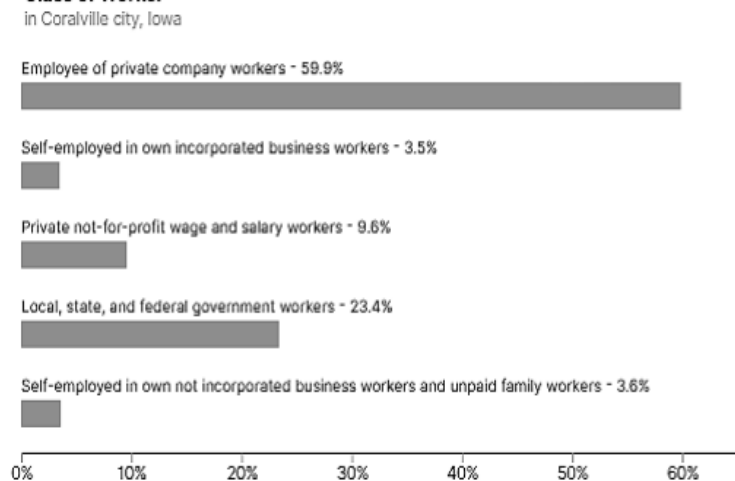
Education Attainment (Population 25 Years and Older) in Coralville city, Iowa



Median Income by Types of Families in Coralville city, Iowa

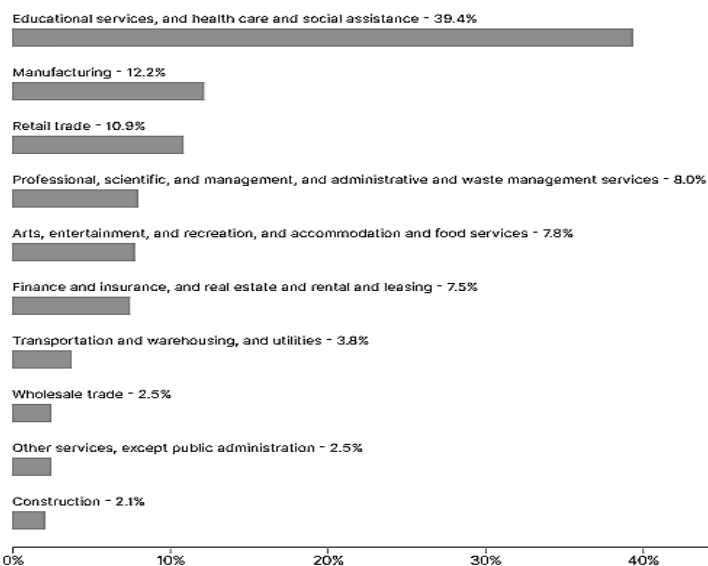


Class of Worker in Coralville city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and Over in Coralville city, Iowa



United States®
Census
Bureau

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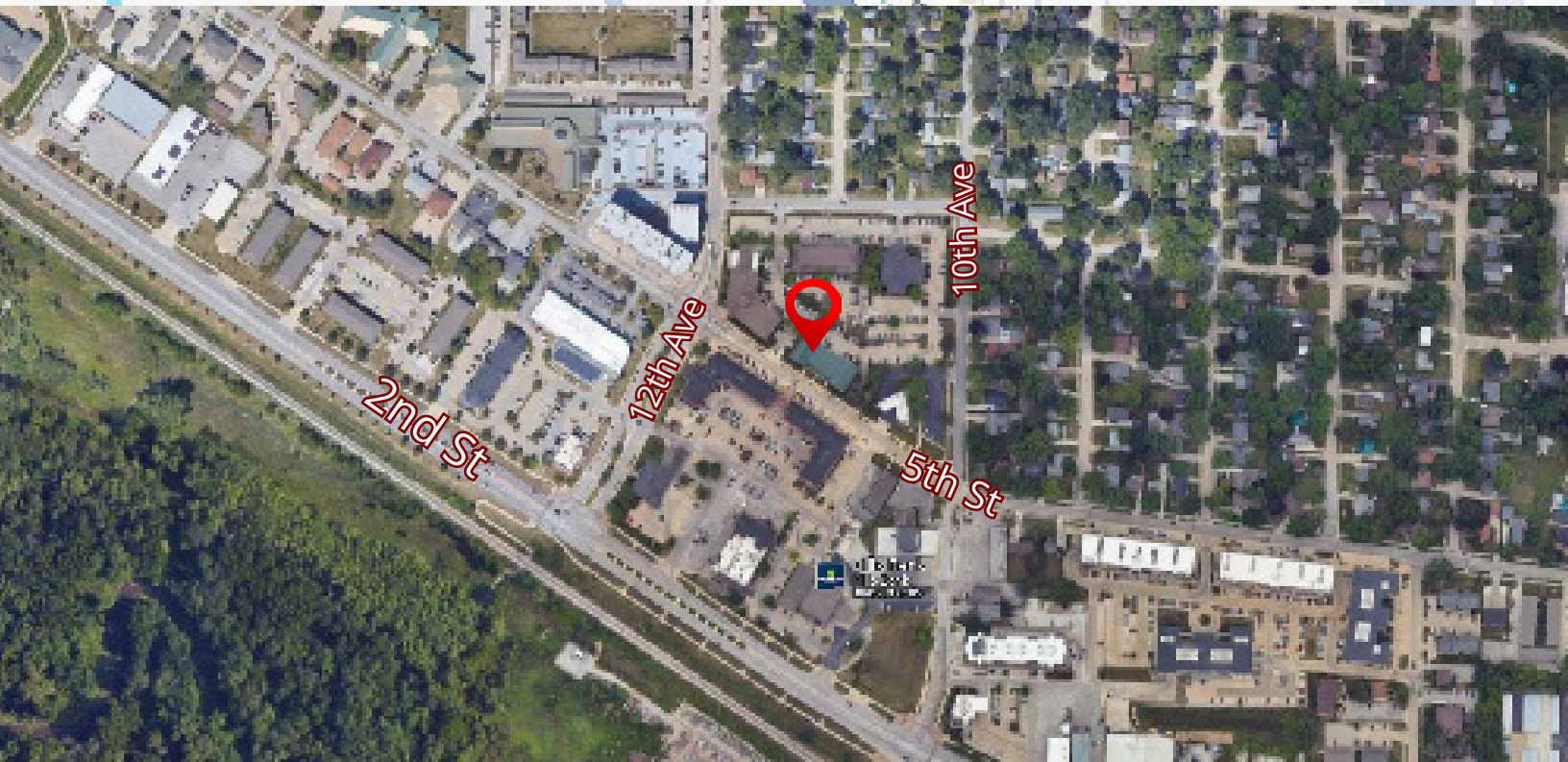
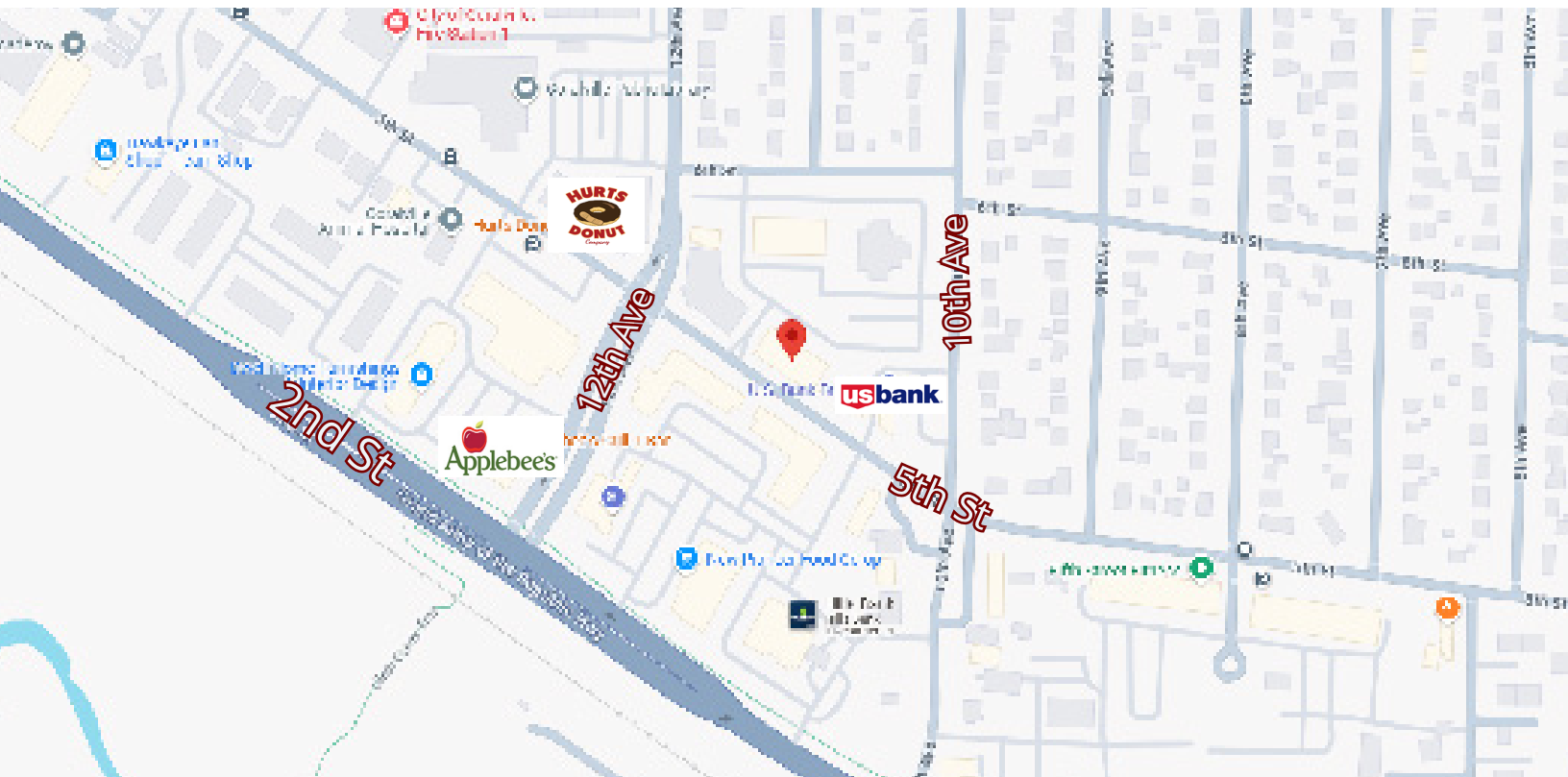
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