

2839 NORTHGATE DRIVE | IOWA CITY, IA 52245

FOR LEASE OR FOR SALE

$4,600,000	$13.95/SF	26,093 SF	161 Spaces	New Roof	I-80 Access
Sale Price	Lease Rate | NNN	Single-story office	6.17 per 1,000 SF	Installed 2024	Hwy 1 / N Dodge St

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

2530 Corridor Way | Coralville, IA 52241
www.skogmancommercial.com

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PROPERTY OVERVIEW

Professional Office | 26,093 SF

Excellent opportunity to purchase or lease 26,093 SF of high-quality professional office space at 2839 Northgate Drive in Iowa City. Conveniently located just off Interstate 80 at the Highway 1/North Dodge Street interchange, the property offers excellent accessibility to Iowa City, Coralville, North Liberty, and the surrounding region.

This well-maintained, single-story office building features modern finishes, an impressive entryway, abundant natural light, multiple conference rooms, a spacious breakroom, and a flexible floor plan. The property includes 161 parking spaces, a rear loading dock, and a new roof installed in 2024.

Situated near established medical and professional office users, this location provides an attractive setting for a corporate headquarters, professional services firm, or medical-related office use.



SALE PRICE $4,600,000

LEASE RATE $13.95/SF NNN

PROPERTY HIGHLIGHTS

- 26,093 SF professional office building
- Excellent access to I-80 and Highway 1/North Dodge Street
- 161 parking spaces (6.17 spaces per 1,000 SF)
- High-quality interior finishes and abundant natural light
- Multiple conference rooms and spacious employee breakroom
- Flexible floor plan suitable for a variety of office users
- New roof installed in 2024
- Rear loading dock

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LOCATION & ACCESS

Visible from I-80 at Hwy 1 / N Dodge St



62,900 VPD

Interstate 80 frontage

20,600 VPD

N Dodge Street

Hwy 1 / I-80

Interchange access to Iowa City, Coralville & North Liberty

VPD = vehicles per day, as labeled on the aerial exhibit.

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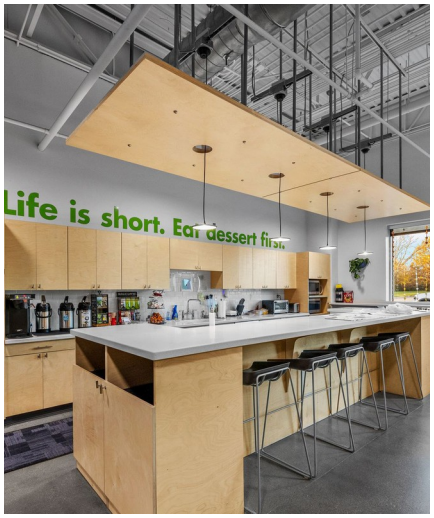
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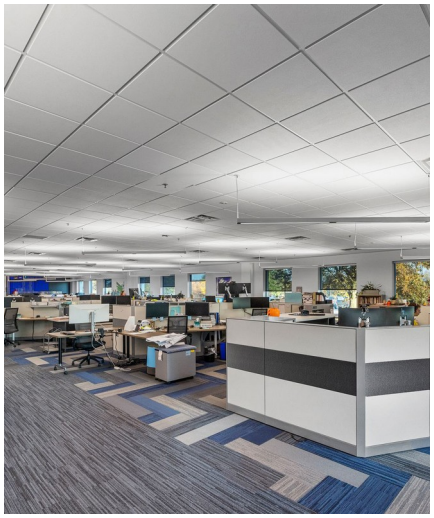
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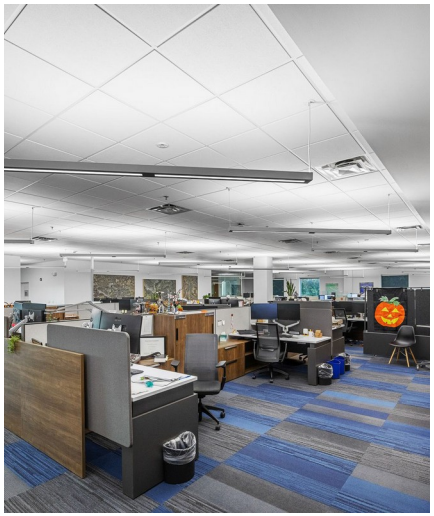
INTERIOR

Modern Finishes & Abundant Natural Light











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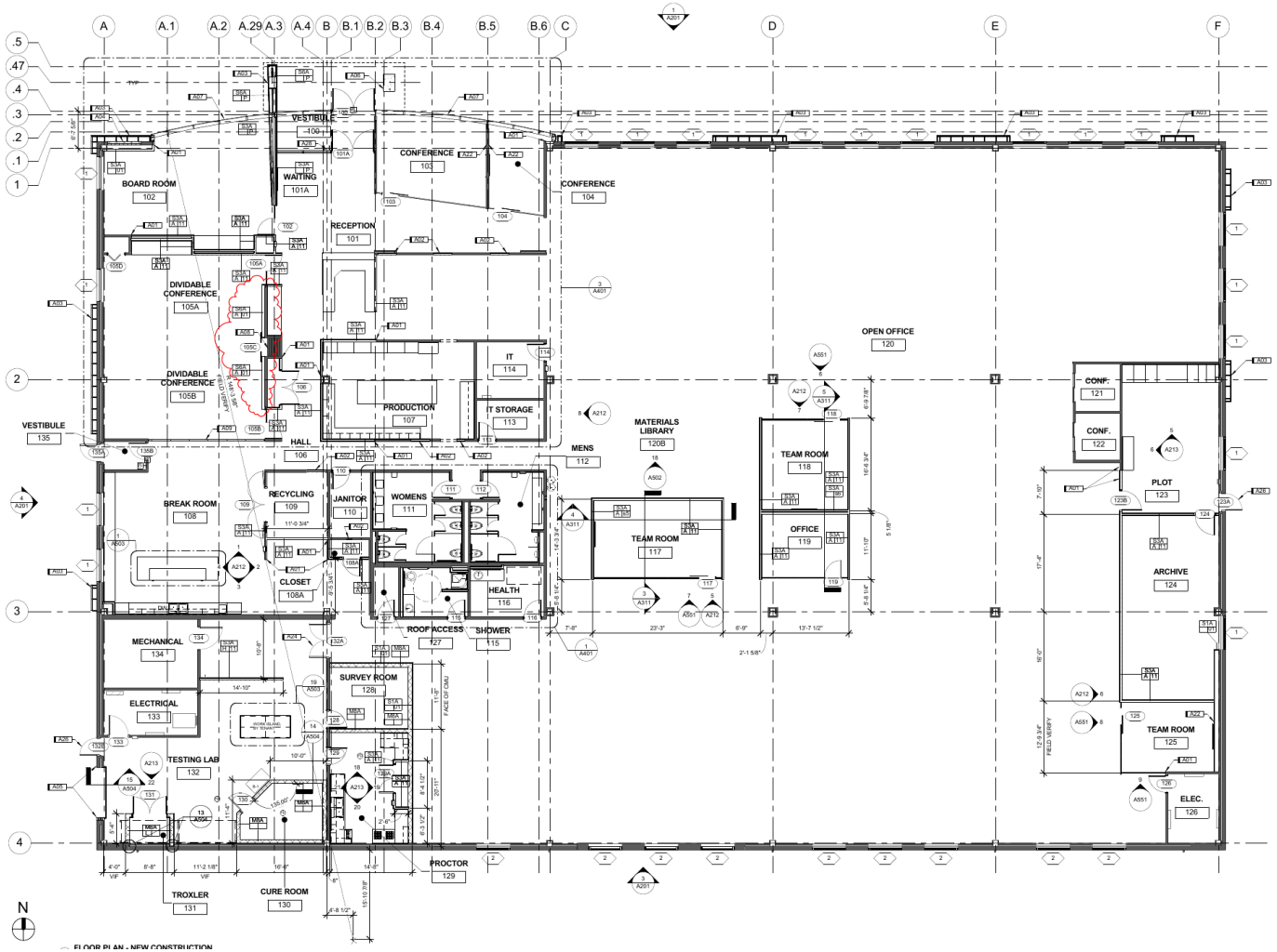
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FLOOR PLAN

26,093 SF | Single-Story Office



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(319) 331-0409 | marklynch@skogman.com

TRAVIS GAULE, REALTOR®
(319) 621-5324 | travisgaule@skogman.com

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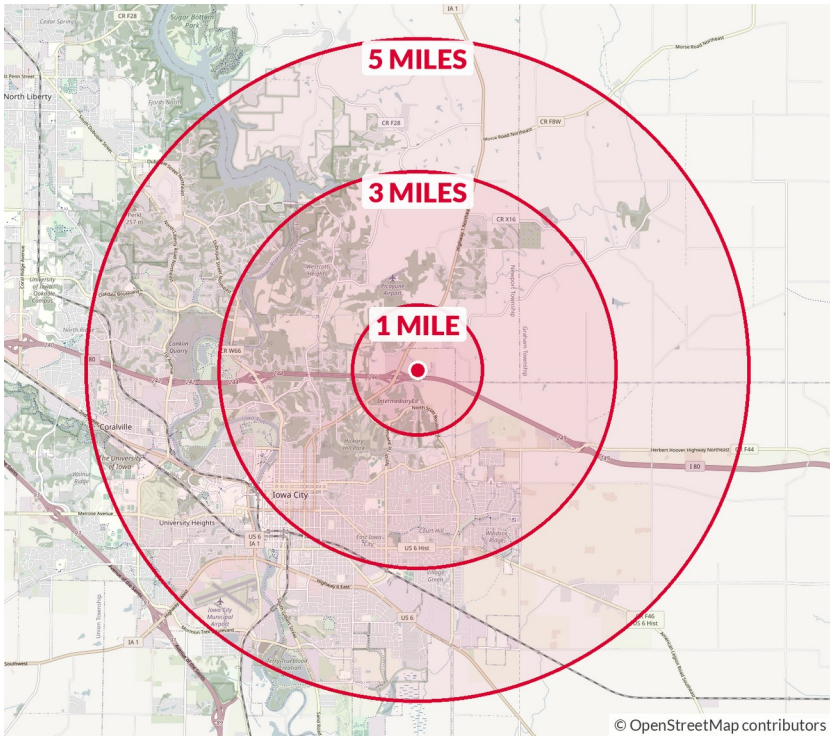
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AREA DEMOGRAPHICS

1, 3 & 5 Mile Radius from the Site



	1 Mile	3 Miles	5 Miles	Johnson Co.
Population (2020–24 ACS est.)	560	39,280	89,420	156,639
Households	180	15,730	37,200	63,341
Median Household Income	$127,100	$61,800	$60,300	$74,935
Average Household Income	$144,800	$94,500	$92,900	$108,900
Median Age	39.0	25.3	28.1	31.0
Daytime Employees (2023)	1,190	27,660	61,900	88,330
Population, 2010 Census	370	36,086	78,912	130,882
Population, 2020 Census	499	38,128	88,011	152,854
Population Growth, 2010–2020	+34.9%	+5.7%	+11.5%	+16.8%
Avg. Annual Growth, 2010–2020	+3.0%	+0.6%	+1.1%	+1.6%

Sources: Population, households, income and age: U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates, 2020–2024 (Tables B01003, B11001, B19001, B19025, B01001; county medians B19013, B01002). Daytime employees: U.S. Census Bureau LEHD Origin-Destination Employment Statistics (LODES 8), Workplace Area Characteristics, 2023 (all jobs). 2010 & 2020 population: U.S. Census Bureau Decennial Census (block-level counts via TIGERweb). Radius map: © OpenStreetMap contributors.

Methodology: Radius figures apportion ACS block-group data using the share of each block group's 2020 Census population (households: housing units) located in census blocks whose internal point falls within each radius of 2839 Northgate Dr. Radius medians are interpolated from ACS income and age distributions. Estimates are rounded; 1-mile figures rest on a small residential base (~180 households) and carry wide margins of error. LODES counts jobs at the employer's reported work location, so large multi-site employers may be under-represented near the site. Not shown: business counts by radius and 5-year growth projections, which are not available from free public sources (historical 2010–2020 Census growth is shown instead).

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REGIONAL LOCATION

Site in Context with Iowa City



Imagery: USDA NAIP / USGS The National Map: Orthoimagery (public domain). Drive distances: OSRM routing on OpenStreetMap data; approximate. Inset: U.S. Census Bureau cartographic boundary file (2023).

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