



OFFICE SPACE
FOR LEASE



FOR LEASE

3900 Fountains Blvd NE, Cedar Rapids, Iowa

First and Second floor Class A office space is available at The Fountains, a 19.3-acre mixed-use work and play development comprised of 40,500 square feet of retail and 200,000 square feet of office. Amenities in and nearby the development include a variety of fast food and sit-down restaurants, spas, salons, fitness studios, medical clinics, retail, business offices, and Hy-Vee grocery store.



REALTOR®

For more information on this property
contact one of our listing agents:

Craig Byers, CCIM

319-360-7017

Jason Rogers, BROKER

319-361-3958

Austin Geasland, AGENT

319-893-3279

1950 Boyson Road
Hiawatha, Iowa 52233
319-294-3339

Q4realestate.com



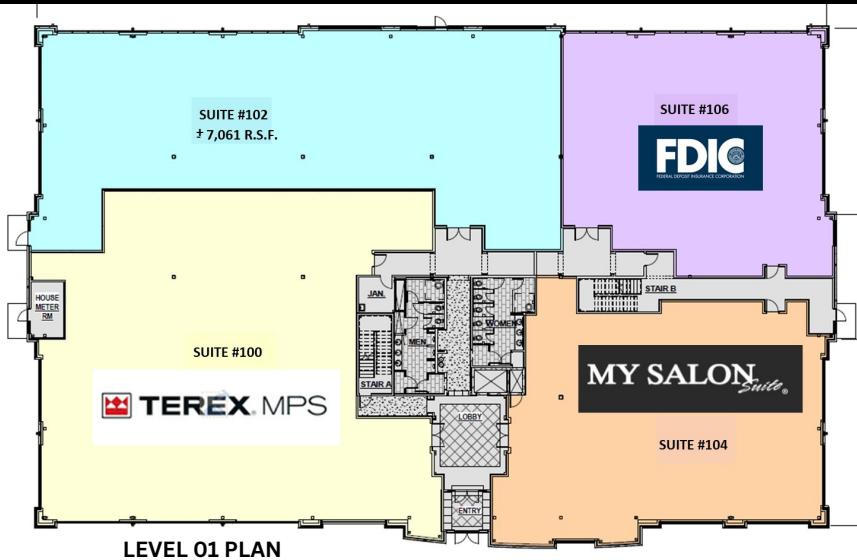
REAL ESTATE
An Ahmann Company



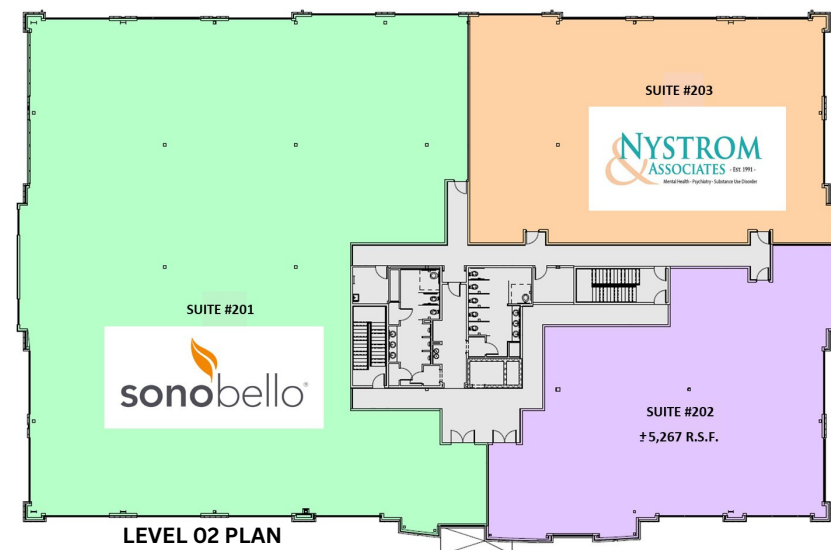
LOCATION MAP



3900 Fountains Blvd NE, Cedar Rapids, Iowa



LEVEL 01 PLAN



LEVEL 02 PLAN

DETAILS

Suite 102 Available: 7,061 RSF
Lease Rate: \$9.95 PSF NNN

Suite 202 Available: 5,267 RSF
Lease Rate: \$10.95 PSF NNN

Est. Pass Throughs: \$7.11 PSF

Other Information: Base rate is subject to annual increases

LOCATION

Located in The Fountains on the corner of Edgewood Road NE and Blairs Ferry Road less than one-mile from Highway 100/Collins Road extension and I-380

TRAFFIC COUNT

Traffic counts in the area exceed 35,000 vehicles daily

SURROUNDING BUSINESS

Hy-Vee, McDonald's, Zepplins, Pure Barre, HOTWORX, Jimmy John's, MAC XPRESS, The Accel Group, Fleet Farm, Casey's, Kwik Star, Dupaco, Villa's Patio, X-Golf, The Sanctuary Spa, Ritual MedSpa, Starbucks, T-Mobile, Mister Car Wash, and more

ADDITIONAL INFORMATION

The Fountains is conveniently located on the corner of Edgewood Road NE and Blairs Ferry Road off Highway 100/Collins Road extension, with high visibility, easy access to I-380, and heavily trafficked roads. Anchored by an active Hy-Vee Grocery Store, this development will be a leading contender for local, regional and national companies looking to locate in the Cedar Rapids Market.

The Fountains benefits from a high daytime population, a large number of households and traffic counts in excess of 35,300 on Edgewood Road NE.

Cedar Rapids is the 2nd largest city in Iowa and is located in Linn County. It boasts several large company headquarters including Collins Aerospace, United Fire Group, CRST and TransAmerica. Due to low unemployment, affordable housing and a strong job growth, Cedar Rapids is one of the healthiest economies in the country. Cedar Rapids job growth has increased by 2.6% in the past 10 years. Future job growth is predicted at 25.1%.

Census:	1 mile	3 mile	5 mile
Population	7,349	44,999	116,809
Households	3,085	19,122	48,326
Families	2,054	11,690	28,699
Median Age	42	38.8	38.8

Income:			
Median HH Income	\$64,113	\$63,737	\$59,633
Average HH Income	\$87,764	\$86,072	\$79,959

Education:			
Some College	31%	31%	33%
Bachelor's Degree	28.1%	29.6%	25.9%
Graduate/Prof Degree	9%	12.4%	10.6%

Employment:			
White Collar	67.9%	68.4%	65.7%
Blue Collar	18.7%	18.2%	21.0%
Services	13.4%	13.4%	13.3%

SURROUNDING BUSINESSES



* 2026 Traffic Volumes