



OFFICE SPACE
FOR LEASE



FOR LEASE

625 1st Avenue SE, Suite B, Cedar Rapids, Iowa

Office and retail space For Lease on 1st Avenue SE near downtown Cedar Rapids and St. Luke's and Mercy medical quarters. Competitive rate in a great location with outstanding visibility and a steady stream of high traffic counts. This two-tenant building includes storage area and ample off-street paved parking area in front of building and designated spaces on side of building. Signage on front of the building and a pole sign on 1st Avenue where traffic counts exceed 16,900 vehicles per day. Convenient access to downtown, The Kingston Village District, NewBo District, and I-380/I-27.



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

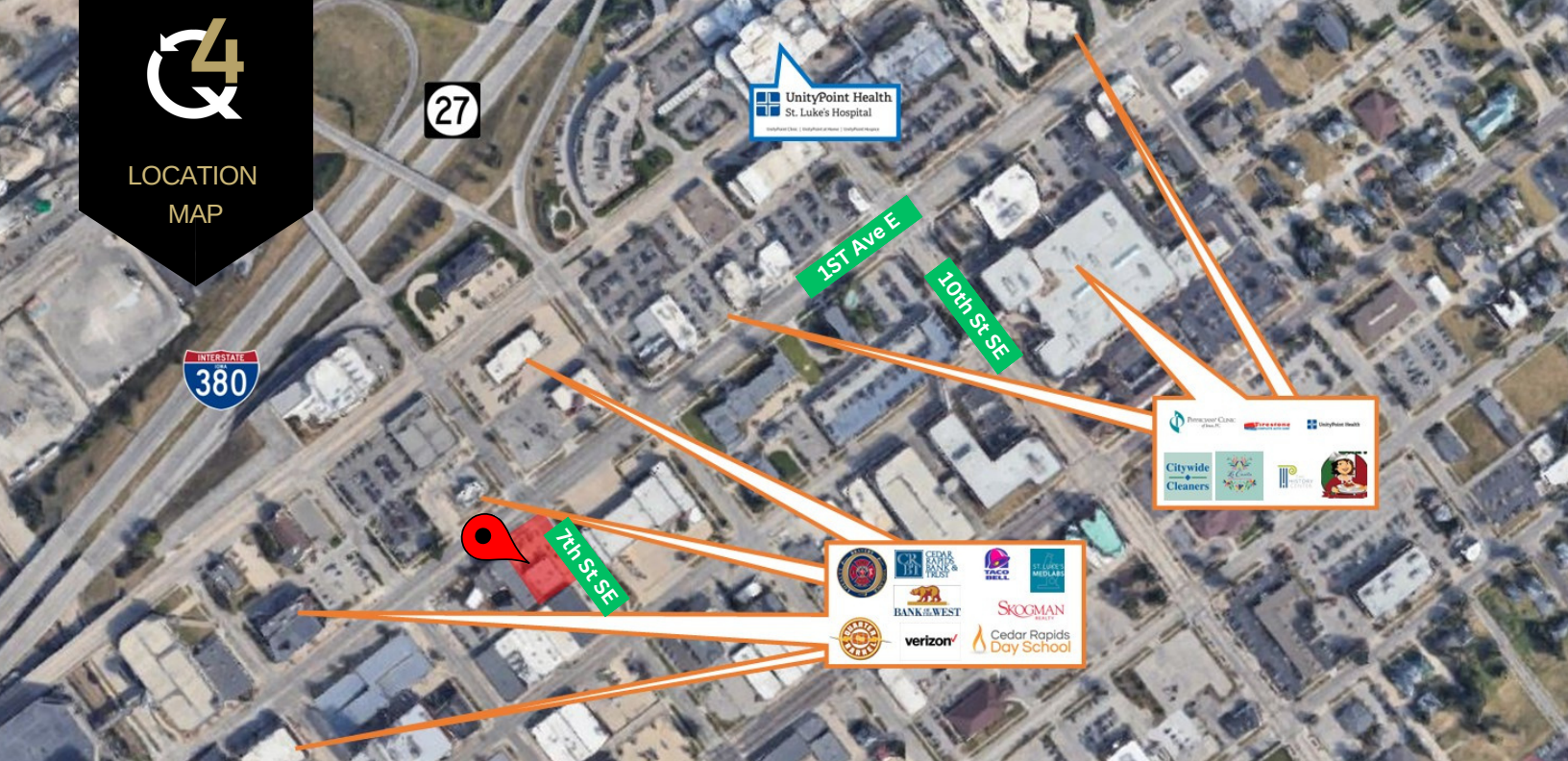
Q4realestate.com



REAL ESTATE
An Ahmann Company



LOCATION MAP



DETAILS

625 1st Avenue SE, Suite B, Cedar Rapids, Iowa

DETAILS

Total Building Size:	5,788 SF
Square Footage Available:	2,008 SF
Lease Rate:	\$10.50 PSF NNN
Est. Pass Throughs:	\$4.00 PSF
Other Information:	Possession: Negotiable Year Built: 1946 Ample paved on-site parking in front of building Frontage and sign on 1st Ave



LOCATION

Located on corner of 1st Avenue SE and 7th Street SE off I-380/I-27 near downtown Cedar Rapids

TRAFFIC COUNT

Traffic counts exceed 16,900 vehicles per day

SURROUNDING BUSINESSES AND OTHER AMENITIES

UnityPoint Health St. Luke's Hospital, PCI Medical Pavilion, Mercy Medical Center, Cedar Rapids Downtown District and Kingston Village District, Kingston Yard Development, NewBo District, McGrath Amphitheatre, Cedar Rapids Farmer's Market, Cedar Valley Nature Trail, Paramount Theatre, Downtown Cedar Rapids KinderCare, Cedar Rapids Fire Department, Bank of the West, The History Center, Casey's, Medlabs, GreenState Credit Union, Taco Bell, Alliant Energy Power House, DoubleTree by Hilton, Theater Cedar Rapids, Barrell House, Starbucks, Scooter's Coffee, UFG Insurance, Cedar Rapids Museum of Art, Quarter Barrel Arcade & Brewery and more