

CF INDUSTRIAL PARK PHASE XIII LOT 5 & 6

Chancellor Dr, Cedar Falls, IA 50613



Price: Upon Request

Create your own beautiful and efficient design / built building with the Mudd Development Team . . . a 15,095 SF Office and or Medical building on Lot 17 & 18, Technology Parkway in the Cedar Falls Technology Park. Near the Prairie Lakes and Cedar Falls Trail system / part of the Cedar Valley Trails of Iowa.

Two great new Hotels / Convention areas as neighbors close by: The New Holiday Inn Event Center & the New Hilton Garden Inn Convention Center. Close by shopping and restaurants. High Speed Fiber Internet connectivity provided by Cedar Falls Utilities with GIG (and soon 10 GIG) services to this property and throughout the entire city (even residential homes), including Cable TV and Fiber Digital Phone Services. Cedar Falls Utilities was one of the 1st in the nation to have Fiber installed throughout the entire city business and homes . . . (the Mudd Campus had direct Fiber internet access in 1997.)

Conveniently located 3.3 miles to the University of Northern Iowa Campus.

Also, by becoming a tenant of the Mudd Campus family, for all tenant employees and family members, includes being able use the 24/7 Mudd Fitness Center in building 4 (complete with showers, locker rooms, towel services, etc.; as well as access to the Mudd Cafe open at lunch Monday thru Friday. (See attached pictures)

Brought to you by the Mudd Development Team:

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Mudd Development

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Cedar Falls, IA 50613



MUDD DEVELOPMENT GROUP - Mudd Family Owned - Commercial, Professional, Industrial, Development Opportunities! A COLLABORATIVE SYNERGISTIC TEAM Bringing Real Estate Development & Leasing Opportunities & Components To The NEXT LEVEL Working with clients in the Cedar Valley, the Heartland of Iowa, to across the USA and looking forward to working with you. Check out our Portfolio of Success . . . To see what we can Do for you . . . www.MuddDevelopment.com

Whether Real Estate or Advertising "We Love It When You Succeed!"



- Beautiful, efficient exterior & interior office space
- Plenty of parking
- Easy access to the Cedar Falls Technology area & shopping
- Excellent amenities

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Mudd Campus Lot 5 & 6 ★★

Mudd Campus Lot 17 & 18 ★



Listing space

1st Floor

Space Available	28,400 SF
Rental Rate	Upon Request
Date Available	2020
Service Type	Negotiable
Space Type	New
Space Use	Office
Lease Term	5 - 10 Years

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Property Photos



Mudd Campus N. Lot Concept 1A

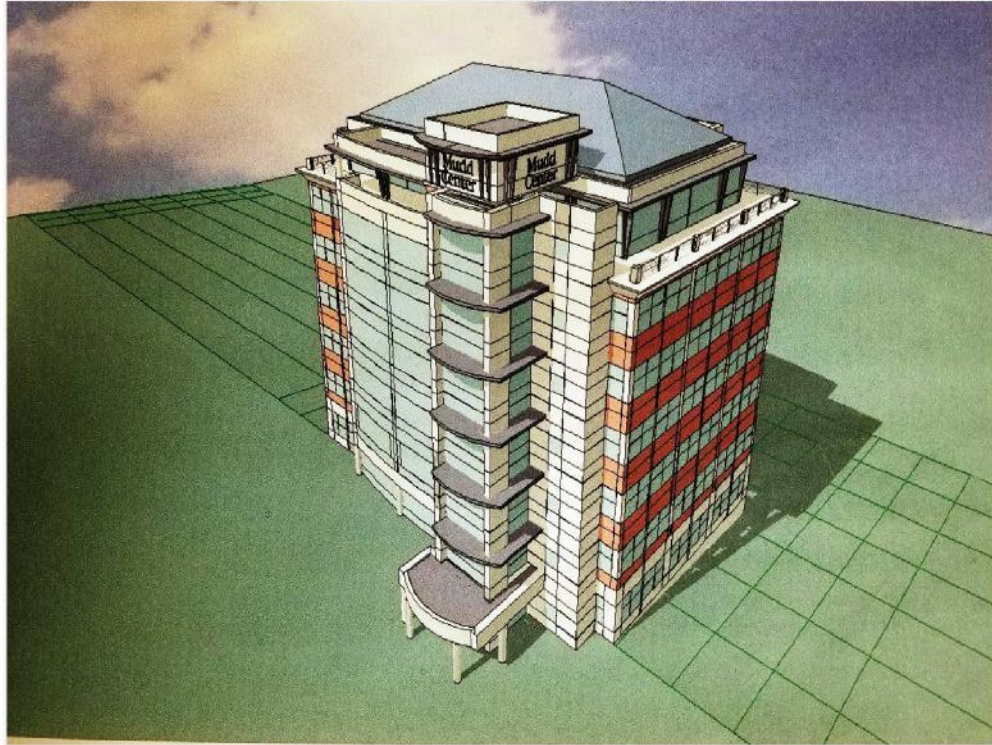


Mudd Campus N. Lot Concept 1B

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Property Photos



Mudd Campus N. Lot Concept 2



Mudd Campus Fitness Center

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Property Photos



Mudd Campus Fitness Center



Mudd Campus Fitness Center

CF INDUSTRIAL PARK PHASE XIII LOT 5 & 6

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Property Photos



Mudd Campus Cafe

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"We Love It When You Succeed!"

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Mudd Development Contact