

FOR LEASE
500 WILLOW AVE



HEARTLAND
PROPERTIES, INC.



ADDRESS:

500 Willow Ave
Council Bluffs, IA 51503

SF

Varies

PRICE

\$15 SF/YR Gross

PARKING

STREET

Property Highlights –

- Downtown landmark – recently completed 2-year renovation
- Street-level retail/office suites available (600 SF & 1,116 SF)
- Flexible upper-level offices – single offices or larger groupings
- Shared conference room (3rd floor) + common restrooms on all office floors
- Steps from Bayliss Park, City Hall, Courthouse & Public Library
- Historic charm + modern updates
- WIFI is included

First Floor – Street-Level Retail/Office

Suite 101 – 600 SF | \$800/mo

- Two private offices
- Large reception or conference area
- Private restroom
- Main floor entrance

Suite 100 – 1,116 SF | \$1,700/mo

- Former coffee shop/café/retail setup
- Three main-level entrances
- Common-area restrooms
- Equipped with 3-compartment sink & connections for electric oven/range
- Back office/storage area

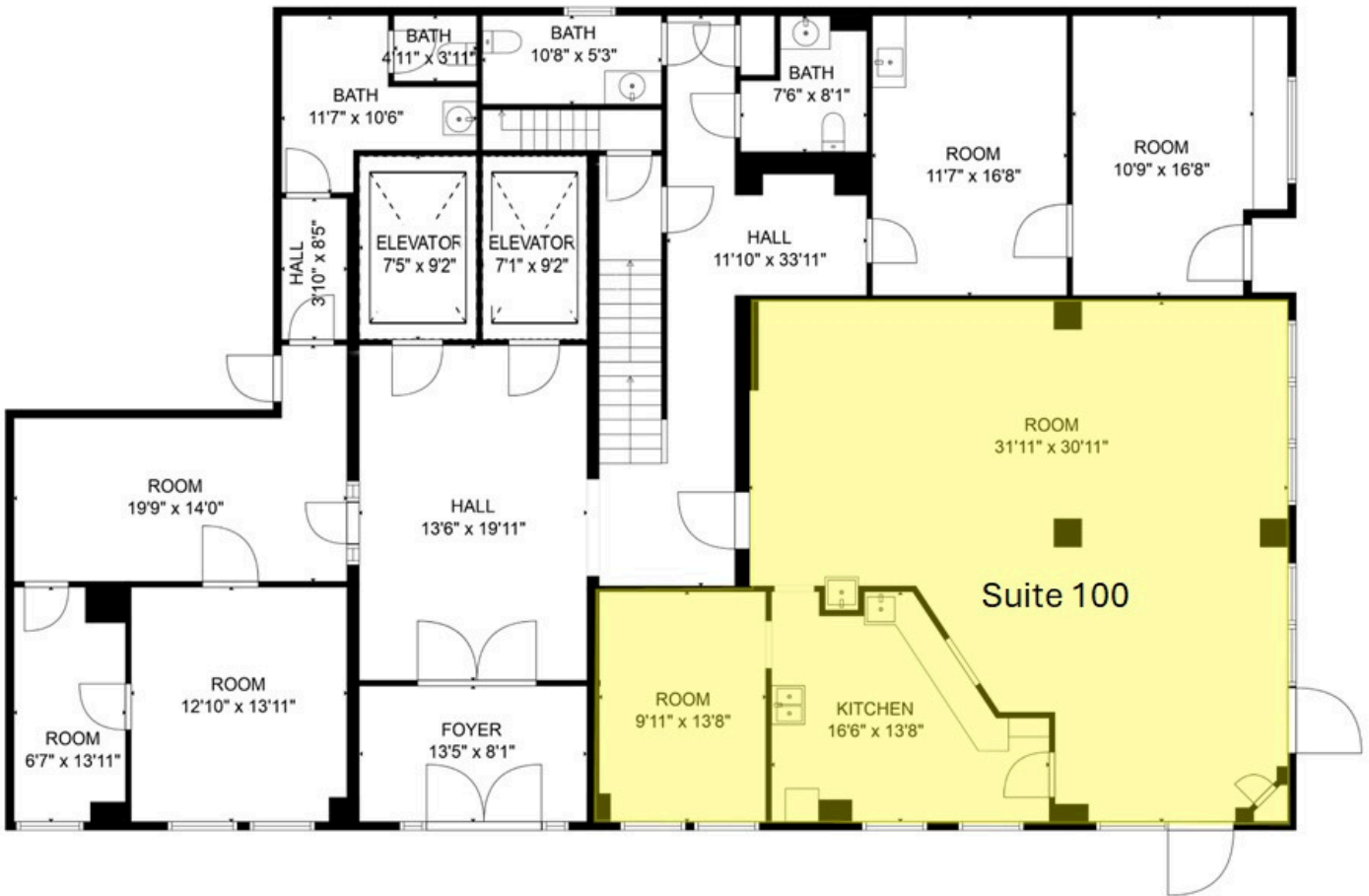
Upper Levels (Floors 2–5) – Professional Office

- Mix of individual and grouped office suites
- Common-area restrooms on each floor
- *Single offices: \$400/mo*
- *Larger office groupings: \$15/SF/yr*
- 3rd floor includes a shared conference room

Building Features

- Iconic downtown property, just completed a 2-year renovation
- Modernized systems and finishes while preserving historic charm
- Prime location: one block from Bayliss Park, City Hall, the Courthouse, and the Public Library
- Updated interiors, abundant natural light, and flexible configurations



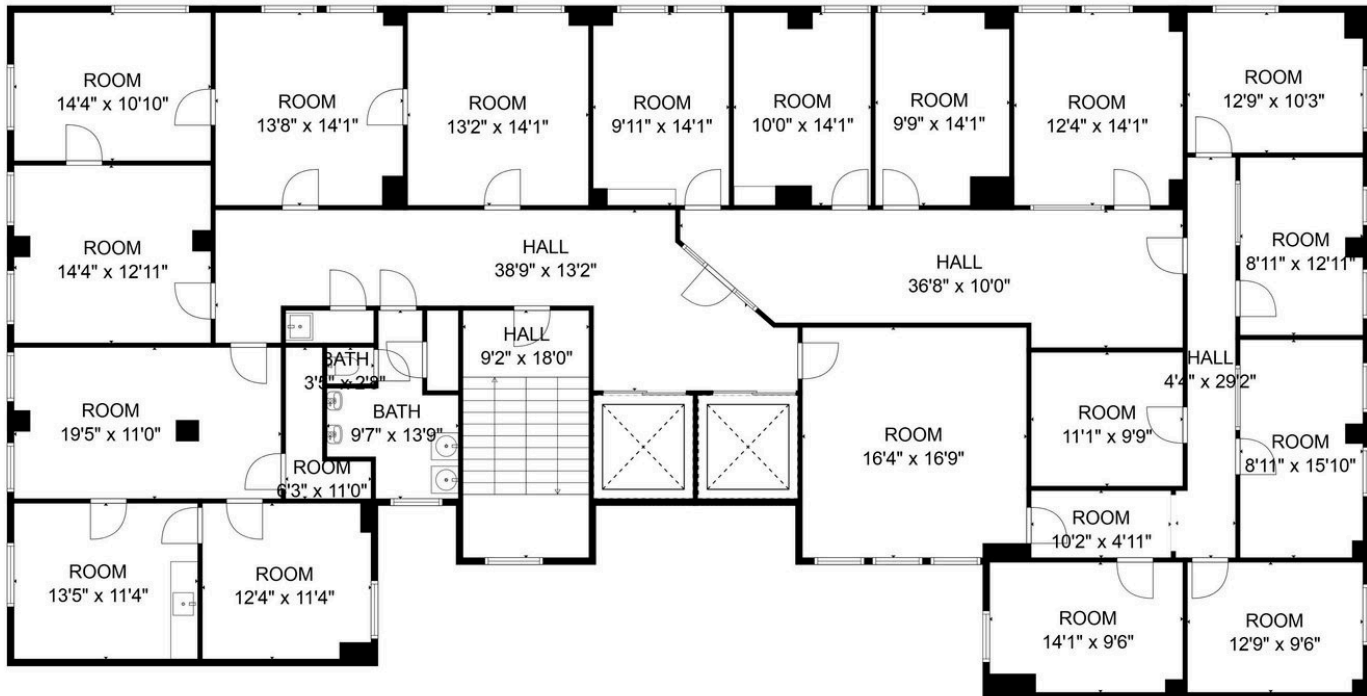


FLOOR 1



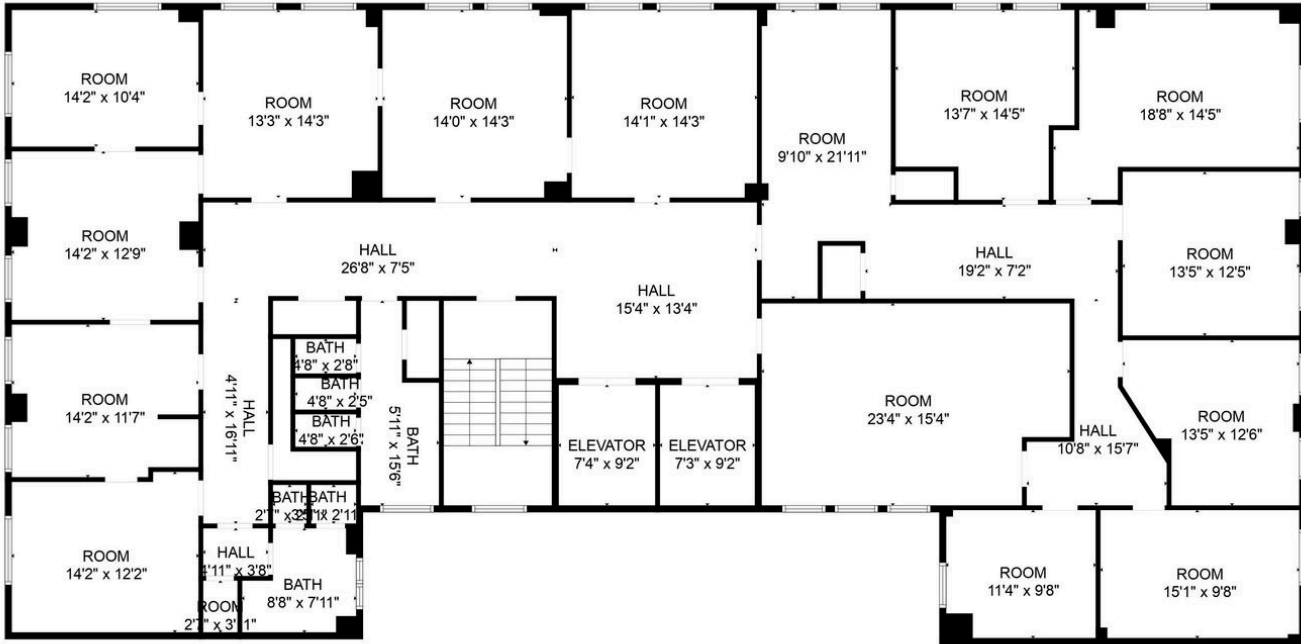
FLOOR 2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



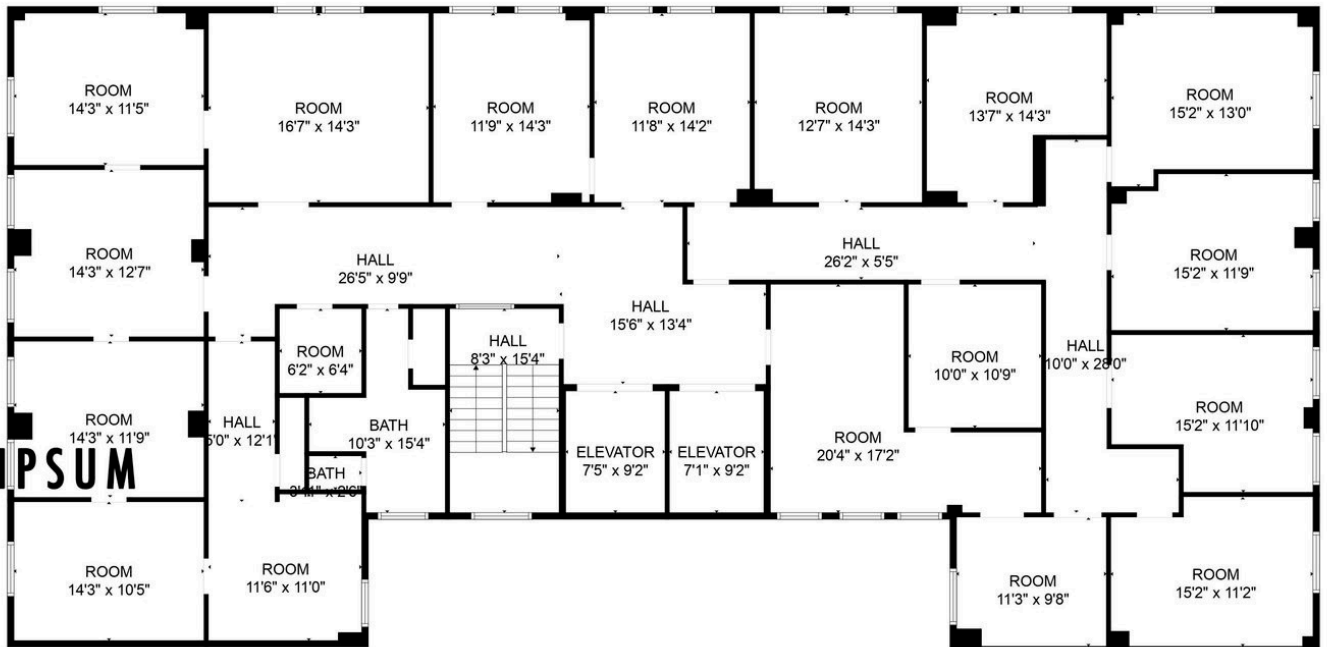
FLOOR 3

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR 4

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR 5

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



An iconic, fully renovated downtown building featuring move-in ready retail and office spaces with historic charm and modern updates.



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