

FOR LEASE



2834 NORTHGATE DR, IOWA CITY **\$11.00 / NNN**

This impressive office suite is a total of 17,967 SF and is a combination of open plan, cubies & offices. All cubicles & furniture are Herman Miller brand & will stay at no additional fee. The first floor is about 12,000 feet & the walk out lower level is about 6,000 feet. Both floors are ADA accessible & each has two ADA compliant bathrooms. First floor features a distinctive atrium in the center and an east facing patio for employees or clients. There are 85 parking places and the zoning is CO-1 for office, medical and service uses. Total monthly, including real estate taxes, insurance and CAM is \$25,618 per month.

Information deemed reliable, but not guaranteed.

Monthly Rent: \$25,617.95

Base Rent: \$11.00 PSF

Taxes: \$4.26 PSF

CAM: \$1.50 PSF

Insur: \$0.35 PSF

Zoning:

CO1

Total SqFt:

17967 SQFT

Traffic Count:

623 cars on Northgate Dr per day

Directions:

I-80 to north on North Dodge Street. East on Northgate Drive

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

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Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

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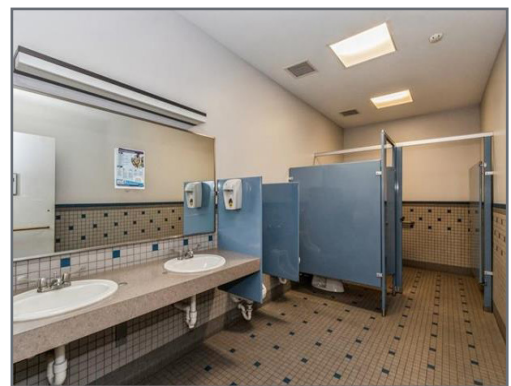
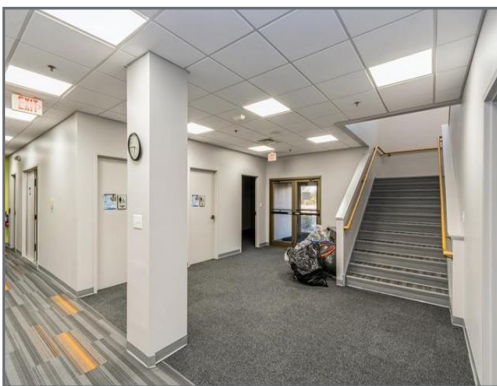
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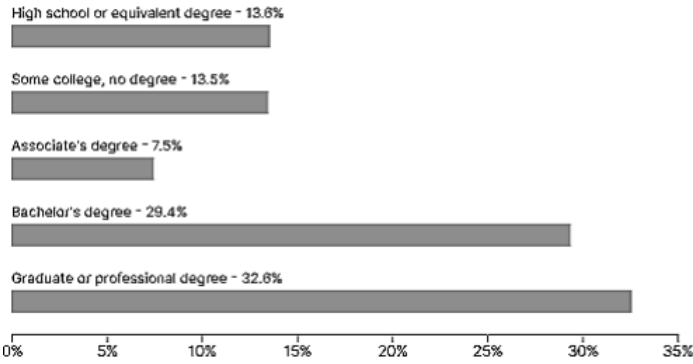
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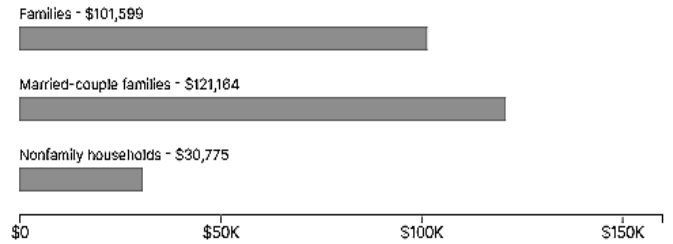
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<p>Populations and People Total Population 74,828 <i>P1 2020 Decennial Census</i></p>	<p>Income and Poverty Median Household Income \$50,135 <i>S1901 2023 American Community Survey 1-Year Estimates</i></p>
<p>Education Bachelor's Degree or Higher 62.0% <i>S1501 2023 American Community Survey 1-Year Estimates</i></p>	<p>Employment Employment Rate 65.6% <i>DP03 2023 American Community Survey 1-Year Estimates</i></p>
<p>Housing Total Housing Units 32,854 <i>H1 2020 Decennial Census</i></p>	<p>Health Without Health Care Coverage 6.1% <i>S2701 2023 American Community Survey 1-Year Estimates</i></p>
<p>Families and Living Arrangements Total Households 30,588 <i>DP02 2023 American Community Survey 1-Year Estimates</i></p>	<p>Race and Ethnicity Hispanic or Latino (of any race) 5,451 <i>P9 2020 Decennial Census</i></p>

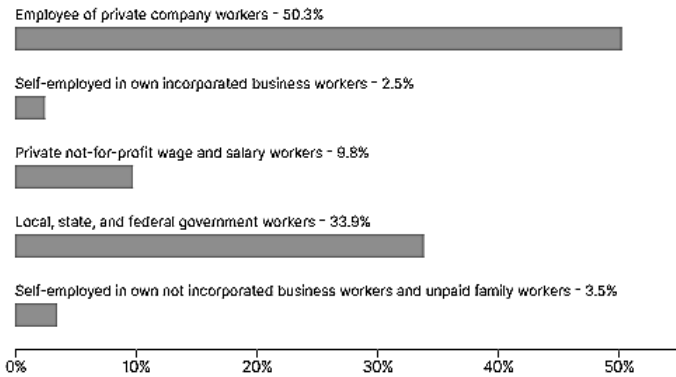
Education Attainment (Population 25 Years and Older)
 in Iowa City city, Iowa



Median Income by Types of Families
 in Iowa City city, Iowa

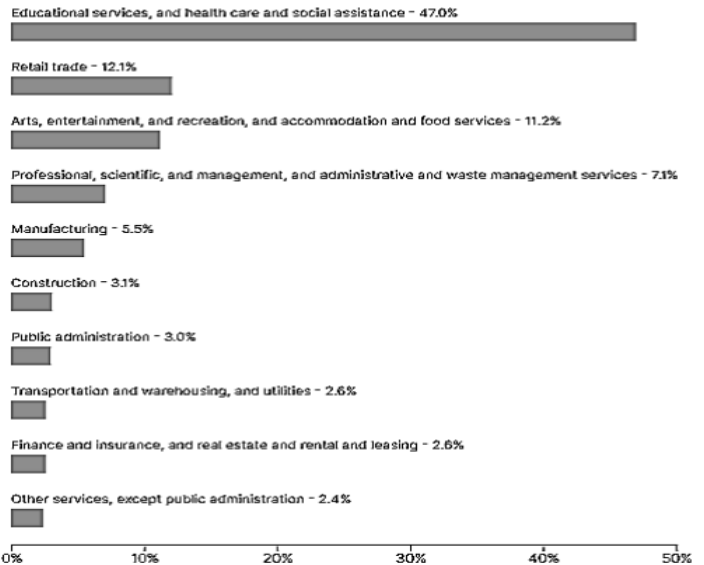


Class of Worker
 in Iowa City city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and ...
 in Iowa City city, Iowa



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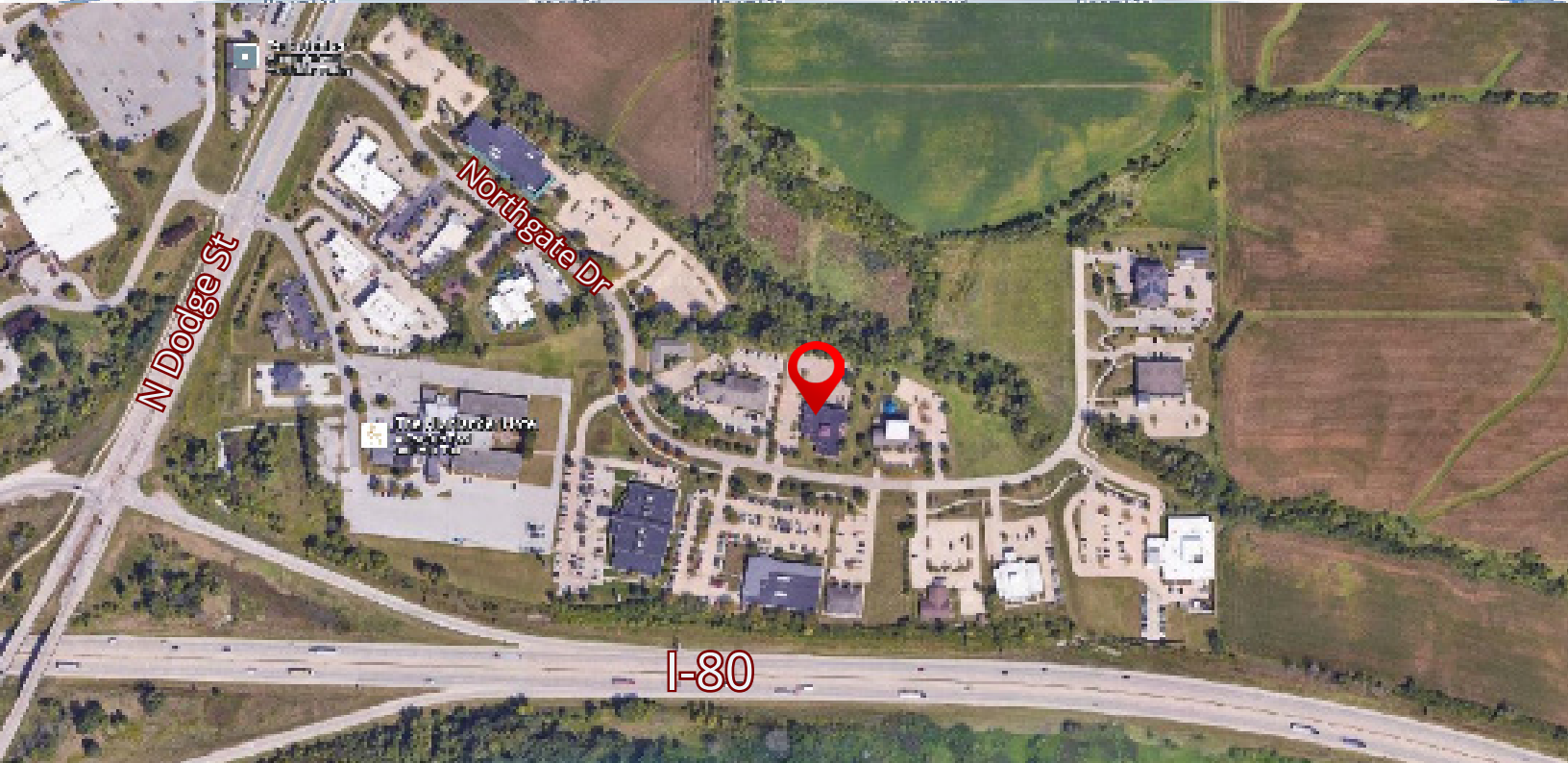
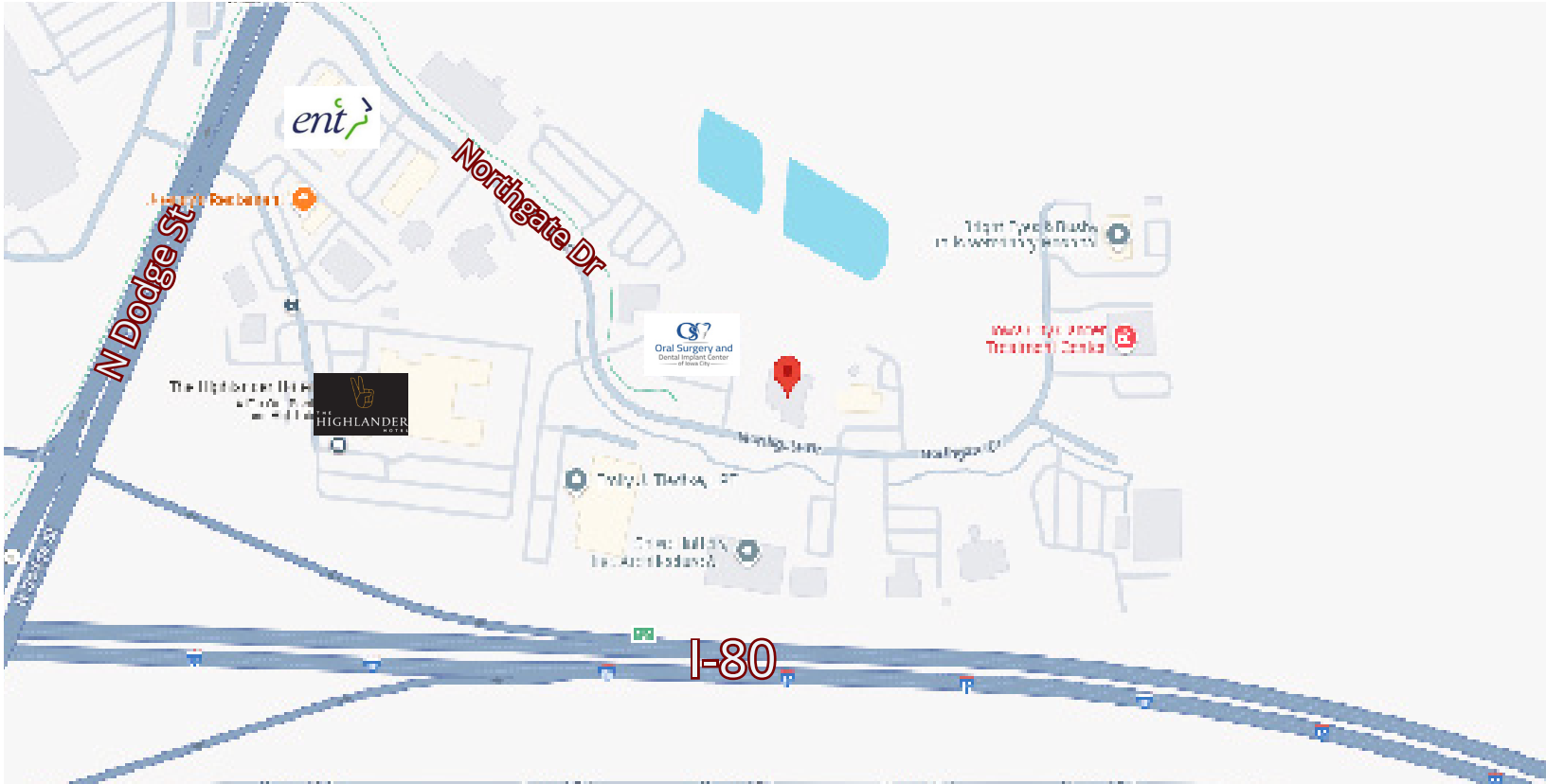
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