

FOR SALE



125 S DUBUQUE ST, STE A, IOWA CITY **\$1,050,000**

A suite of 4,720 square feet on the 4th floor of Plaza Center One in downtown Iowa City, in the heart of the iconic Ped Mall. A recently negotiated 10 yr lease makes for an excellent investment opportunity. The elevator served suite is largely open with a reception desk, 12 private offices, conference rooms and break room. The first floor lobby is open 7-5, M-F for the public and card key access at any time. The space size includes the pro-rata portion of the common area assigned to it. The CAM charge includes all utilities as well. Lease details will be provided after signing an NDA.

Price:

\$1,050,000

Zoning:

CB10

Total SqFt:

4720 SQFT

Traffic Count:

Visible by 3,960 cars on E Washington St per day

Directions:

Directly off the Ped Mall in downtown Iowa City. Convenient parking in the Graduate ramp.

Information deemed reliable, but not guaranteed.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

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Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

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LKR
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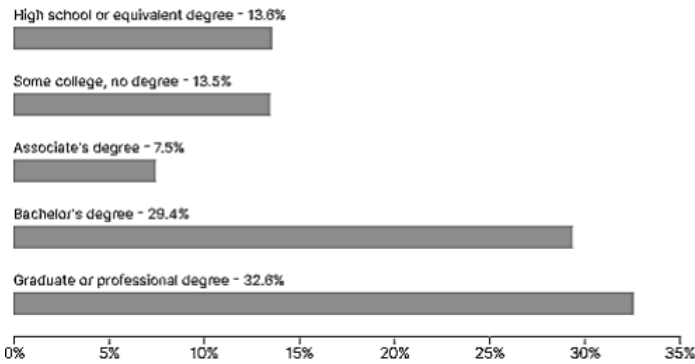
2346 Mormon Trek Blvd, Iowa City, IA 52246

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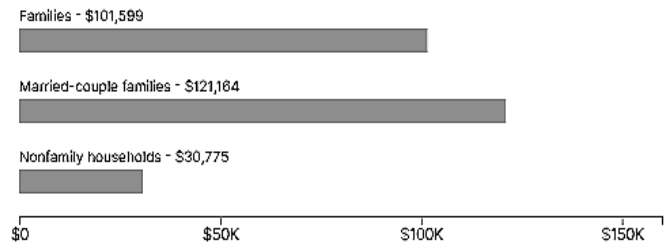
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 <p>Populations and People Total Population 74,828 P1 2020 Decennial Census</p>	 <p>Income and Poverty Median Household Income \$50,135 S1901 2023 American Community Survey 1-Year Estimates</p>
 <p>Education Bachelor's Degree or Higher 62.0% S1501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

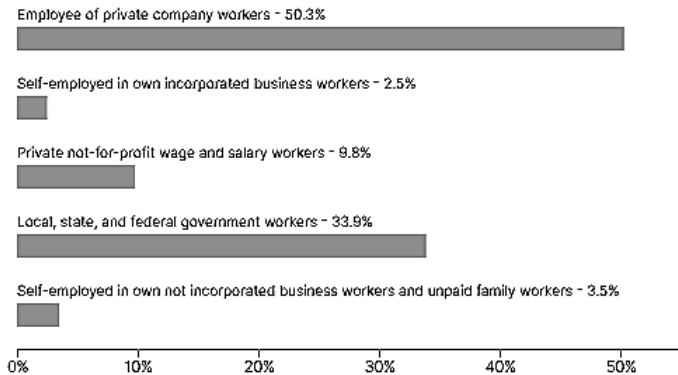
Education Attainment (Population 25 Years and Older)
 in Iowa City city, Iowa



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

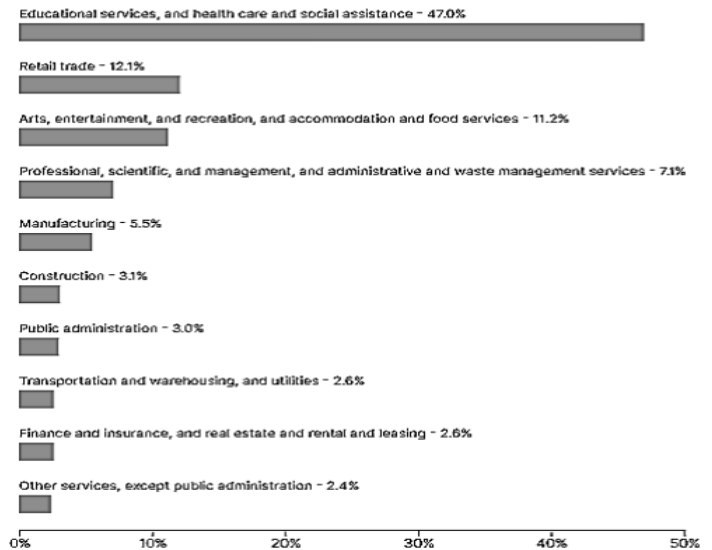


Class of Worker
 in Iowa City city, Iowa



Industry

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



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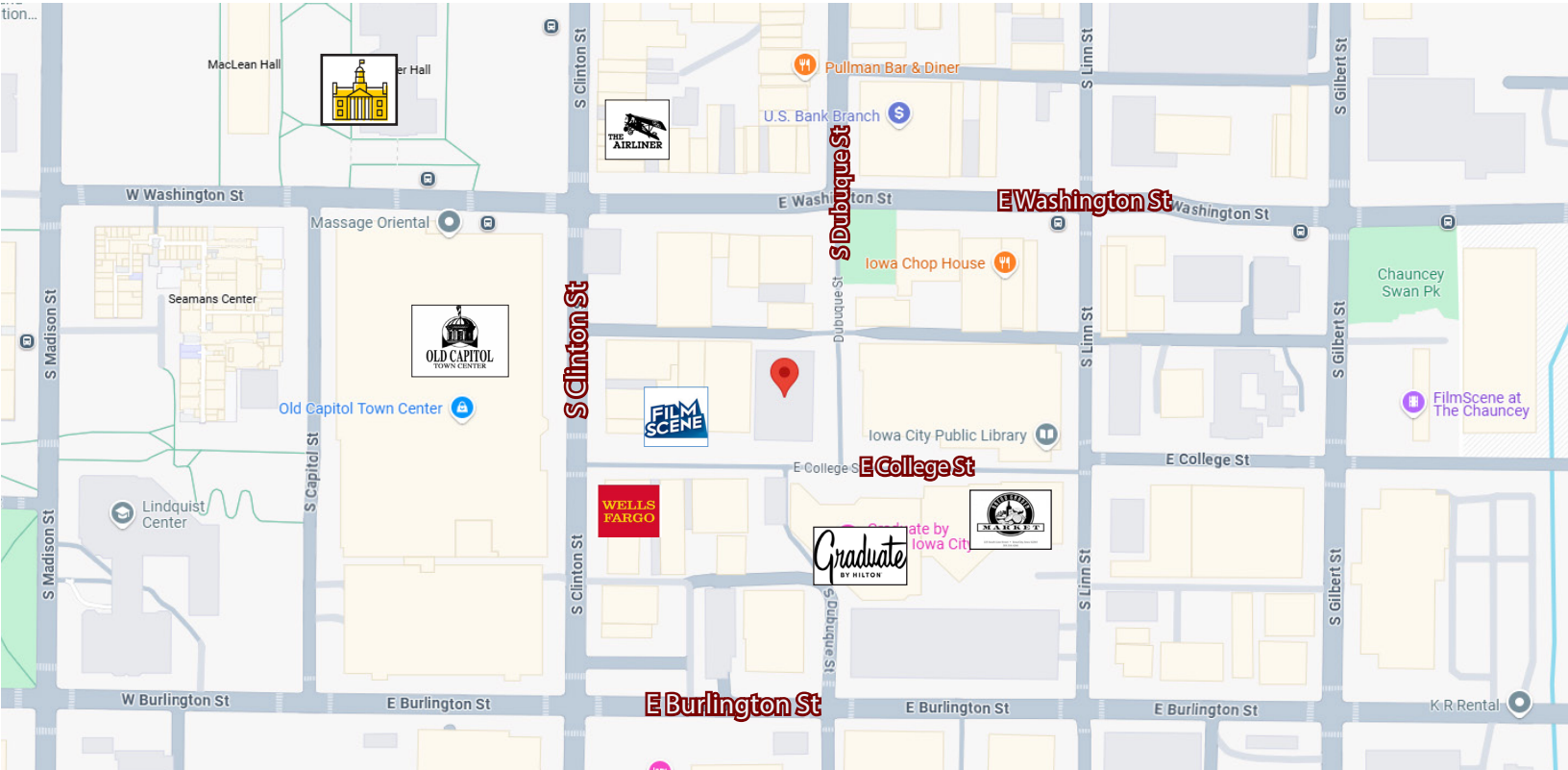
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