

AVAILABLE OFFICE SPACE

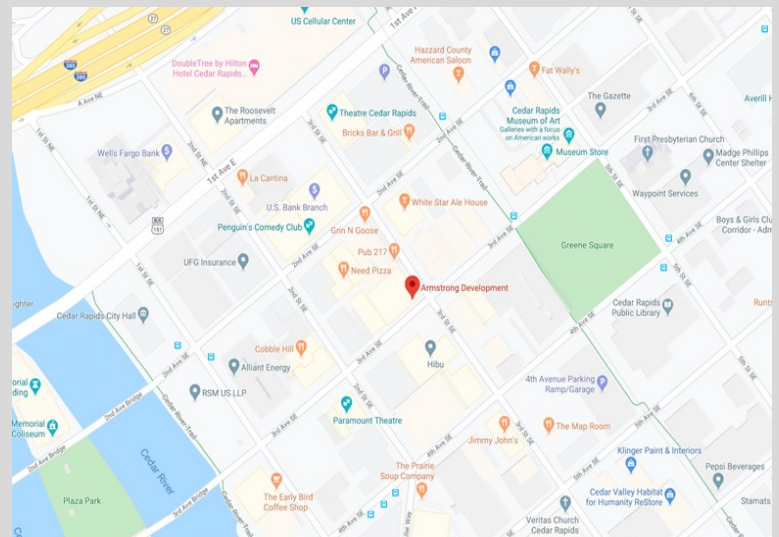
**Granby Building
Suite 300A
230 Second Street SE
Cedar Rapids, Iowa 52401**



**Located in the center of Downtown
Cedar Rapids, less than 1 mile from I-380.**

- Close proximity to restaurants, banks, retail shops and 24/7 health club
- Convenient skywalk access
- Food court and bank branch in building
- Parking in Landlord's nearby facility available
- Near to Cedar River biking/walking trail
- Walking distance from Greene Square Park

- Premises: 3337 Rentable Square Feet (RSF)
 - Lease Term: 1 to 5 Years
 - Base Rent: \$2502.75 per month
(\$9.00 per RST), Triple Net
 - CAM Charges: \$1,565.61 per month
(\$5.63 per RSF)
- Includes Common Area maintenance/ repairs, common area utilities, lawn care, snow removal, management fees, common area insurance, common area cleaning, trash removal and property taxes.
- Utilities: Tenant expense.



Dennis Beery

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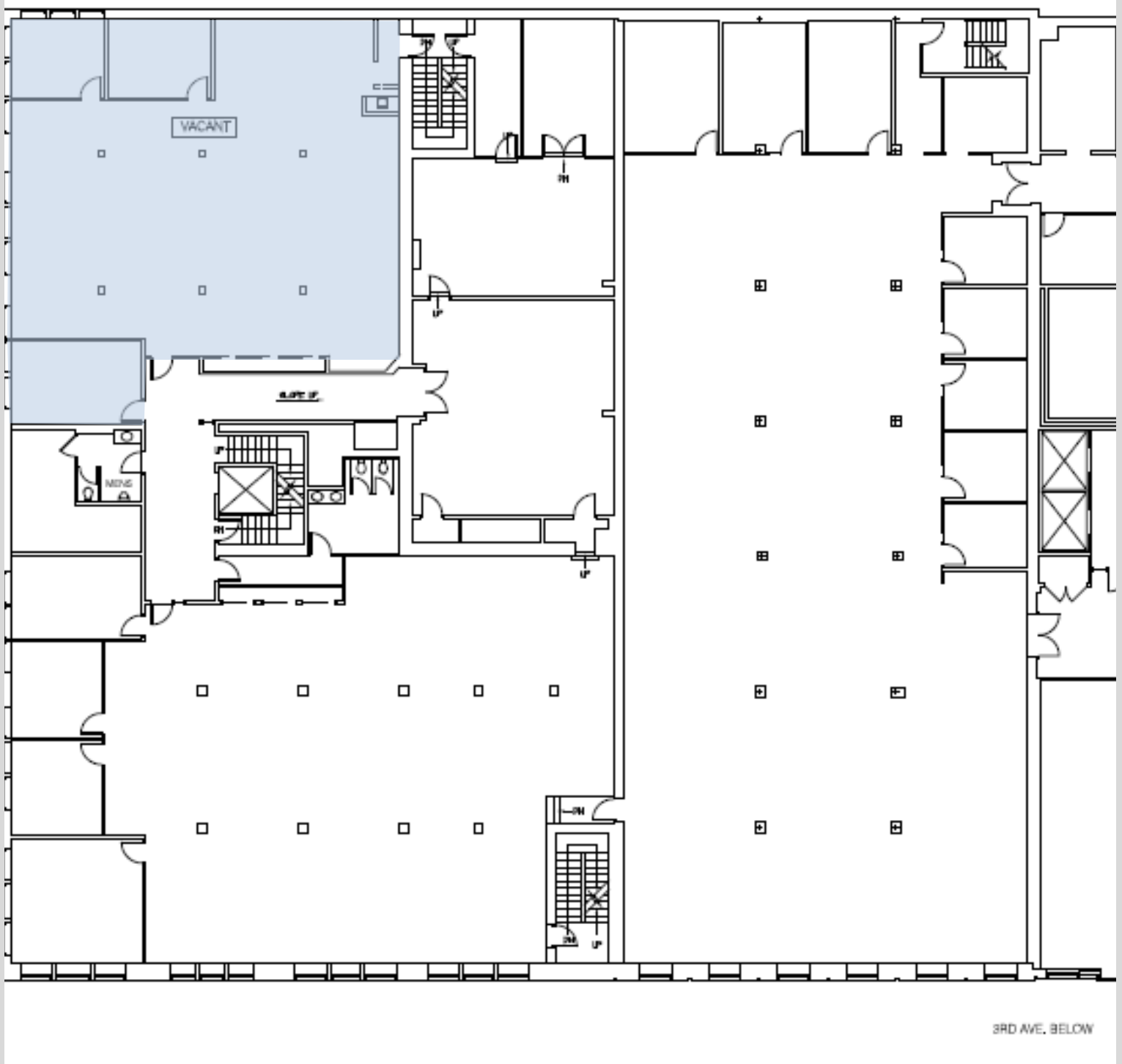
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www.ArmstrongDevCo.com

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