

For Lease
Office
12,196 SF



202 W State St

Marshalltown, Iowa 50158

Property Highlights

- Available: 12,196 SF
- Great Downtown Location
- TI Negotiable With Long-term Lease
- Estimated Op/Ex \$3.40/SF

Property Description

Over 12,000 square feet of office space conveniently located just off main street downtown Marshalltown. Walkable area and affordable lease rate. TI negotiable with long-term lease.

OFFERING SUMMARY

Available SF	12,196 SF
Lease Rate	\$5.50 SF/yr (NNN)
Lot Size	0.51 Acres
Building Size	18,460 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	10,214	\$73,006
3 Miles	27,605	\$85,540
5 Miles	29,324	\$86,585

For more information

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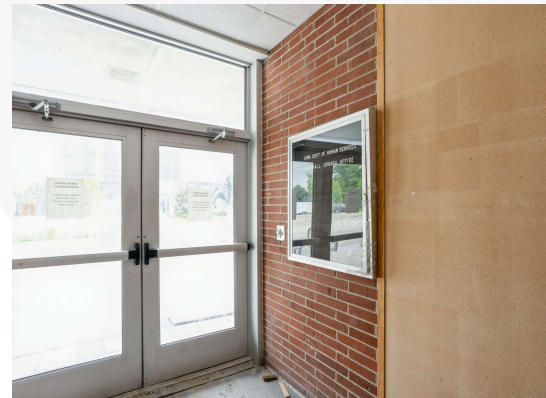
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For Lease

Office Building

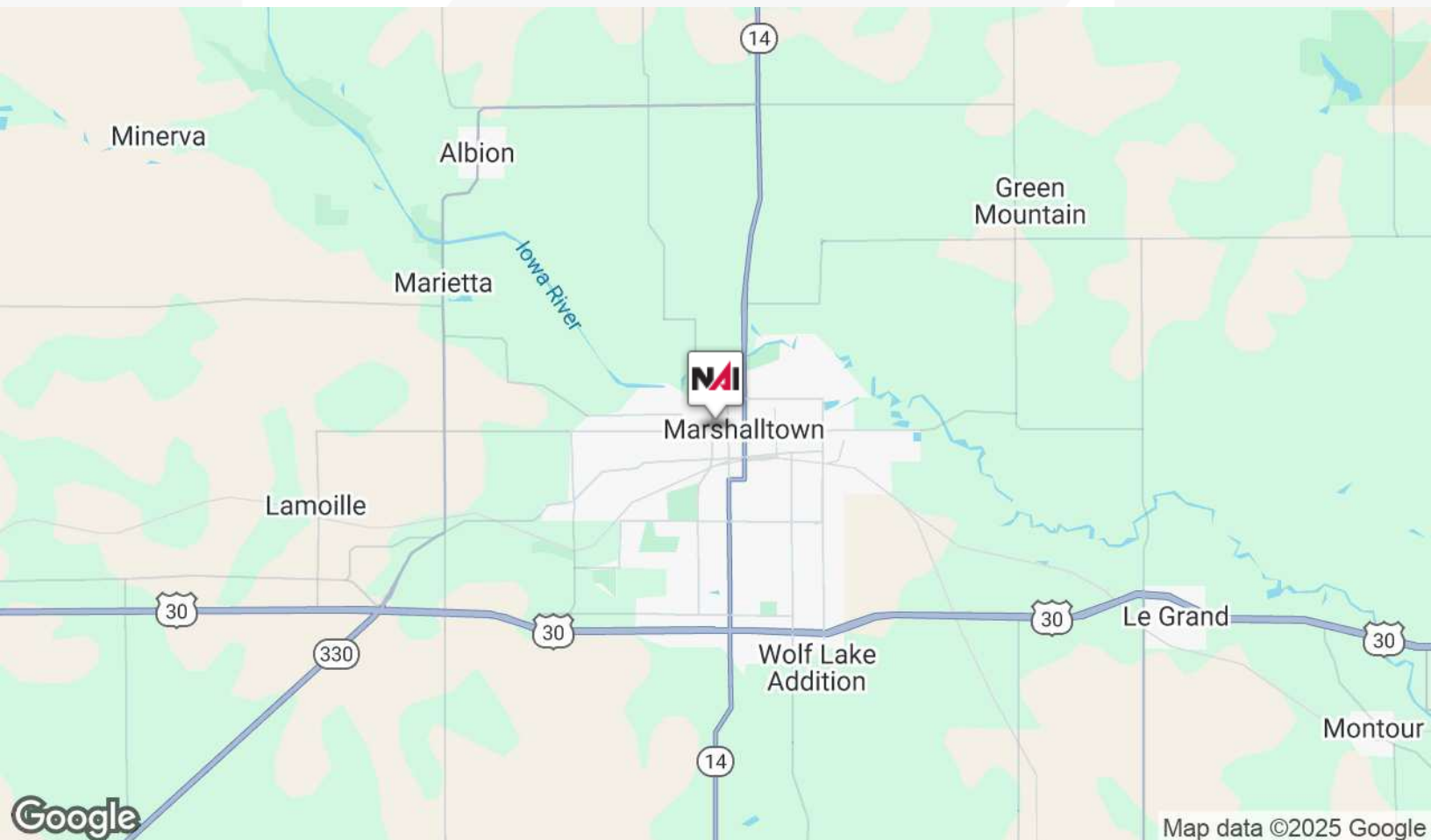
12,196 SF | \$5.50 SF/yr



For Lease

Office Building

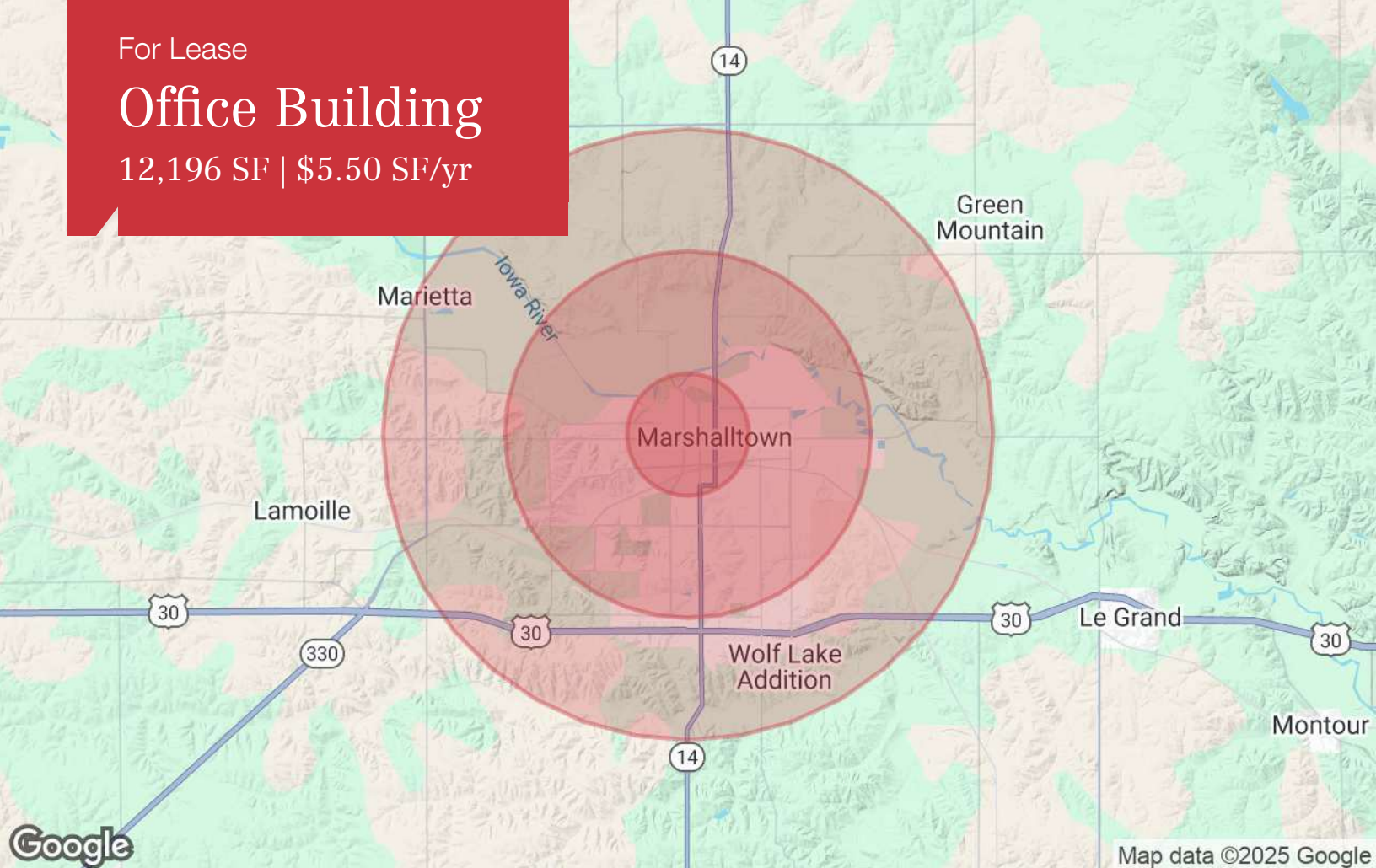
12,196 SF | \$5.50 SF/yr



For Lease

Office Building

12,196 SF | \$5.50 SF/yr



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,214	27,605	29,324
MEDIAN AGE	36	40	40
MEDIAN AGE (MALE)	36	39	39
MEDIAN AGE (FEMALE)	37	40	41

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,826	10,333	11,020
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$73,006	\$85,540	\$86,585
AVERAGE HOUSE VALUE	\$105,003	\$145,759	\$151,024

* Demographic data derived from 2020 ACS - US Census