

FOR LEASE



2346 MORMON TREK BLVD, STE 2600, IOWA CITY **\$10.00 / NNN**

This 1310 SF commercial space was previously a dental office but could be reimagined to meet a new users needs. Lobby area with reception desk and restroom leads to private offices and open work areas with employee restroom. Great signage opportunity on this prominent building with 13,300 cars going by it daily and an additional 23,100 on nearby Hwy 1. Gross monthly rent, base + NNN charges = \$2015.22 per month.

Information deemed reliable, but not guaranteed.

Monthly Rent: \$2,015.22

Base Rent: \$10.00 PSF

Taxes: \$5.15 PSF

CAM: \$3.31 PSF

Zoning:
CO1

Total Sqft:
1,310 SQFT

Traffic Count:
Visible by 13,300 cars on Mormon
Trek Blvd per day

Directions:
At the intersection of Mormon Trek
Blvd & West Side Dr.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927

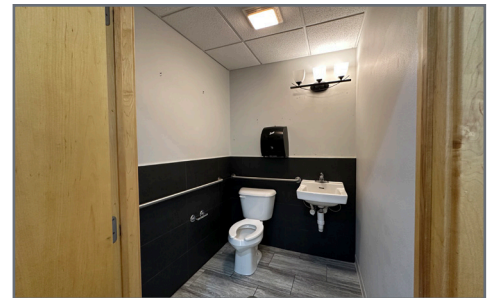
✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

LKR
LEPIC-KROEGER, REALTORS®

**2346 MORMON TREK BLVD, STE 2600,
IOWA CITY
\$10.00 / NNN**

FOR LEASE



Jeff Edberg, CCIM, SIOR
Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Carmen Krueger, Realtor®
Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

LKR
LEPIC-KROEGER, REALTORS®

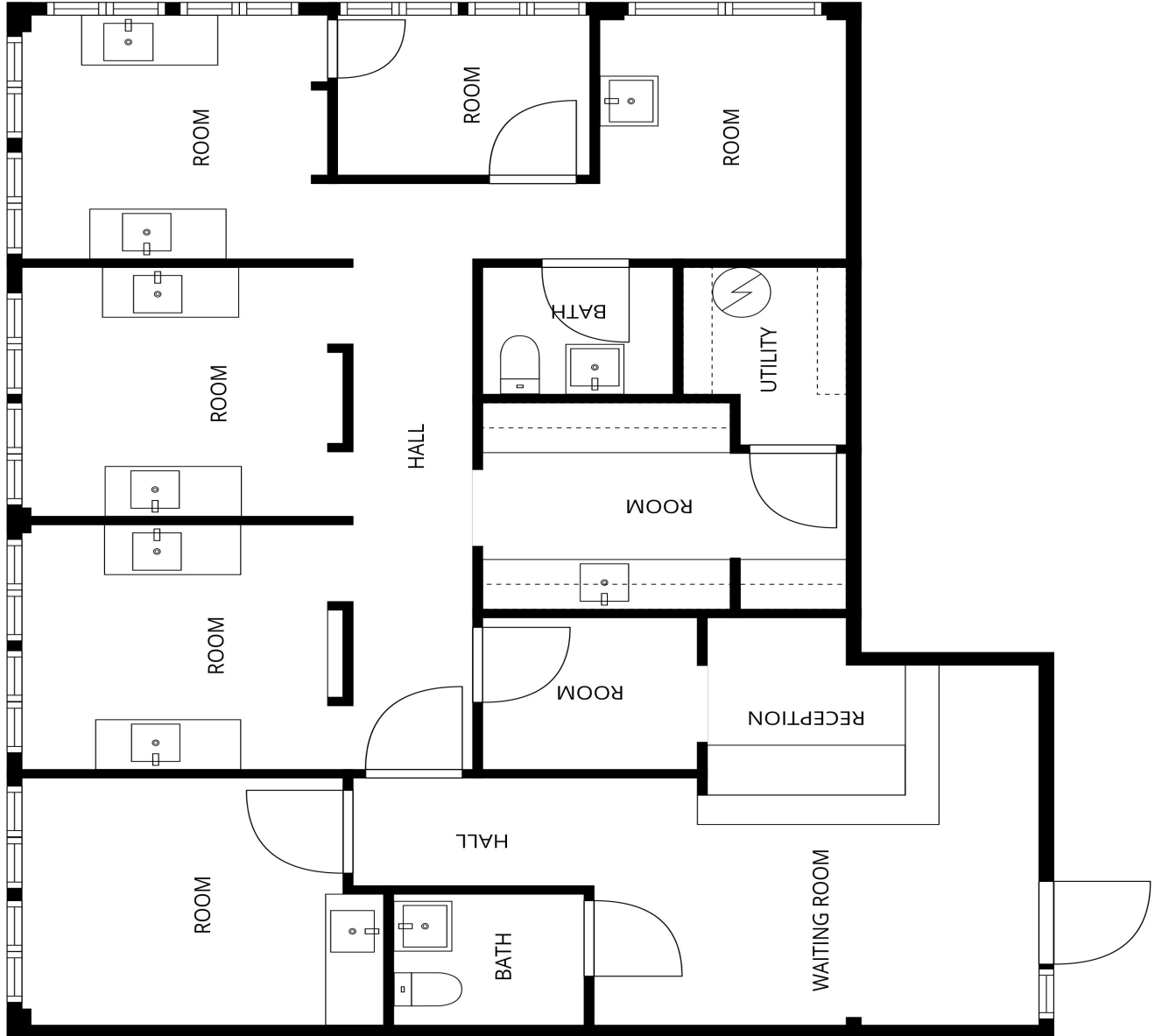
Licensed to sell real estate in the State of Iowa

Licensed to sell real estate in the State of Iowa

2346 Mormon Trek Blvd
Iowa City, IA 52246

2346 MORMON TREK BLVD, STE 2600,
IOWA CITY
\$10.00 / NNN

FOR LEASE



Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927









✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

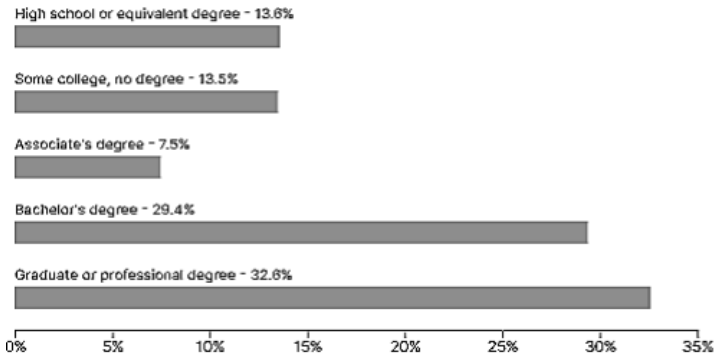
LKR
LEPIC-KROEGER, REALTORS®

**2346 MORMON TREK BLVD, STE 2600,
IOWA CITY
\$10.00 / NNN**

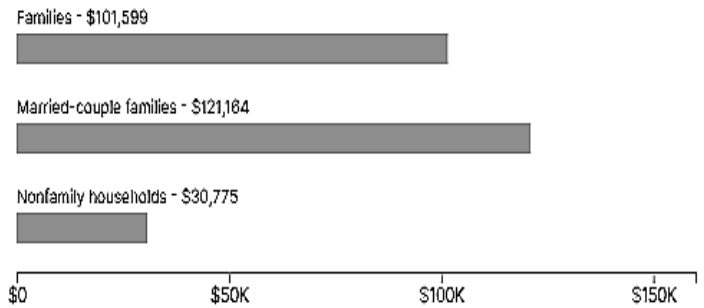
FOR LEASE

 <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>

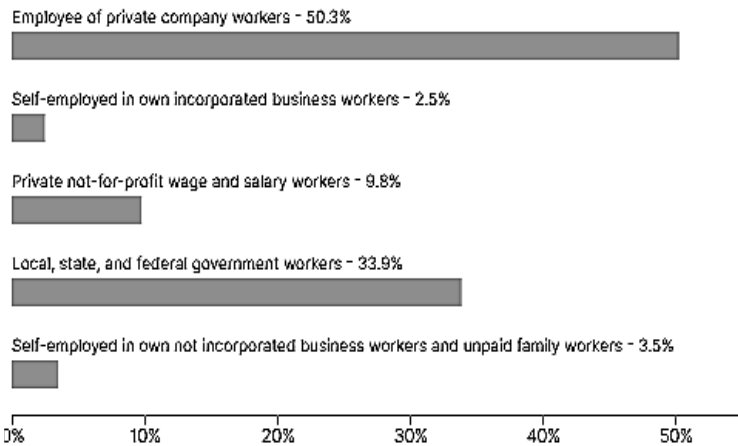
Education Attainment (Population 25 Years and Older)
in Iowa City city, Iowa



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

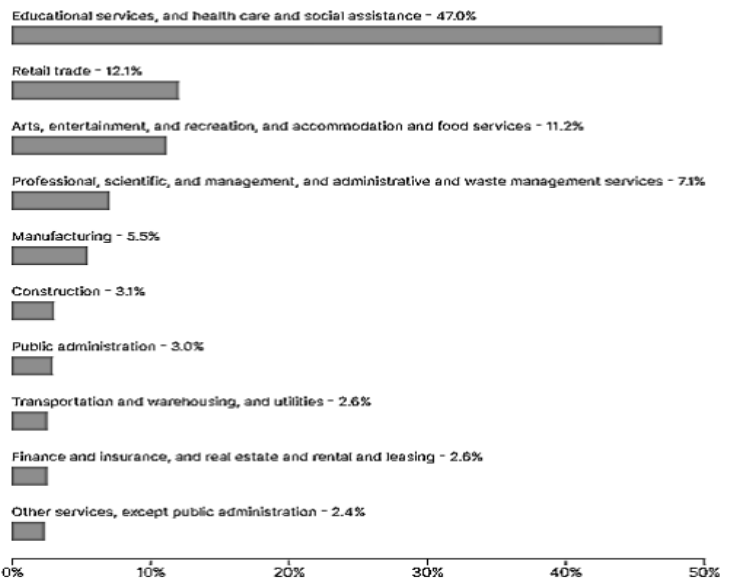


Class of Worker
in Iowa City city, Iowa



Industry

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



Jeff Edberg, CCIM, SIOR
Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Carmen Krueger, Realtor®
Jeff Edberg Team

📞 319-330-4927

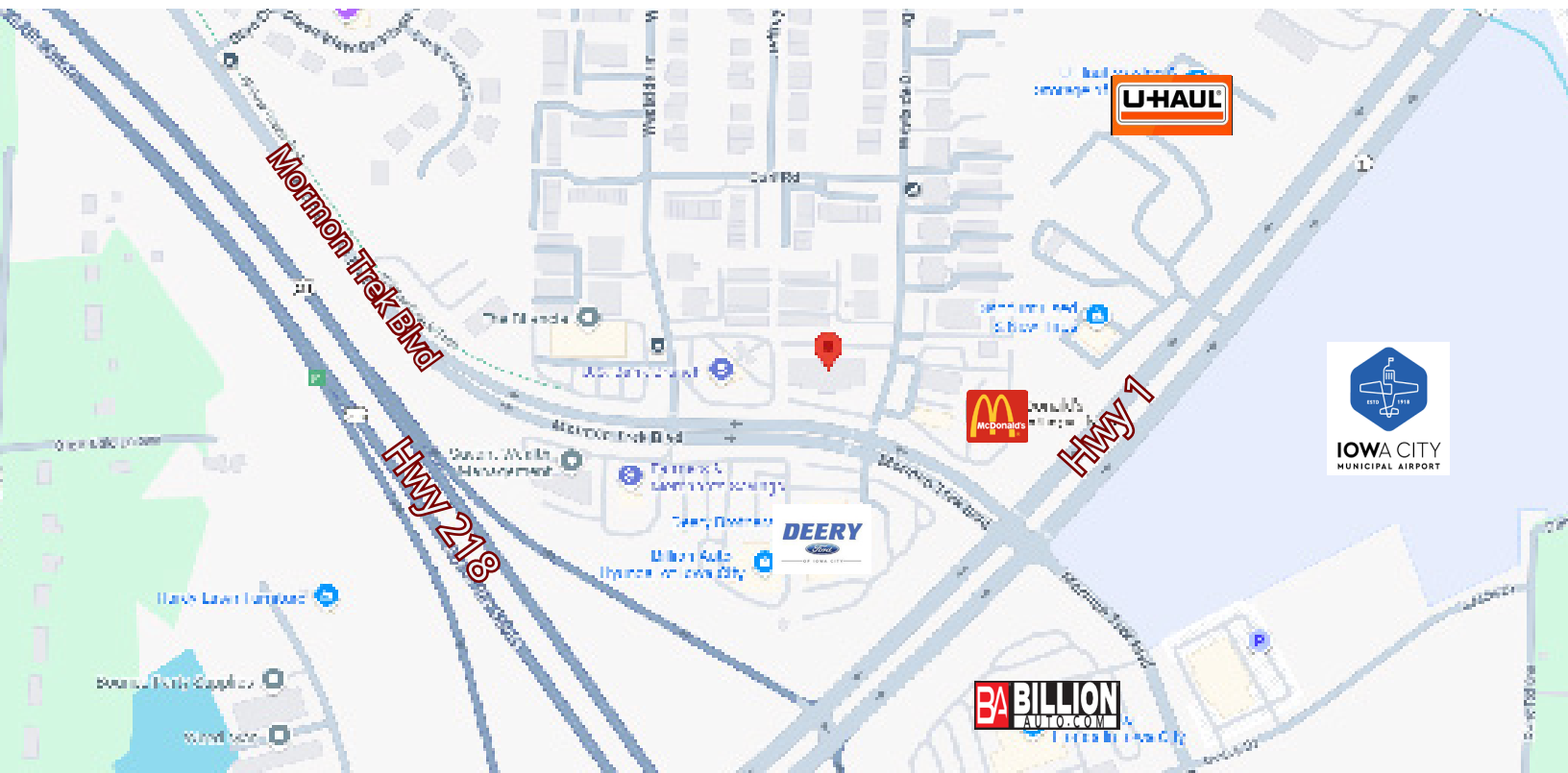
✉️ carmen@icrealestate.com

🌐 www.icrealestate.com



**2346 MORMON TREK BLVD, STE2600,
IOWA CITY**
\$10.00 / NNN

FOR LEASE



Jeff Edberg, CCIM, SIOR
Jeff Edberg Team
📞 319-331-6187
✉️ Jeff@icrealestate.com
🌐 www.icrealestate.com

Carmen Krueger, Realtor®
Jeff Edberg Team
📞 319-330-4927
✉️ carmen@icrealestate.com
🌐 www.icrealestate.com

LKR
LEPIC-KROEGER, REALTORS®