



OFFICE SPACE FOR LEASE
PROFESSIONAL & MEDICAL
 2,831 SF | 2,911 SF

2791 Heartland Drive
Coralville, Iowa 52241

HIGHLIGHTS

Suite 101 2,831 SF	\$20 NNN
Suite 201 2,911 SF	\$20 NNN

PROPERTY DESCRIPTION

Two new professional and medical office spaces are available for lease in North Coralville, a medical and retail concentrated area with easy access off Hwy 965 and Interstate 80. Co-tenanted by Hy-Vee|Exemplar Care and Eye Associates of Iowa. The spaces are equipped with large windows that provide ample natural light. These lower and upper level spaces measure 2,831 and 2,911 square feet and may be leased together. Nearby businesses include Eastern Iowa Rehabilitation Hospital, Corridor Radiology, Corridor OB GYN, Walgreens, and Taco Bell, Aldi and Costco. The property is a warm gray shell, and a Tenant Improvement Allowance is offered.

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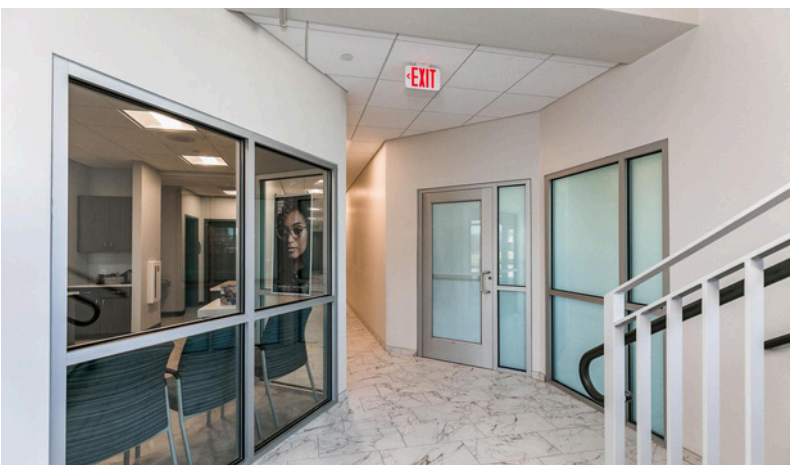


708 5th Street
 Coralville, IA 52241
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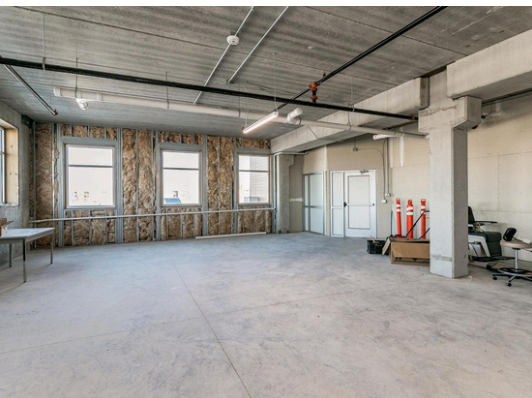
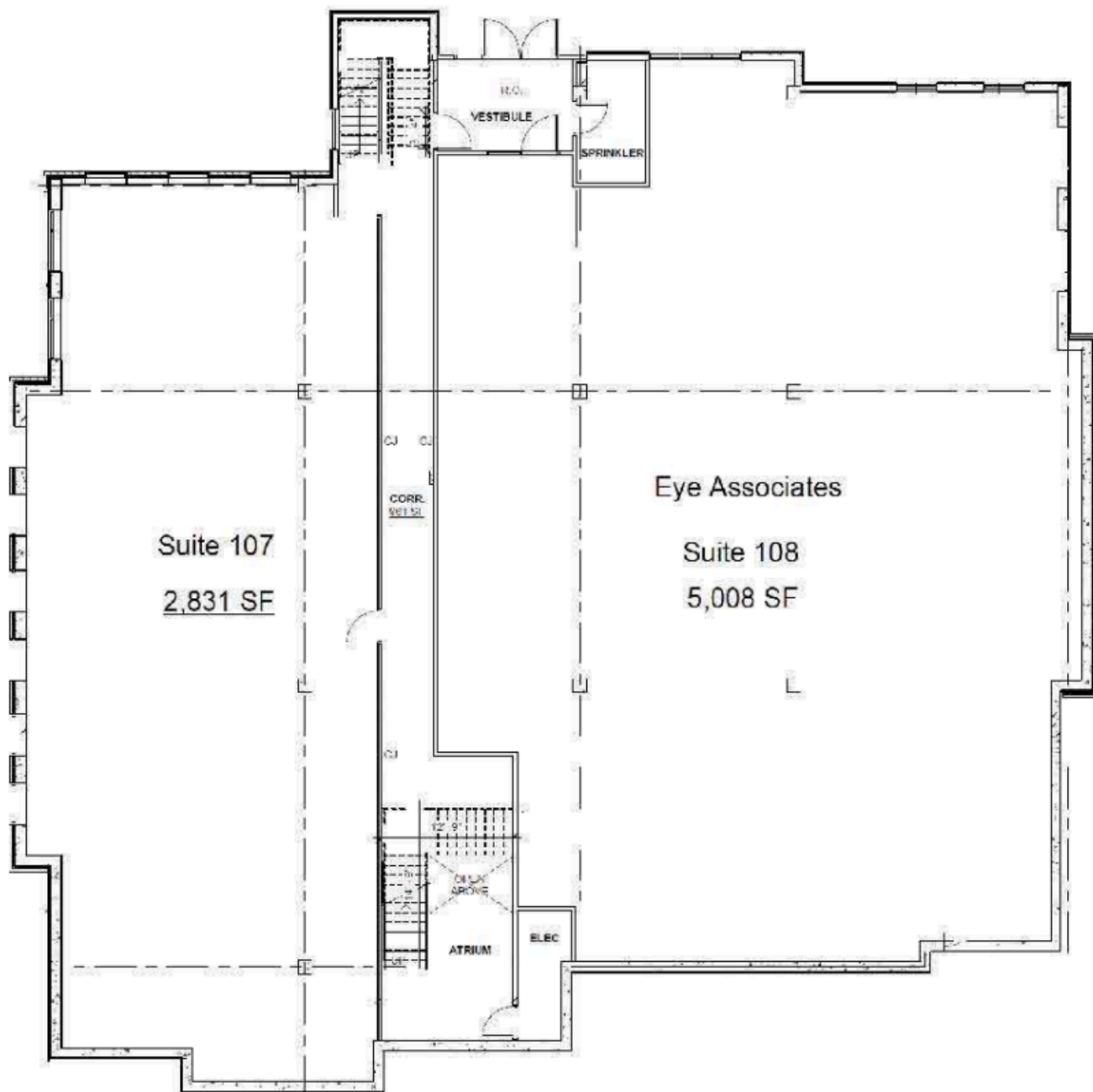
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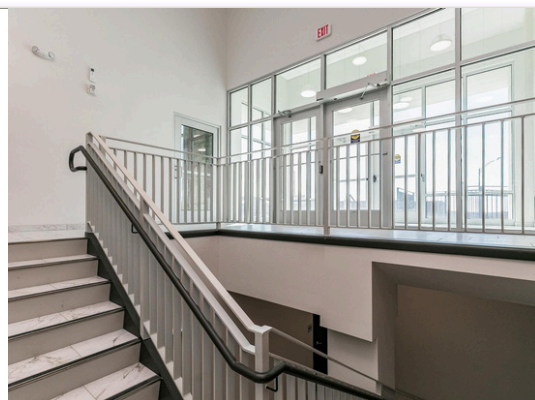
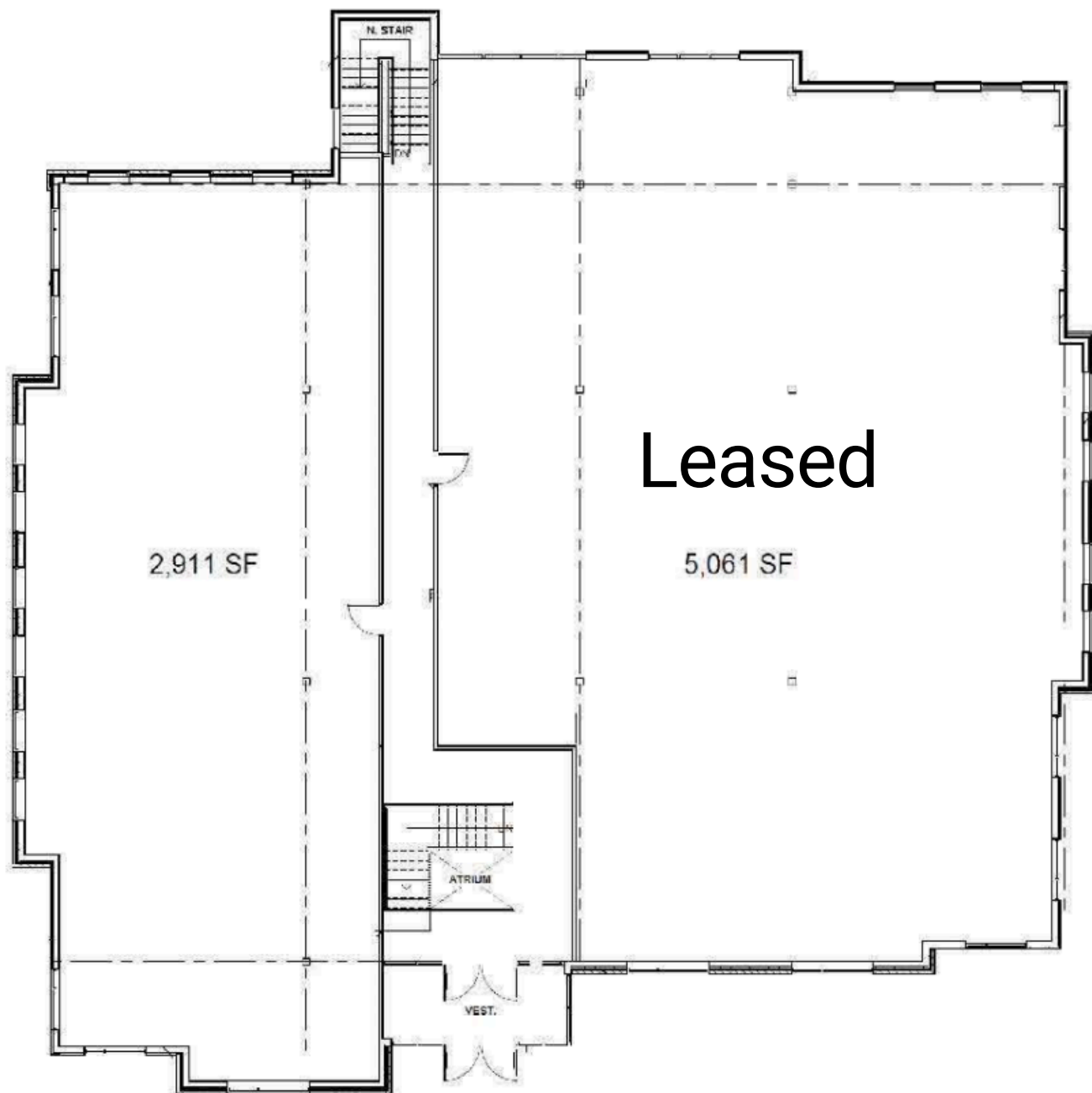
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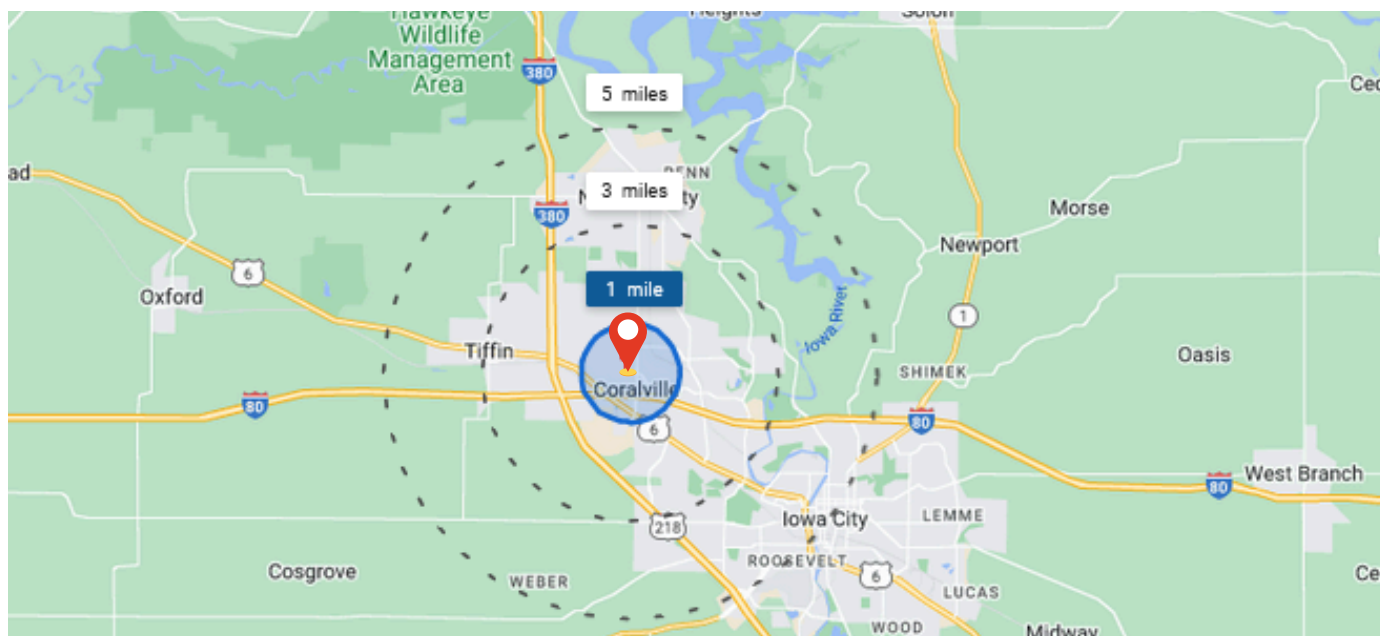


AERIAL VIEW



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,287	35,500	86,800
Household Income	\$98,600	\$74,400	\$75,200



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