

FOR LEASE



2346 MORMON TREK BLVD, STE 1600, IOWA CITY **\$11.00 / NNN**

Class A first floor office space at 2346 Mormon Trek Blvd, Ste 1600. 3,303 square feet of second generation office space in excellent condition built out with many windowed offices and a conference room. Plenty of surface parking in front and back of the building with both front and rear entrances. Traffic count on Mormon Trek Blvd is 13,300 cars per day with 23,100 cars per day on Nearby Hwy 1 and 29,300 cars per day on I-380 with easy access to Cedar Rapids. Gross monthly rent is approximately \$5,315 including taxes insurance and CAM.

Information deemed reliable, but not guaranteed.

Monthly Rent: \$5,315.08

Base Rent: \$11.00 PSF

Taxes: \$5.05 PSF

CAM: \$2.95 PSF

Insur: \$0.31 PSF

Zoning:
CO1

Total Sqft:
3,303 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

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Carmen Krueger, Realtor®

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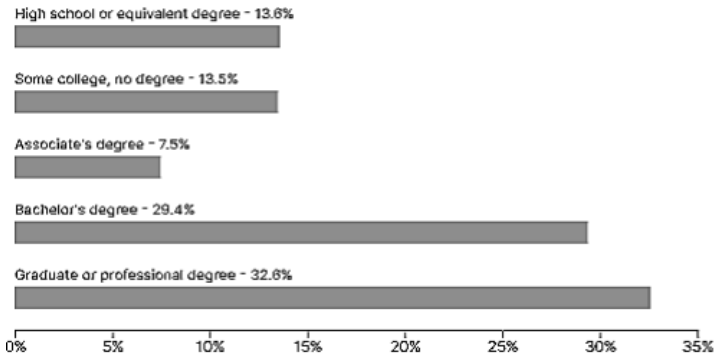
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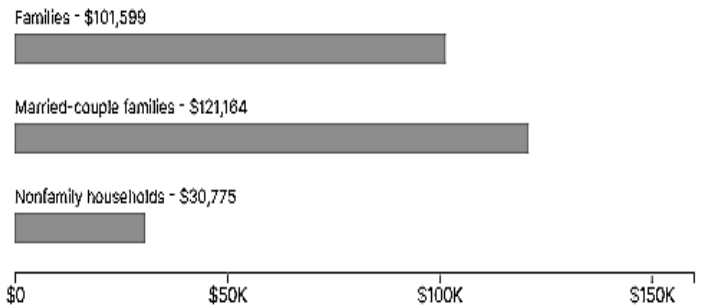
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 <p>Populations and People Total Population 74,828 <i>P1 2020 Decennial Census</i></p>	 <p>Income and Poverty Median Household Income \$50,135 <i>S1901 2023 American Community Survey 1-Year Estimates</i></p>
 <p>Education Bachelor's Degree or Higher 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>

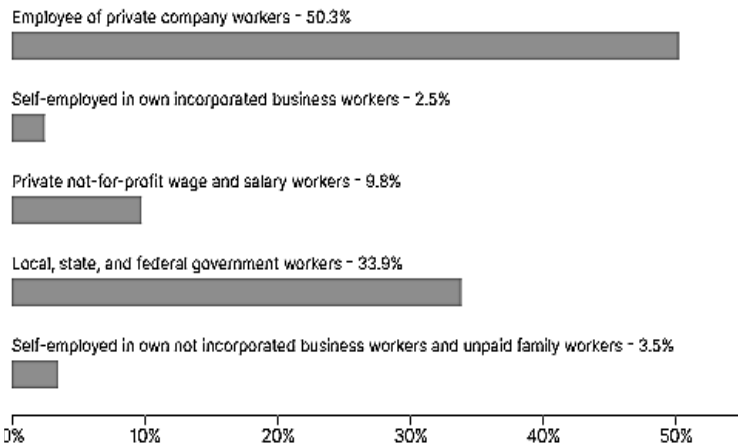
Education Attainment (Population 25 Years and Older)
in Iowa City city, Iowa



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

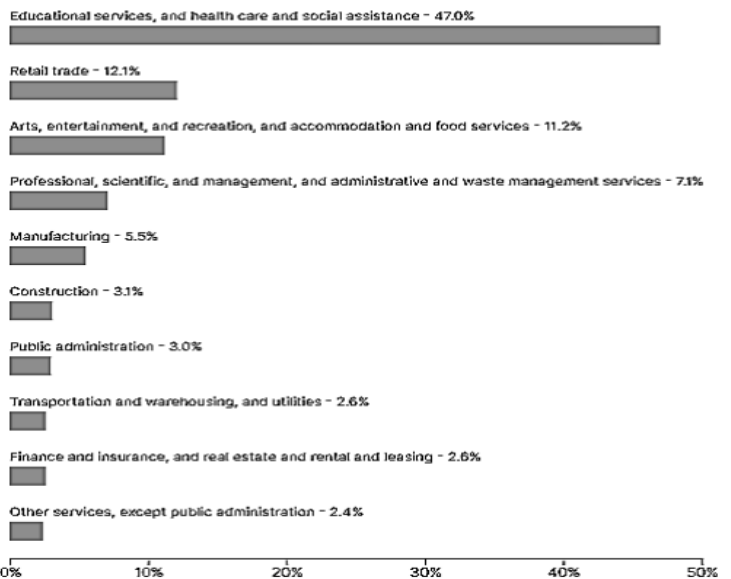


Class of Worker
in Iowa City city, Iowa



Industry

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



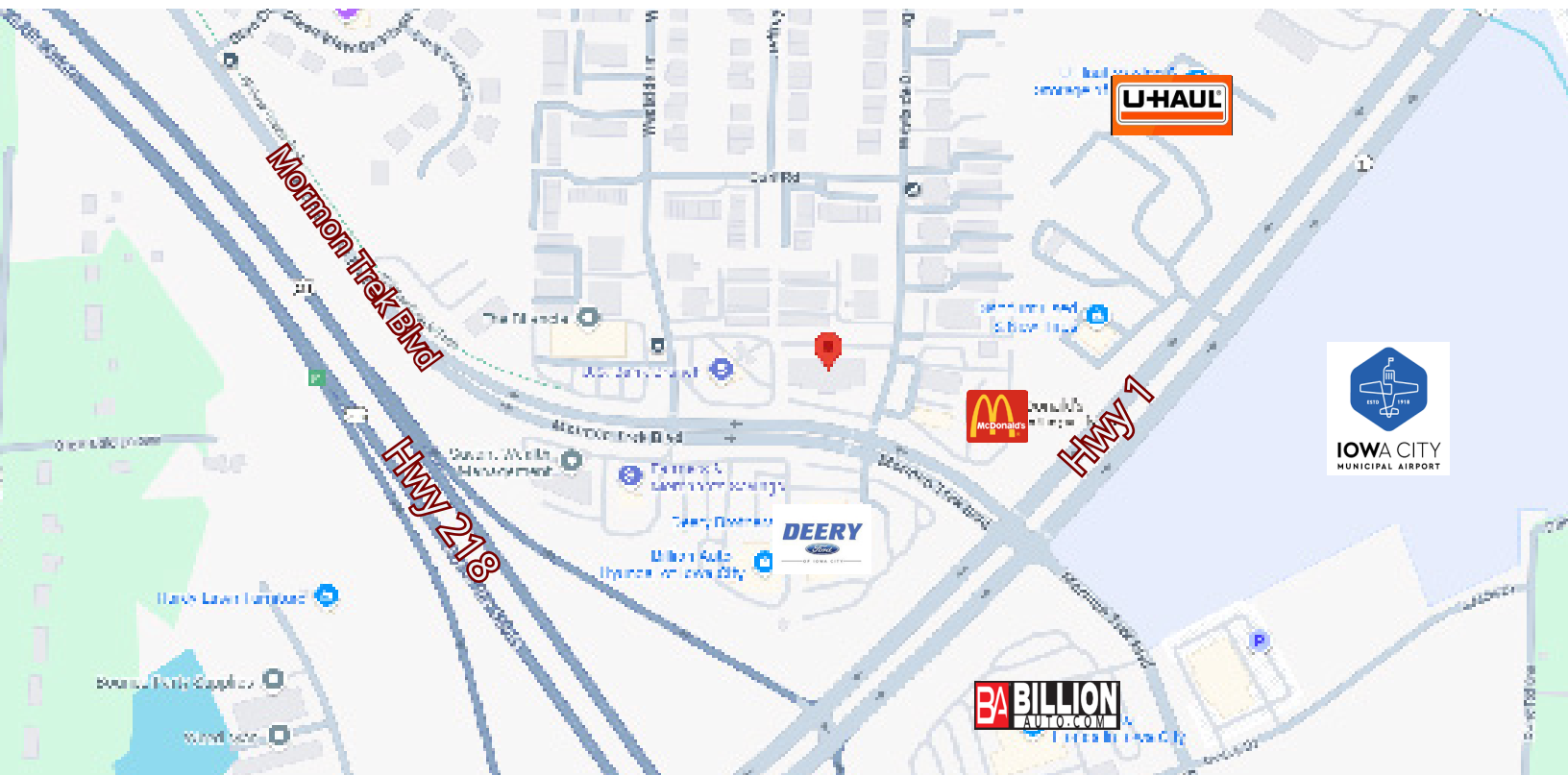
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