



CLASS A OFFICE AVAILABLE

FOR LEASE

1570 MALL DR | IOWA CITY, IA 52240



WSG
CRE

SKOGLMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	1570 Mall Dr Iowa City, IA 52240
Usable Square Footage	2,135 SF
Rentable Square Footage	2,391 SF
Load Factor	1.12
Year Built	2013
Lot Size	0.975 Acres
Zoning	Comm
County	Johnson County
Parcel #	1014480002 & 1014480003
Property Taxes	\$69,176
Pass Through Ex.	\$9.65 / SF
Lease Rate	\$18.00 / SF NNN

Located just off Highway 6 with immediate access to I-380, 1570 Mall Drive offers modern, flexible office space in one of Iowa City's established commercial corridors. This multi-tenant office property has 2,391 SF available for lease, delivered as shell space that allows tenants to design and build out a layout suited to their specific use. The space is well suited for professional office users, medical and wellness operators, administrative groups, consulting firms, or service-oriented businesses seeking efficient space in a convenient regional location.

The property benefits from strong accessibility and visibility along a corridor experiencing steady daily traffic, helping support both employee convenience and customer access. Positioned within Iowa City's southeast retail district and adjacent to Ace Hardware, the location places tenants minutes from central Iowa City, Coralville, and the broader Johnson County market, with quick connections to major transportation routes and proximity to surrounding retail, dining, healthcare, and employment centers. Co-tenancy with Mergen Orthodontics provides established traffic and a complementary professional presence.

Designed with functionality in mind, the building features 11-14 foot ceiling heights, ample off-street parking, onsite signage opportunities, and modern construction relative to much of the surrounding inventory. The shell condition supports a range of layouts and business models, giving tenants flexibility to create space tailored to their operation.

1570 MALL DR | IOWA CITY, IA

PROPERTY PHOTOS – EXTERIOR



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

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1570 MALL DR | IOWA CITY, IA

PROPERTY PHOTOS – INTERIOR



AERIAL MAP



1570 MALL DR | IOWA CITY, IA

PARCEL MAP

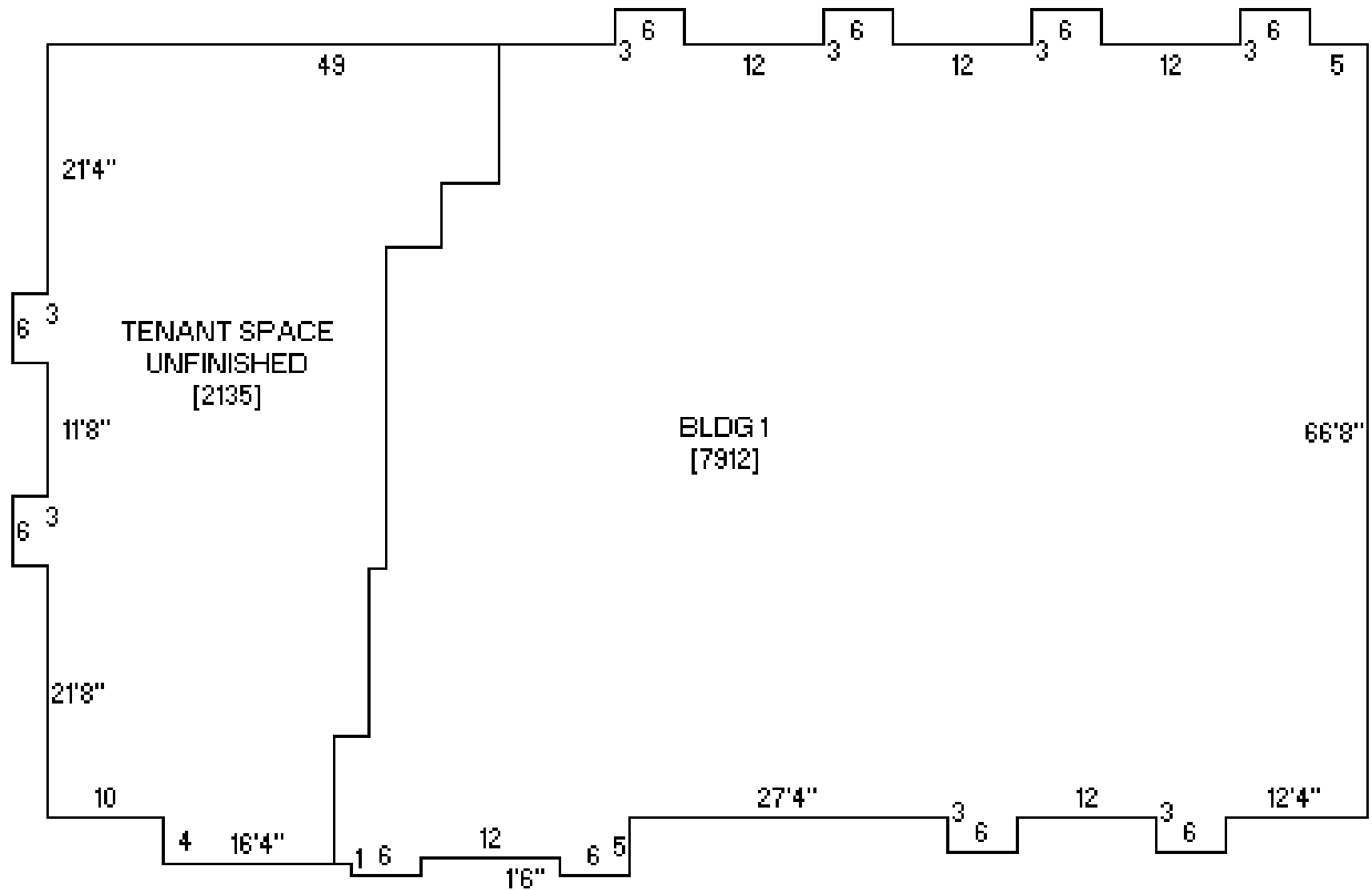


150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

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SITE PLAN





ICR OVERVIEW

The ICR Iowa region, encompassing Iowa City and Cedar Rapids, combines strong economic growth with expanding industries in technology, manufacturing, healthcare, and services. The area benefits from a skilled workforce, fueled by major universities and research institutions, and maintains low unemployment rates. With its strategic location along key interstate corridors, ICR Iowa offers excellent connectivity to major Midwest markets, making it an attractive region for business investment, innovation, and workforce development. The collaborative regional economy and diverse cultural amenities position ICR Iowa as a forward-looking and dynamic area for growth and opportunity.



University of Iowa accounted for more than 5% of all jobs in the state, adding approximately \$8 billion to the states total revenue, according to IA Board of Regents



8.9% employment growth rate in ICR Iowa



Iowa ranked #2 best cost of doing business

ICR Iowa

Population	463,000
Workforce	729,401
Companies	10,000+
Counties	7
Cities	60
Colleges & Universities	7
Educational Attainment	94%

Top Employers of ICR Iowa

University of Iowa	29,700
Collins Aerospace	9,000
St. Luke's Hospital	2,979
Cedar Rapids School District	2,879
Transamerica	2,600



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	11,242	92,669	112,982
	2025 Population	15,005	67,841	92,272
	Annual Population Growth Rate	0.7%	0.9%	0.8%
	2025 Median Age	36.3	27.4	28.9
	2025 Total Households	6,437	27,889	38,574
	Annual Household Growth Rate	0.8%	1.0%	0.9%
	2025 Average Household Income	\$85,485	\$83,399	\$87,999
	Daily Traffic Count: 21,100 VPD (taken from hwy 6 E)			



CONTACTS



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