

# AVAILABLE OFFICE SPACE

**Granby Building  
Suite 400  
222 Third Avenue SE  
Cedar Rapids, Iowa 52401**



**Located in the center of Downtown  
Cedar Rapids, less than 1 mile from I-380.**

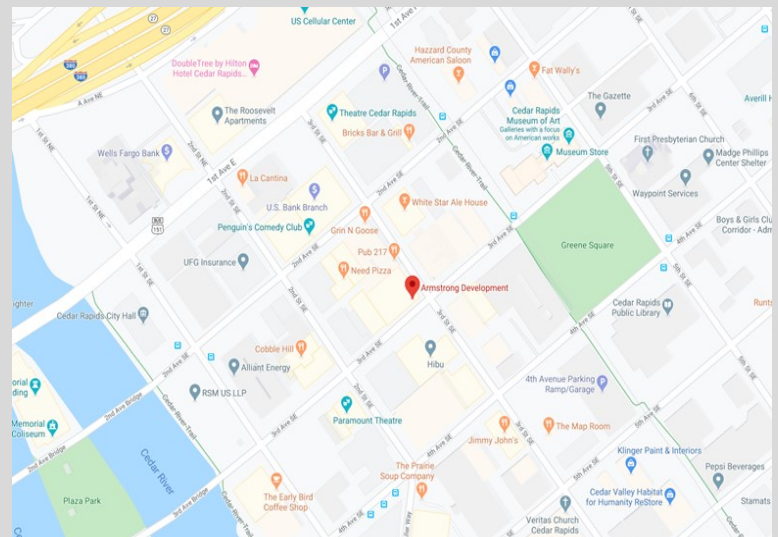
- Close proximity to restaurants, banks, retail shops and 24/7 health club
- Convenient skywalk access
- Food court and bank branch in building
- Parking in Landlord's nearby facility available
- Near to Cedar River biking/walking trail
- Walking distance from Greene Square Park



- **Premises: Approximately 3,337 Rentable Square Feet**
- **Lease Term: 3 to 5 Years**
- **Base Rent: \$2,502.75 (\$9.00 per RSF), Triple Net**
- **CAM Charges: Estimated at \$1,254.16 per month (\$4.51 per RSF)**

Includes Common Area maintenance/ repairs, common area utilities, lawn care, snow removal, management fees, common area insurance, common area cleaning, trash removal and property taxes.

- **Utilities: Tenant expense.**



**Dennis Beery**

**DBeery@ArmsDevCo.com**

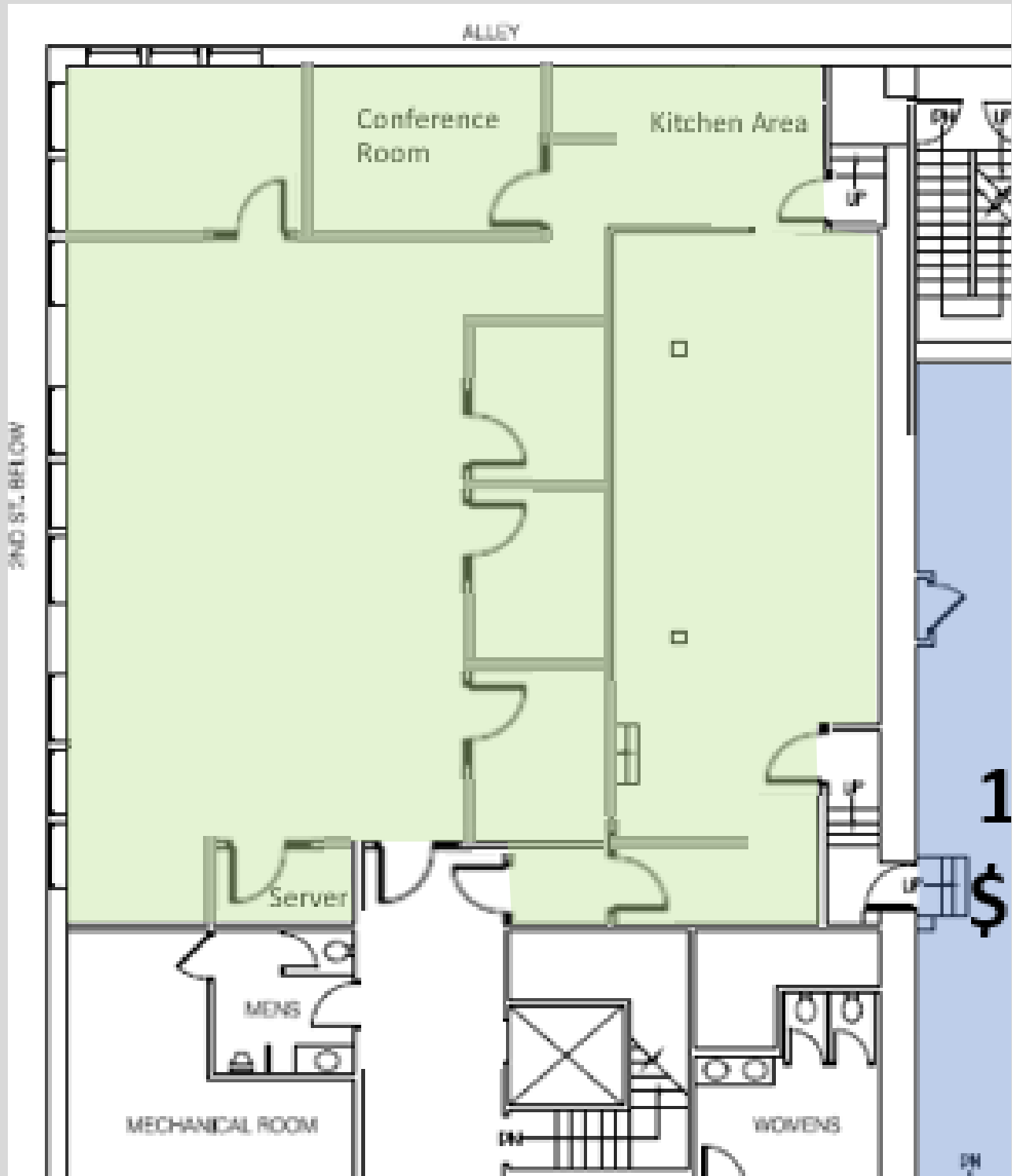
**Cell 319.450.9211**

**Office 319.364.6533**

**www.ArmstrongDevCo.com**

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