

# FOR SALE



## 673 WESTBURY DR, STE 102 & 201, IOWA CITY

### \$1,050,000

Eastside office suites at Olde Towne Village with high visibility from Rochester Ave/Herbert Hoover Hwy. This offering is a combination of two attractive & well maintained suites. The top floor suite of 3855 SF plus 1579 SF on the 1st floor suite. The building has a common entry & is elevator served. Top floor has 11 private windowed offices, kitchenette, large conference room, waiting area, reception & 3 ADA bathrooms. The first floor has 4 large private windowed offices, reception & 2 ADA bathrooms. Built in 2007 & in very good condition. There are 50 off-street parking spaces serving this building which has a total of 7,710 square feet. There is a 1st floor unit owned by James Investment Group that is not part of this offering. If leased at a conservative market rent of \$12 NNN, the CAP rate is over 11%, although it is ideal for an owner user. Available the end of Feb 2026.

**Price:**

\$1,050,00

**Zoning:**

CC2

**Total SQFT:**

5,434 SQFT

**Traffic Count:**

Visible by 5,300 cars on Herbert Hoover Hwy SE per day

**Directions:**

West bound on Herbert Hoover Hwy from Scott Blvd, right on Eastbury Dr, quick left on Westbury Dr.

Information deemed reliable, but not guaranteed.

**Jeff Edberg, CCIM, SIOR**

Jeff Edberg Team

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Licensed to sell real estate in the State of Iowa

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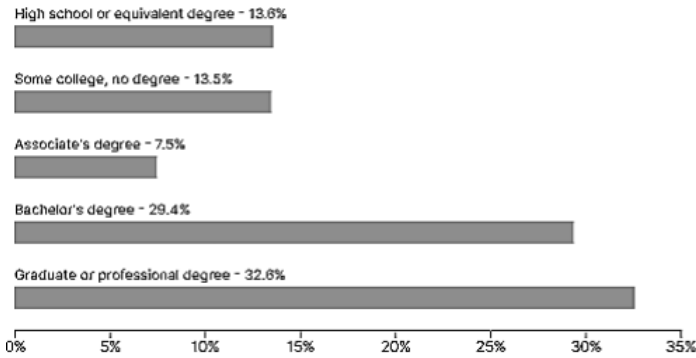
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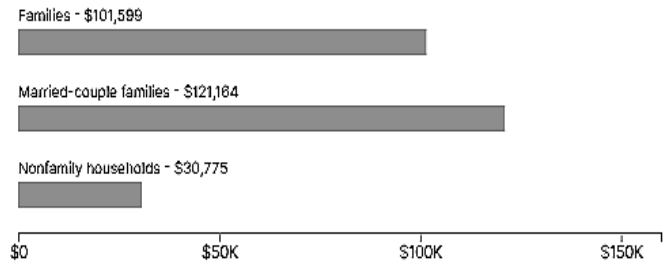
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|  <p><b>Populations and People</b><br/>                 Total Population<br/> <b>74,828</b><br/> <i>P1   2020 Decennial Census</i></p>                                       |  <p><b>Income and Poverty</b><br/>                 Median Household Income<br/> <b>\$50,135</b><br/> <i>S1901   2023 American Community Survey 1-Year Estimates</i></p> |
|  <p><b>Education</b><br/>                 Bachelor's Degree or Higher<br/> <b>62.0%</b><br/> <i>S1501   2023 American Community Survey 1-Year Estimates</i></p>             |  <p><b>Employment</b><br/>                 Employment Rate<br/> <b>65.6%</b><br/> <i>DP03   2023 American Community Survey 1-Year Estimates</i></p>                     |
|  <p><b>Housing</b><br/>                 Total Housing Units<br/> <b>32,854</b><br/> <i>H1   2020 Decennial Census</i></p>   |  <p><b>Health</b><br/>                 Without Health Care Coverage<br/> <b>6.1%</b><br/> <i>S2701   2023 American Community Survey 1-Year Estimates</i></p>            |
|  <p><b>Families and Living Arrangements</b><br/>                 Total Households<br/> <b>30,588</b><br/> <i>DP02   2023 American Community Survey 1-Year Estimates</i></p> |  <p><b>Race and Ethnicity</b><br/>                 Hispanic or Latino (of any race)<br/> <b>5,451</b><br/> <i>P9   2020 Decennial Census</i></p>                        |

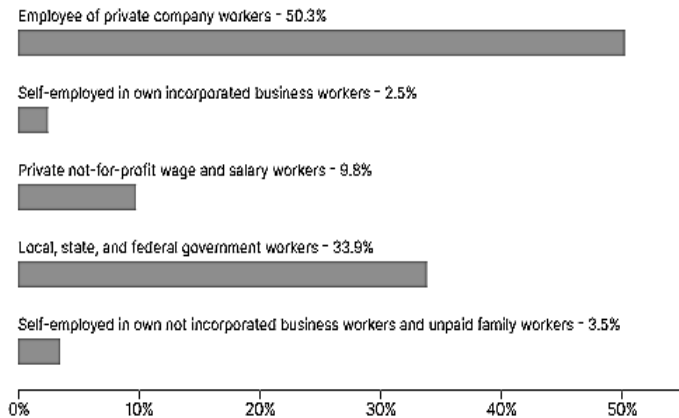
**Education Attainment (Population 25 Years and Older)**  
 in Iowa City city, Iowa



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

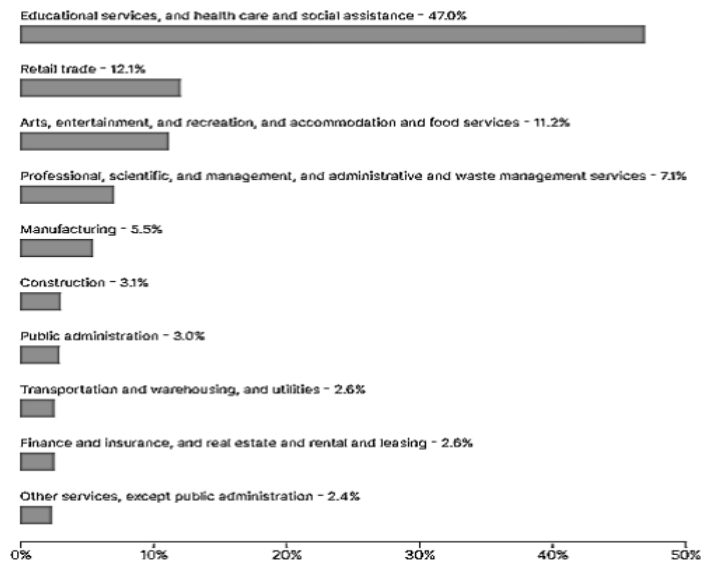


**Class of Worker**  
 in Iowa City city, Iowa



**Industry**

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



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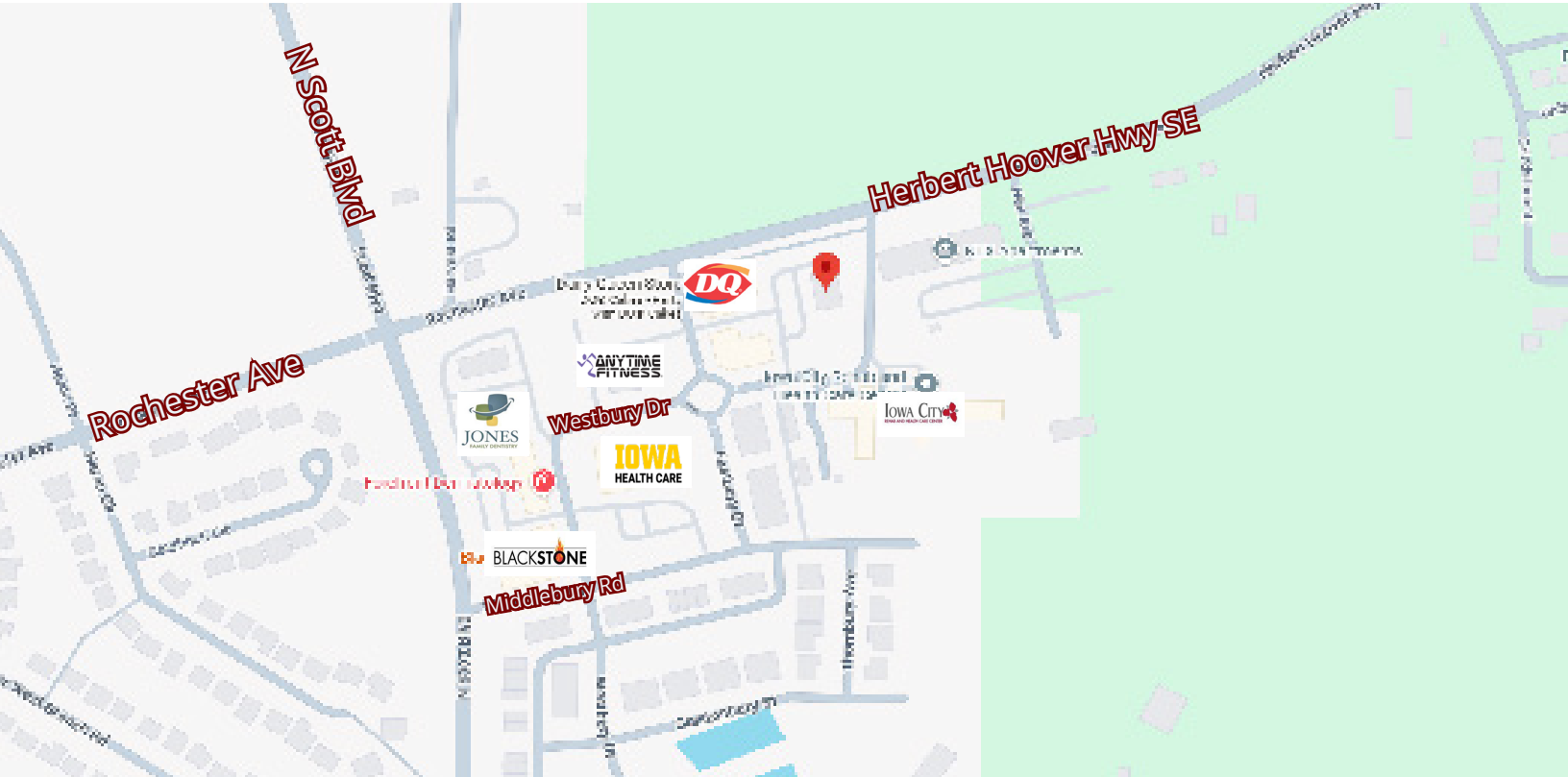
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