

FOR LEASE
500 WILLOW AVE



HEARTLAND
PROPERTIES, INC.



ADDRESS:

500 Willow Ave
Council Bluffs, IA 51503

SF

Varies

PRICE

\$15 SF/YR Gross

PARKING

STREET

Property Highlights –

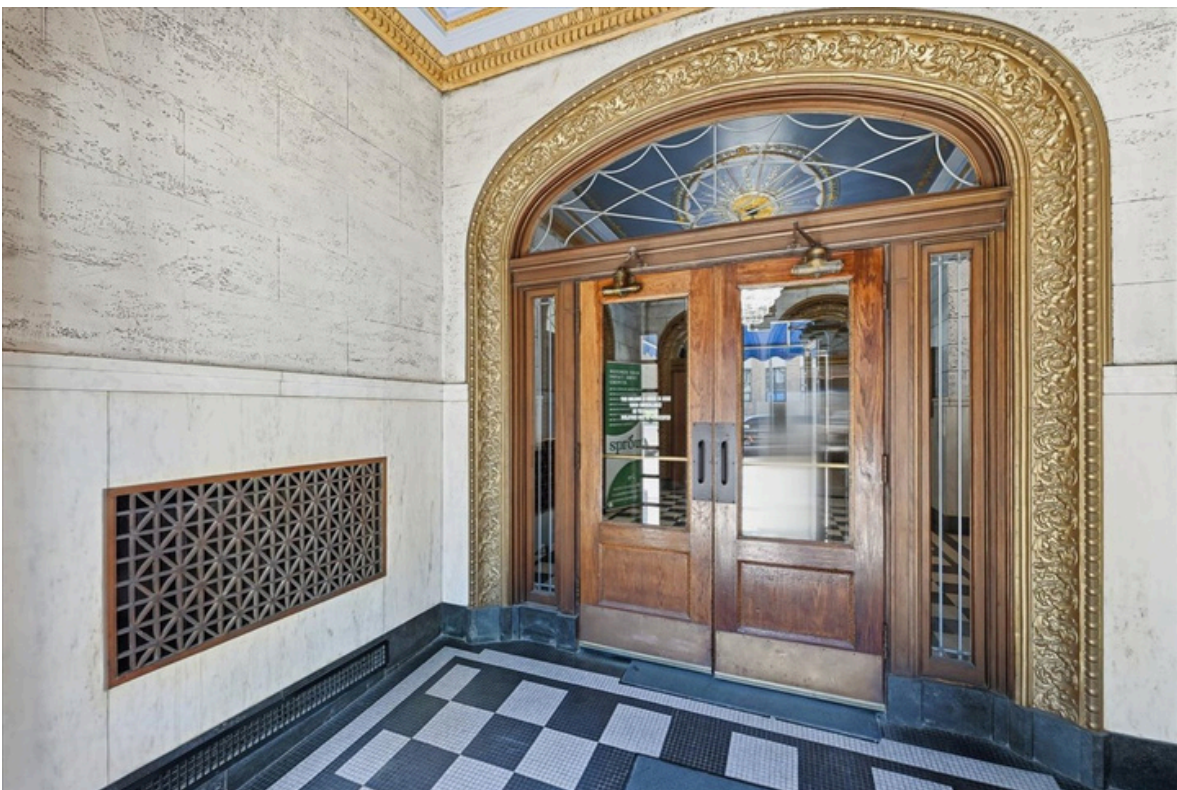
- Downtown landmark – recently completed 2-year renovation
- Flexible upper-level offices – single offices or larger groupings
- Shared conference room (3rd floor) + common restrooms on all office floors
- Steps from Bayliss Park, City Hall, Courthouse & Public Library
- Historic charm + modern updates
- WIFI is included

Upper Levels Floors 2–5 Professional Office Space

- Flexible layouts with options to lease a single office or multiple offices as a suite
- Common area restrooms on each floor
- Single offices offered at \$425 per month plus \$25 utility fee
- Larger office suites available at \$15 per square foot annually
- Third floor includes access to a shared conference room

Building Features

- Iconic downtown property, just completed a 2-year renovation
- Modernized systems and finishes while preserving historic charm
- Prime location: one block from Bayliss Park, City Hall, the Courthouse, and the Public Library
- Updated interiors, abundant natural light, and flexible configurations

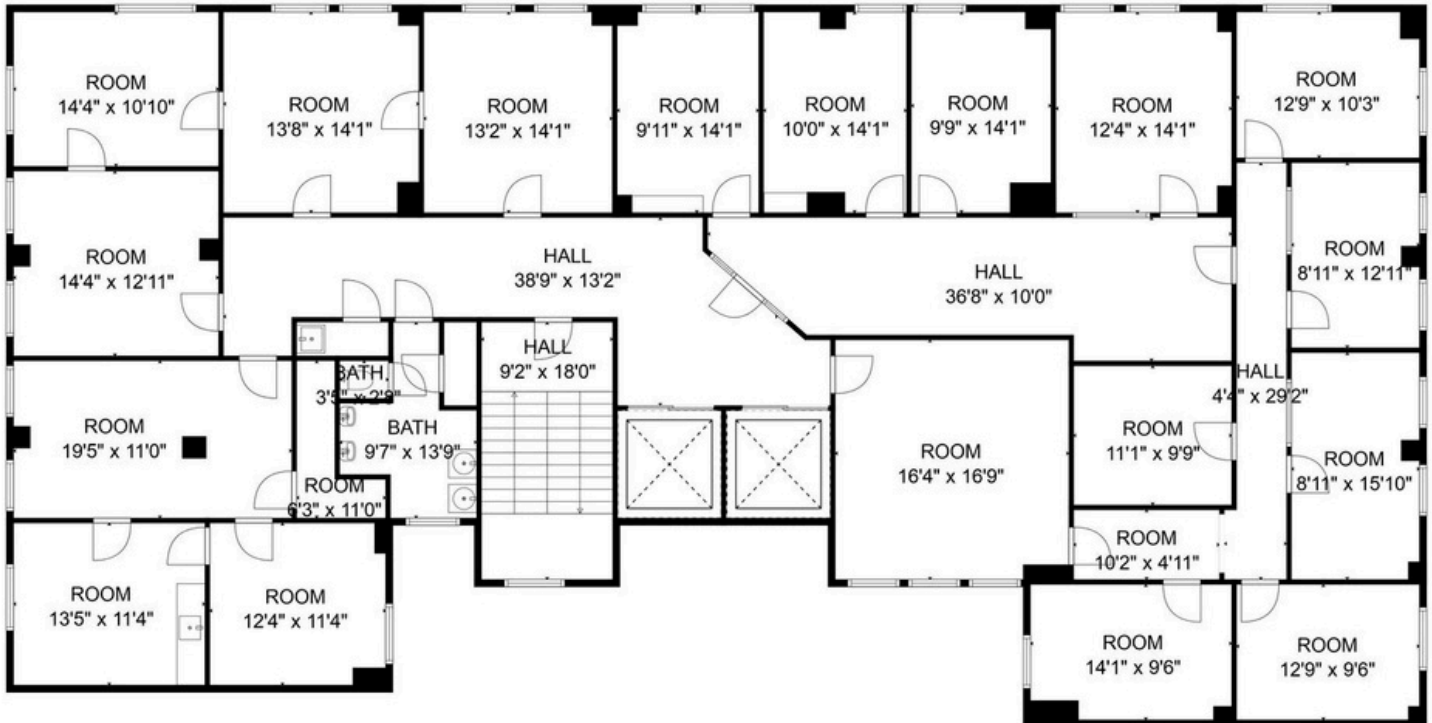




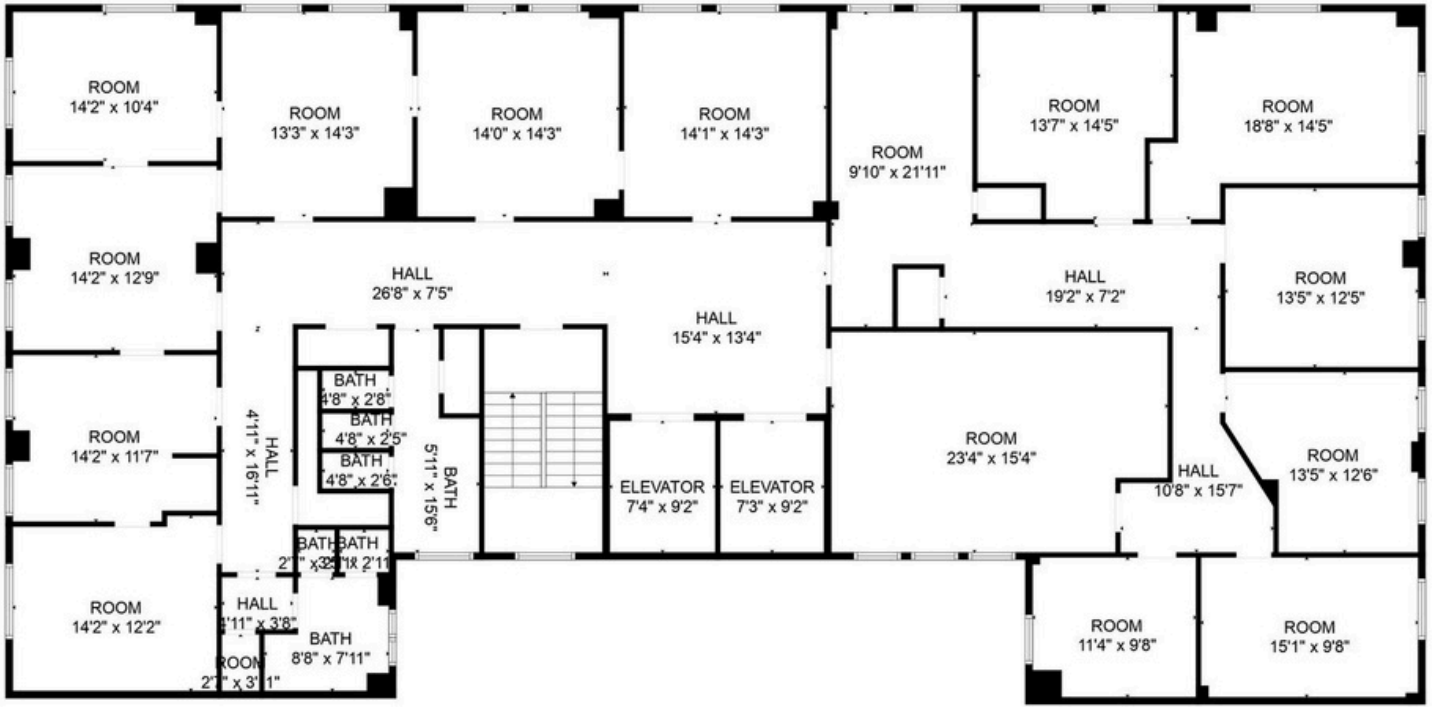




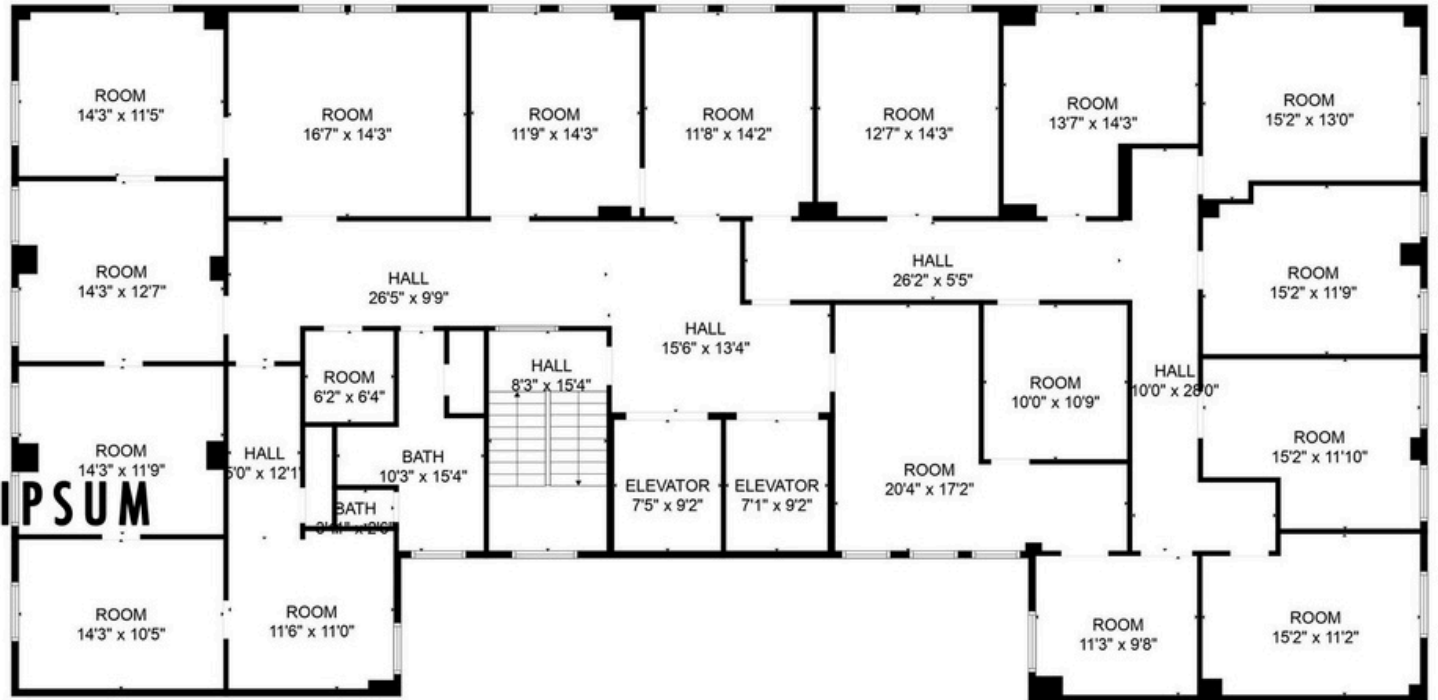
FLOOR 2



FLOOR 3



FLOOR 4



FLOOR 5



An iconic, fully renovated downtown building featuring move-in ready retail and office spaces with historic charm and modern updates.



535 W BROADWAY
SUITE 100
COUNCIL BLUFFS, IA 51503
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