

# DOWNTOWN OFFICE FOR LEASE

200 1st Street SE

Available SF: 582 - 30,384 SF

**200 1ST STREET SE**  
CEDAR RAPIDS, IA 52401

**ADAM GIBBS, SIOR**

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**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$17.00 - 19.00 SF/yr (NNN)
<b>Operating Expense Estimate:</b>	\$6.00/SF
<b>Building Size:</b>	265,192 SF
<b>Available SF:</b>	582 - 30,384 SF
<b>Lot Size:</b>	0.965 Acres
<b>Year Built:</b>	1972
<b>Zoning:</b>	Urban Downtown Core

**LOCATION OVERVIEW**

Centrally located in the heart of downtown Cedar Rapids across from CRST International Headquarters and within walking distance of several dining and entertainment options.

**PROPERTY OVERVIEW**

Lease space available in the institutional quality, Class A Alliant Tower. A variety of sizes on multiple floors, including the former executive office space on the top two floors (20 & 21) offering downtown Cedar Rapids' most amazing views! Main floor office space available, as well. In addition to the Net Rental Rate, there will be estimated base year full-service operating expenses of \$6.00/SF annually. Included in this charge is: CAM, Insurance, Property Taxes, Utilities and Janitorial. Delivery condition of space and tenant build-out is negotiable as part of mutually agreeable lease terms. Leases of less than one full floor shall be subject to Landlord's approval of space planning and design.

**PROPERTY HIGHLIGHTS**

- A variety of sizes and floors available for lease in the Alliant Tower
- Class A building in prominent downtown Cedar Rapids location

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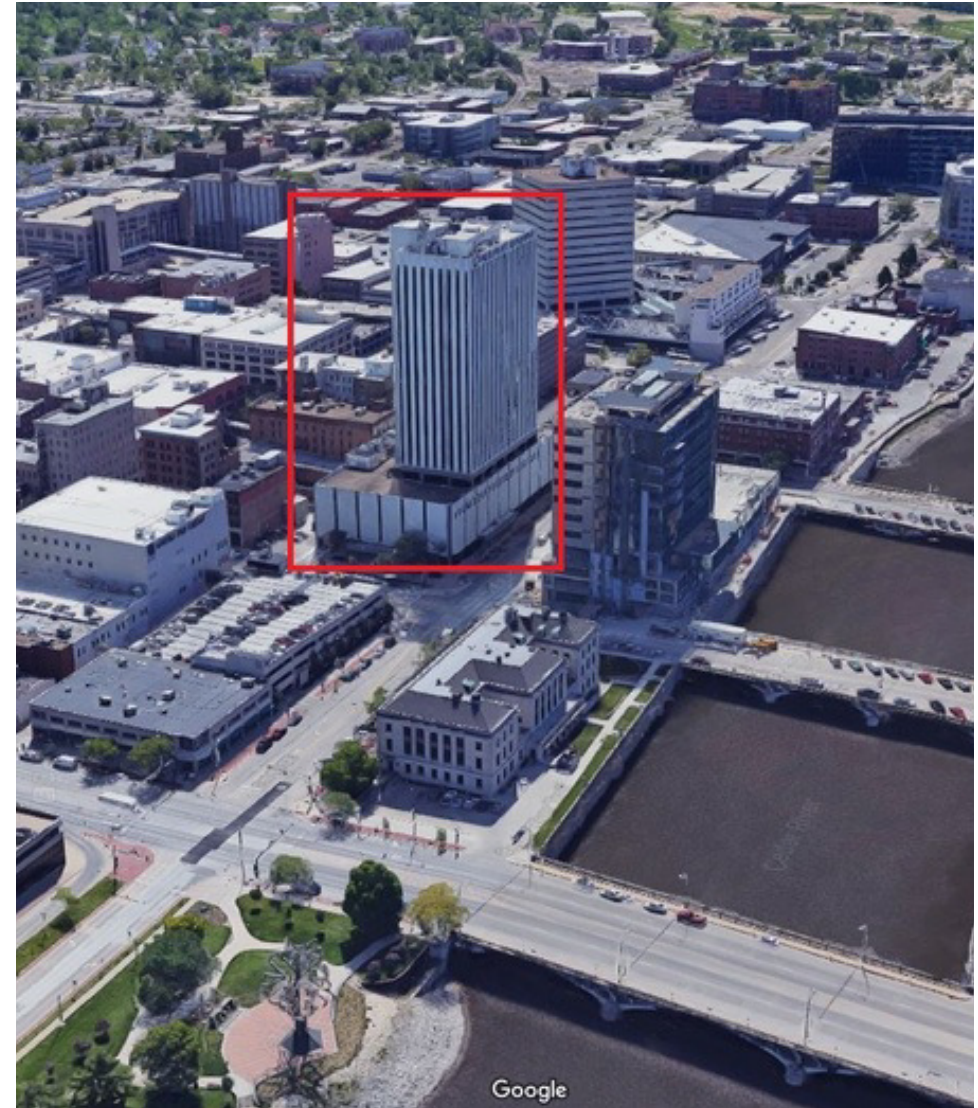
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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

AVAILABLE SPACES

LEASE TYPE | NNN                      LEASE SPACE | 582 - 30,384 SF  
 LEASE TERM | Negotiable              LEASE RATE | \$17.00 - \$19.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor #101	Available	1,225 SF	NNN	\$17.00 SF/yr
1st Floor #104	Available	1,861 SF	NNN	\$17.00 SF/yr
1st Floor #105	Available	2,000 SF	NNN	\$17.00 SF/yr
1st Floor #106	Available	602 SF	NNN	\$17.00 SF/yr
1st Floor #108	Available	1,130 SF	NNN	\$17.00 SF/yr
13th Floor	Available	10,129 SF	NNN	\$17.00 SF/yr
15th Floor	Available	582 SF	NNN	\$17.00 SF/yr
15th Floor	Available	4,959 SF	NNN	\$17.00 SF/yr
19th Floor	Available	5,000 - 10,128 SF	NNN	\$17.00 SF/yr
20th Floor	Available	5,000 - 10,129 SF	NNN	\$17.00 - \$19.00 SF/yr
21st Floor	Available	5,000 - 10,128 SF	NNN	\$19.00 SF/yr
Floors 20 & 21	Available	20,257 SF	NNN	\$17.00 SF/yr
Floors 19, 20 & 21	Available	30,384 SF	NNN	\$17.00 SF/yr



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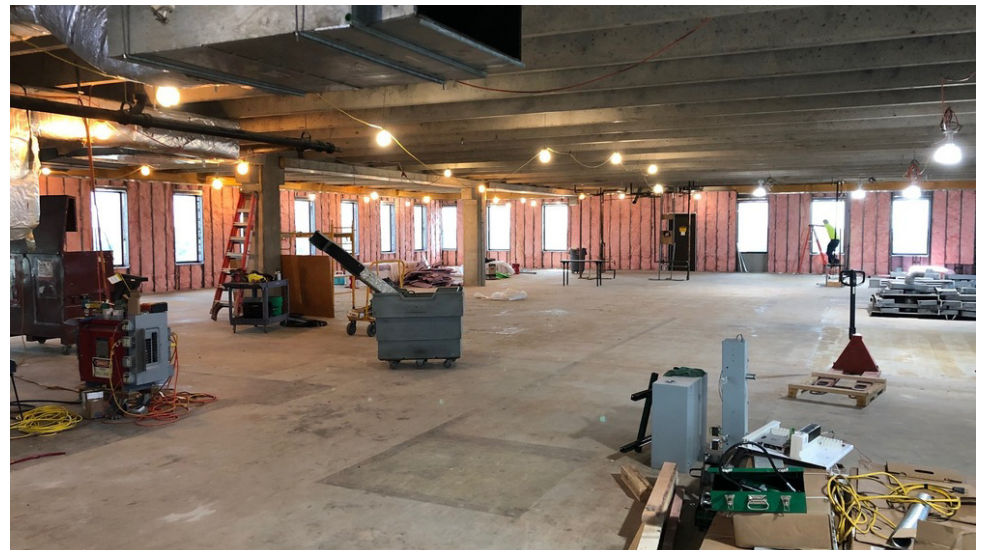
MAIN FLOOR LOBBY



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21ST FLOOR



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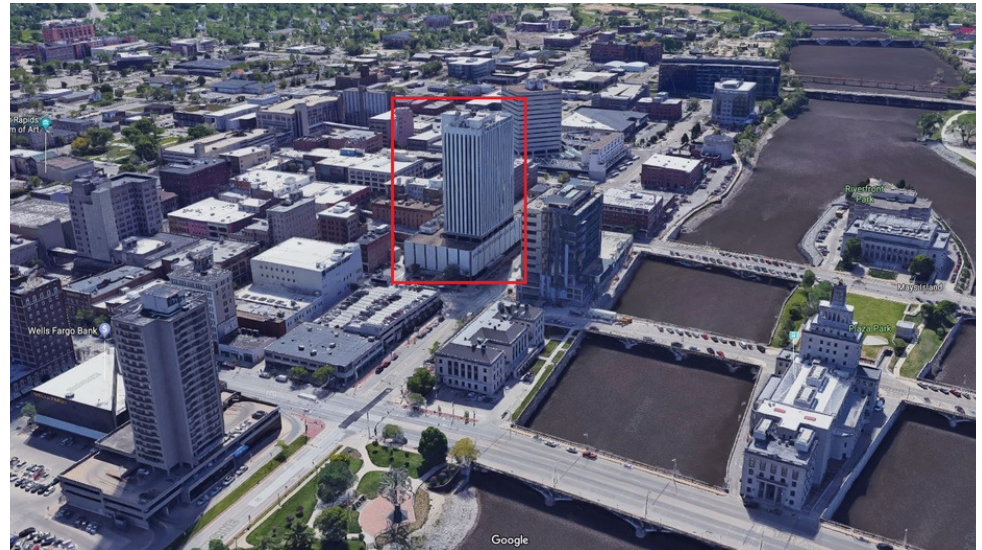
IEWS FROM 21ST FLOOR



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VIEWS FROM 21ST FLOOR

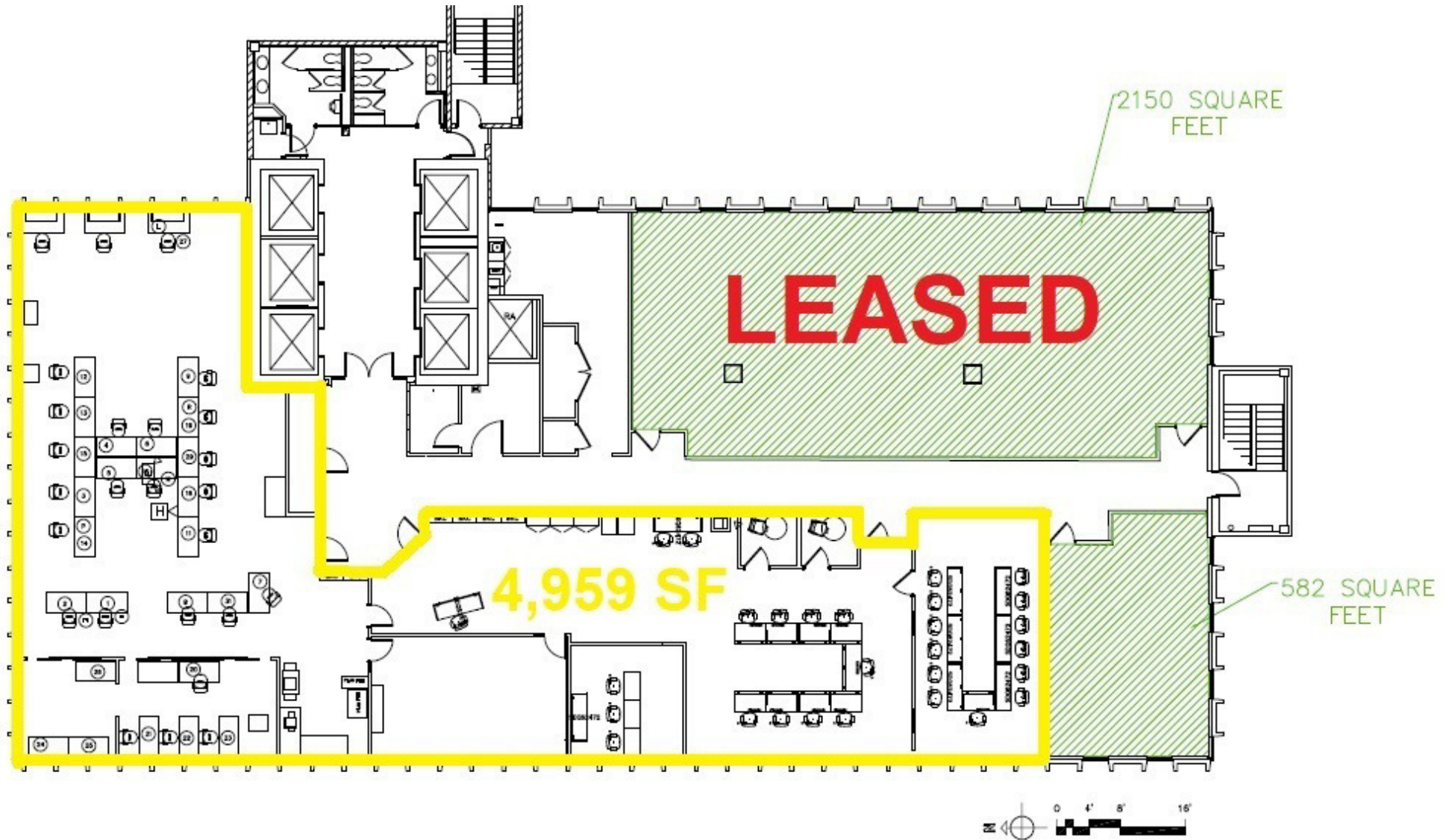


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FLOOR PLAN - 15TH FLOOR



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AERIAL MAP



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