

# DOWNTOWN OFFICE FOR LEASE

Alliant Energy Tower

Available SF: 356 - 30,384 SF

200 1ST STREET SE  
CEDAR RAPIDS, IA 52401

**ADAM GIBBS, SIOR**

319.731.3415

agibbs@gldcommercial.com

**DAVE DROWN, SIOR, CCIM**

319.731.3411

ddrown@gldcommercial.com

427 1ST STREET SE, SUITE 200, CEDAR RAPIDS, IA 52401 | 319.731.3400 | GLDCOMMERCIAL.COM



**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>	356 - 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

**ADAM GIBBS, SIOR**  
319.731.3415  
agibbs@gldcommercial.com

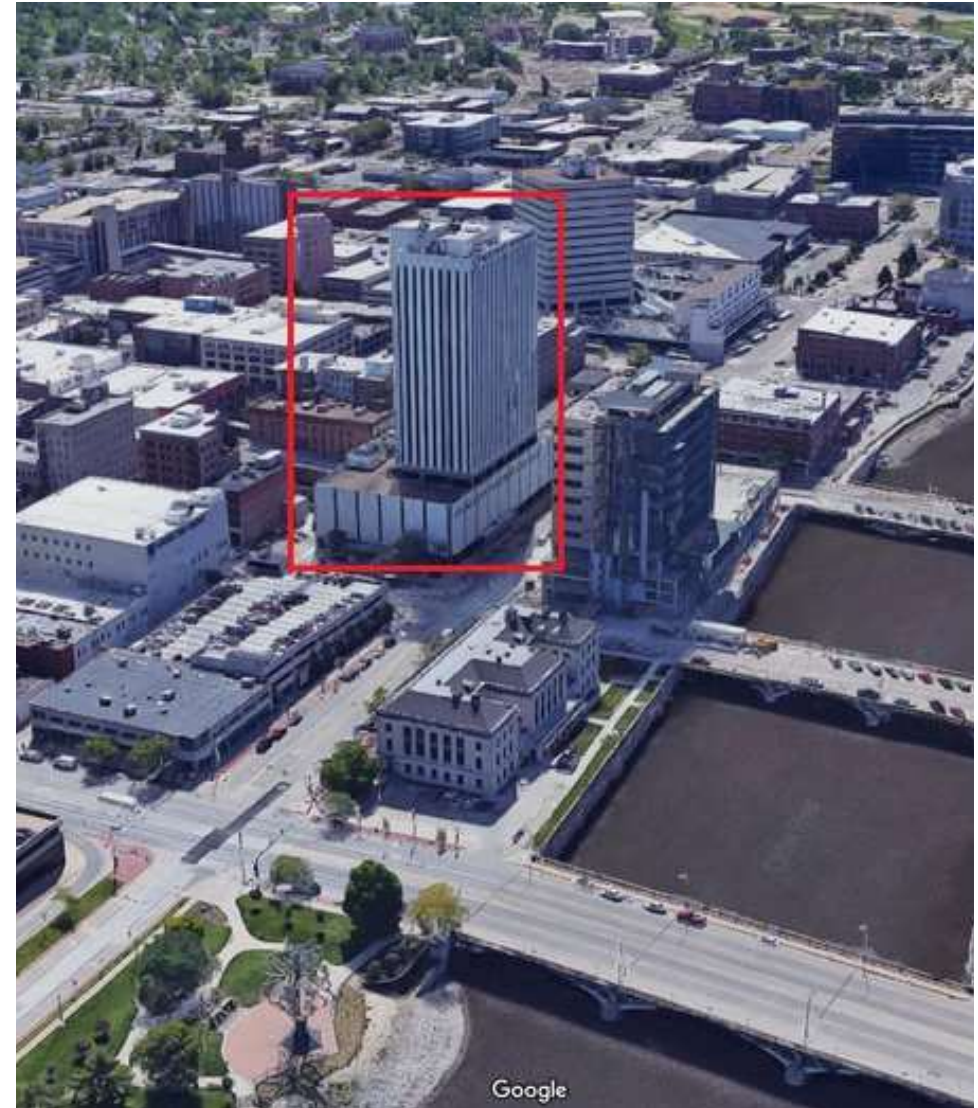
**DAVE DROWN, SIOR, CCIM**  
319.731.3411  
ddrown@gldcommercial.com

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** | 356 - 30,384 SF  
**LEASE TERM** | Negotiable            **LEASE RATE** | \$17.00 - \$19.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor	Available	535 SF	NNN	\$17.00 SF/yr
1st Floor	Available	602 SF	NNN	\$17.00 SF/yr
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 #108	Available	1,130 SF	NNN	\$17.00 SF/yr
1st Floor #109A	Available	356 SF	NNN	\$17.00 SF/yr
1st Floor #111	Available	1,267 SF	NNN	\$17.00 SF/yr
7th Floor	Available	6,100 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



**ADAM GIBBS, SIOR**  
 319.731.3415  
 agibbs@gldcommercial.com

**DAVE DROWN, SIOR, CCIM**  
 319.731.3411  
 ddrown@gldcommercial.com

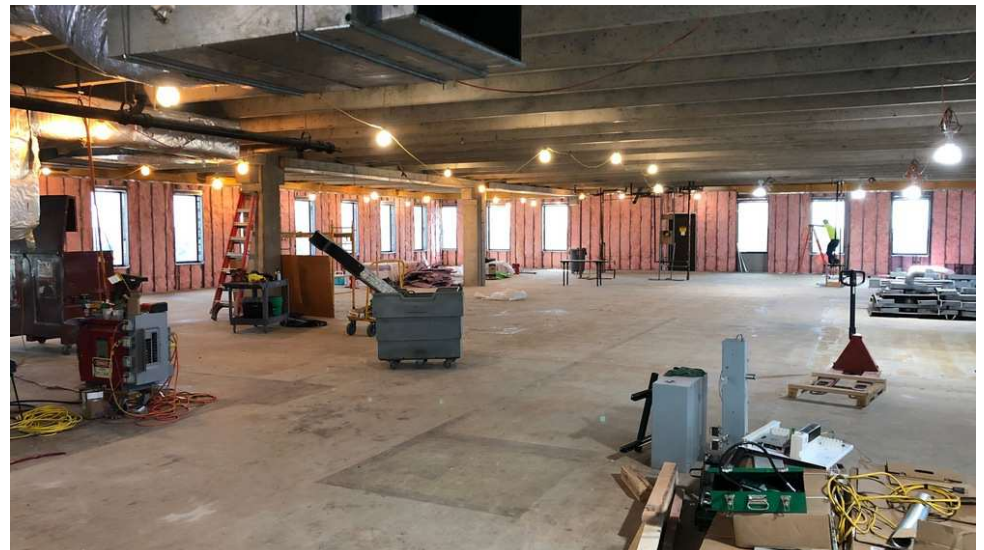
MAIN FLOOR LOBBY



**ADAM GIBBS, SIOR**  
319.731.3415  
agibbs@gldcommercial.com

**DAVE DROWN, SIOR, CCIM**  
319.731.3411  
ddrown@gldcommercial.com

21ST FLOOR



**ADAM GIBBS, SIOR**  
319.731.3415  
agibbs@gldcommercial.com

**DAVE DROWN, SIOR, CCIM**  
319.731.3411  
ddrown@gldcommercial.com

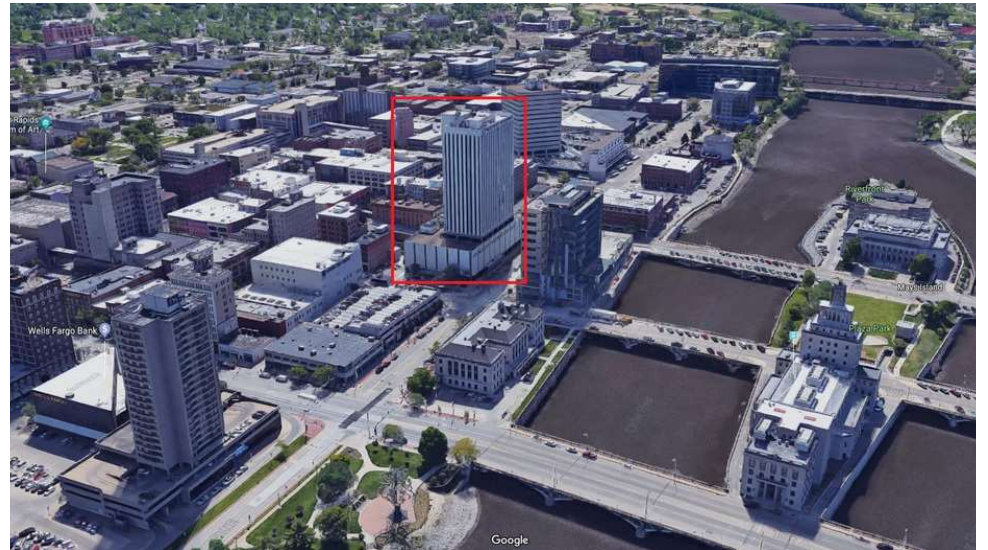
VIEWS FROM 21ST FLOOR



**ADAM GIBBS, SIOR**  
319.731.3415  
agibbs@gldcommercial.com

**DAVE DROWN, SIOR, CCIM**  
319.731.3411  
ddrown@gldcommercial.com

VIEWS FROM 21ST FLOOR



**ADAM GIBBS, SIOR**  
319.731.3415  
agibbs@gldcommercial.com

**DAVE DROWN, SIOR, CCIM**  
319.731.3411  
ddrown@gldcommercial.com

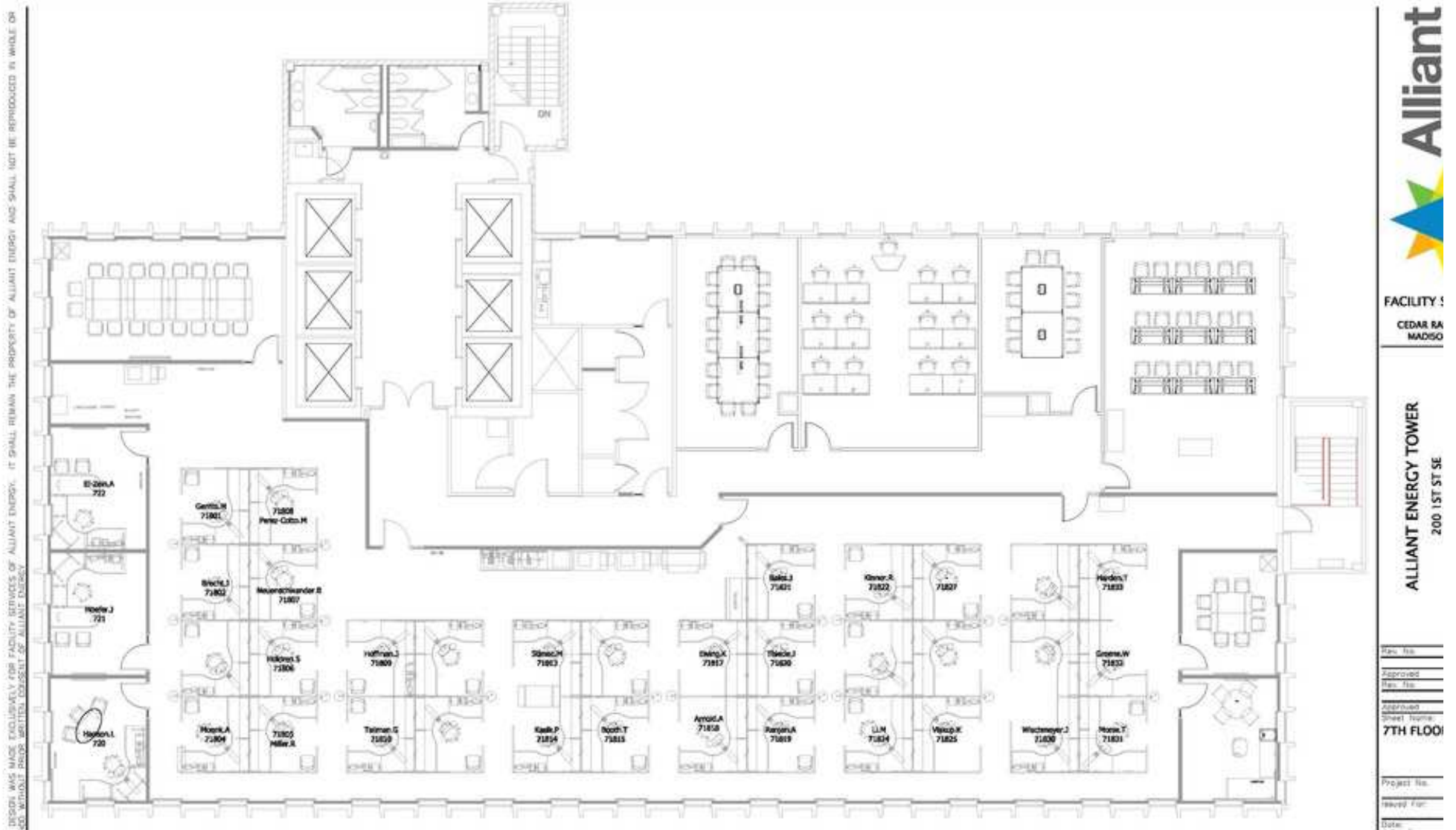
FLOOR PLAN - 1ST FLOOR



**ADAM GIBBS, SIOR**  
319.731.3415  
agibbs@gldcommercial.com

**DAVE DROWN, SIOR, CCIM**  
319.731.3411  
ddrown@gldcommercial.com

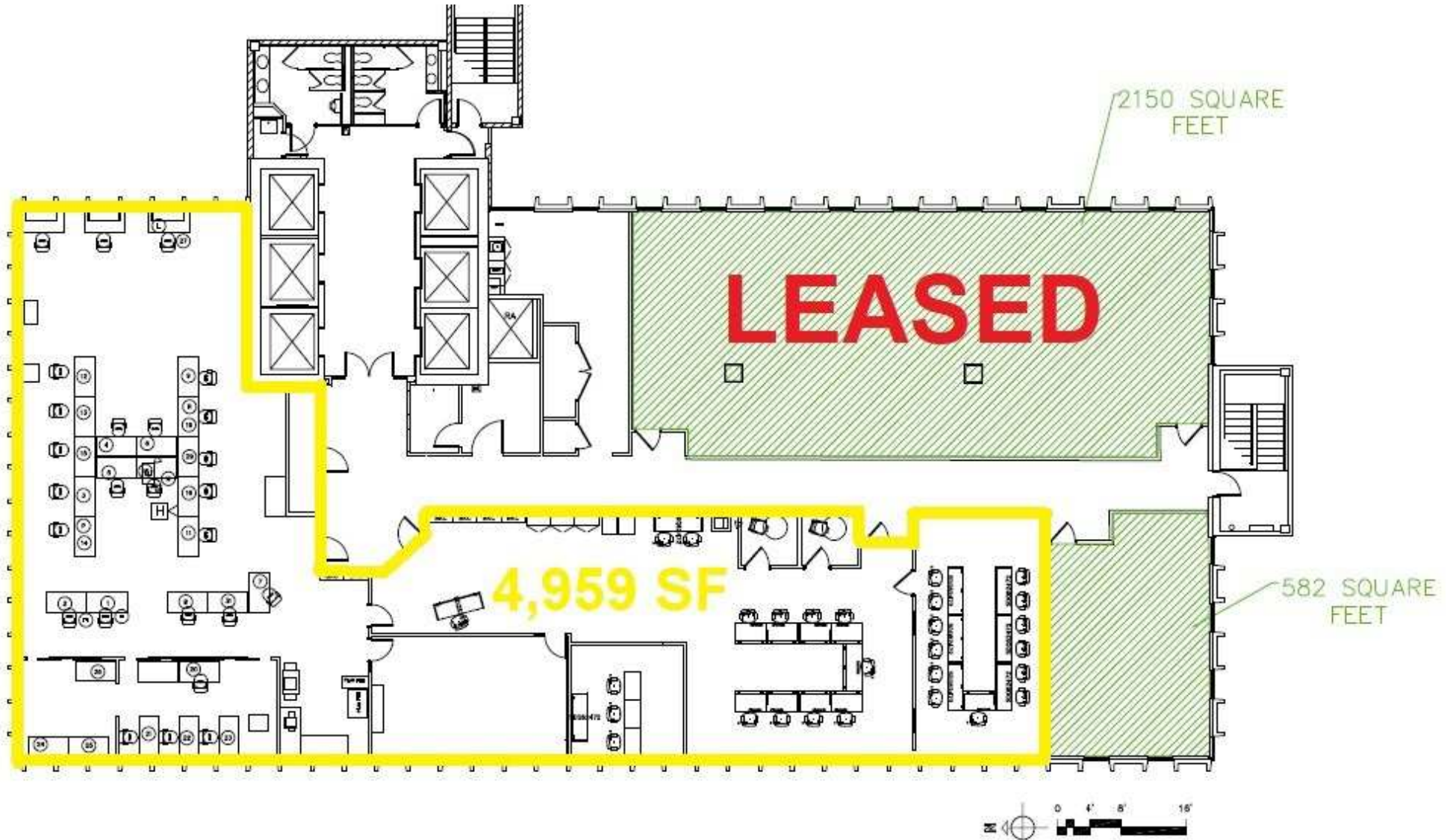
FLOOR PLAN - 7TH FLOOR



**ADAM GIBBS, SIOR**  
319.731.3415  
agibbs@gldcommercial.com

**DAVE DROWN, SIOR, CCIM**  
319.731.3411  
ddrown@gldcommercial.com

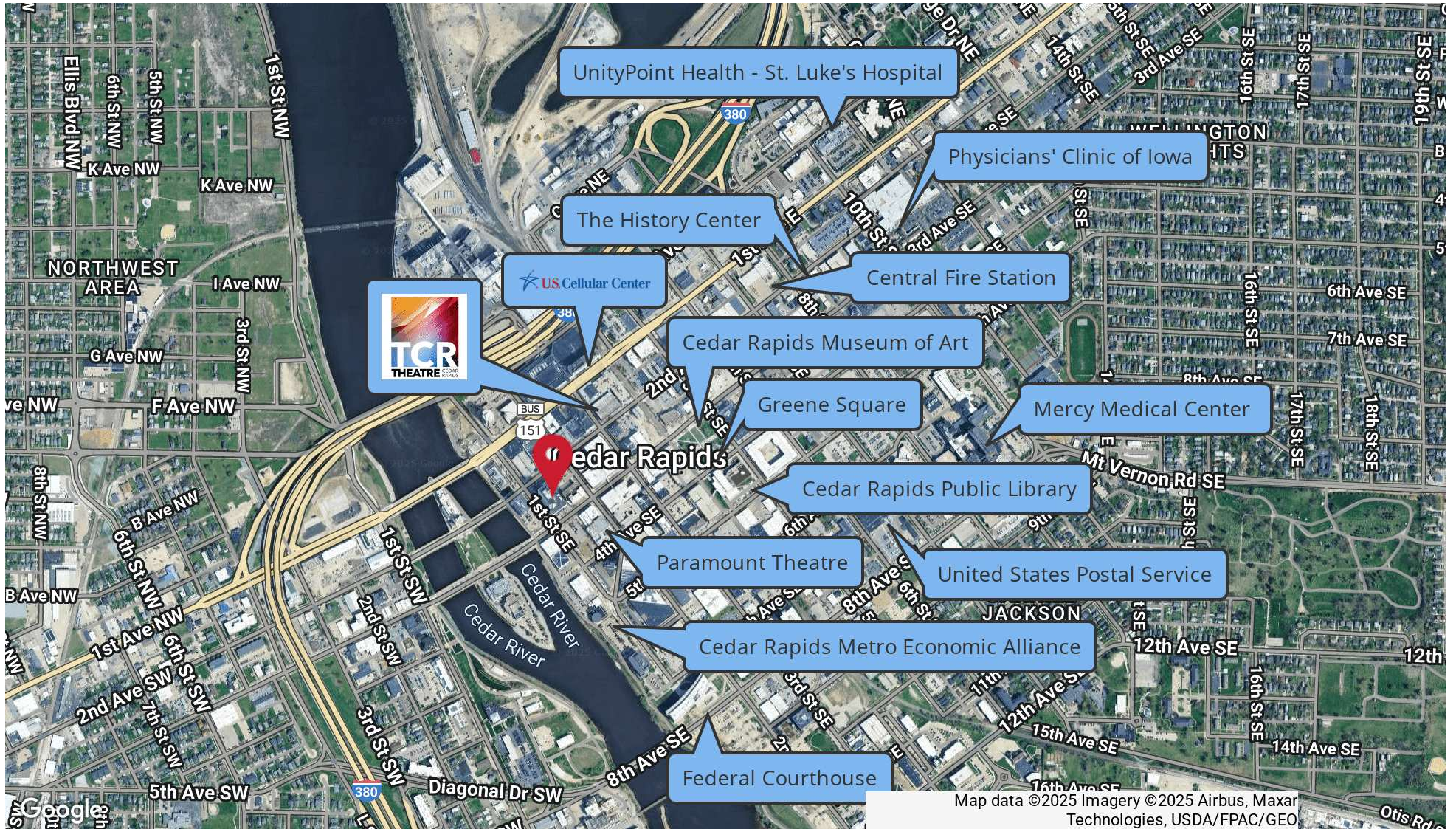
FLOOR PLAN - 15TH FLOOR



**ADAM GIBBS, SIOR**  
319.731.3415  
agibbs@gldcommercial.com

**DAVE DROWN, SIOR, CCIM**  
319.731.3411  
ddrown@gldcommercial.com

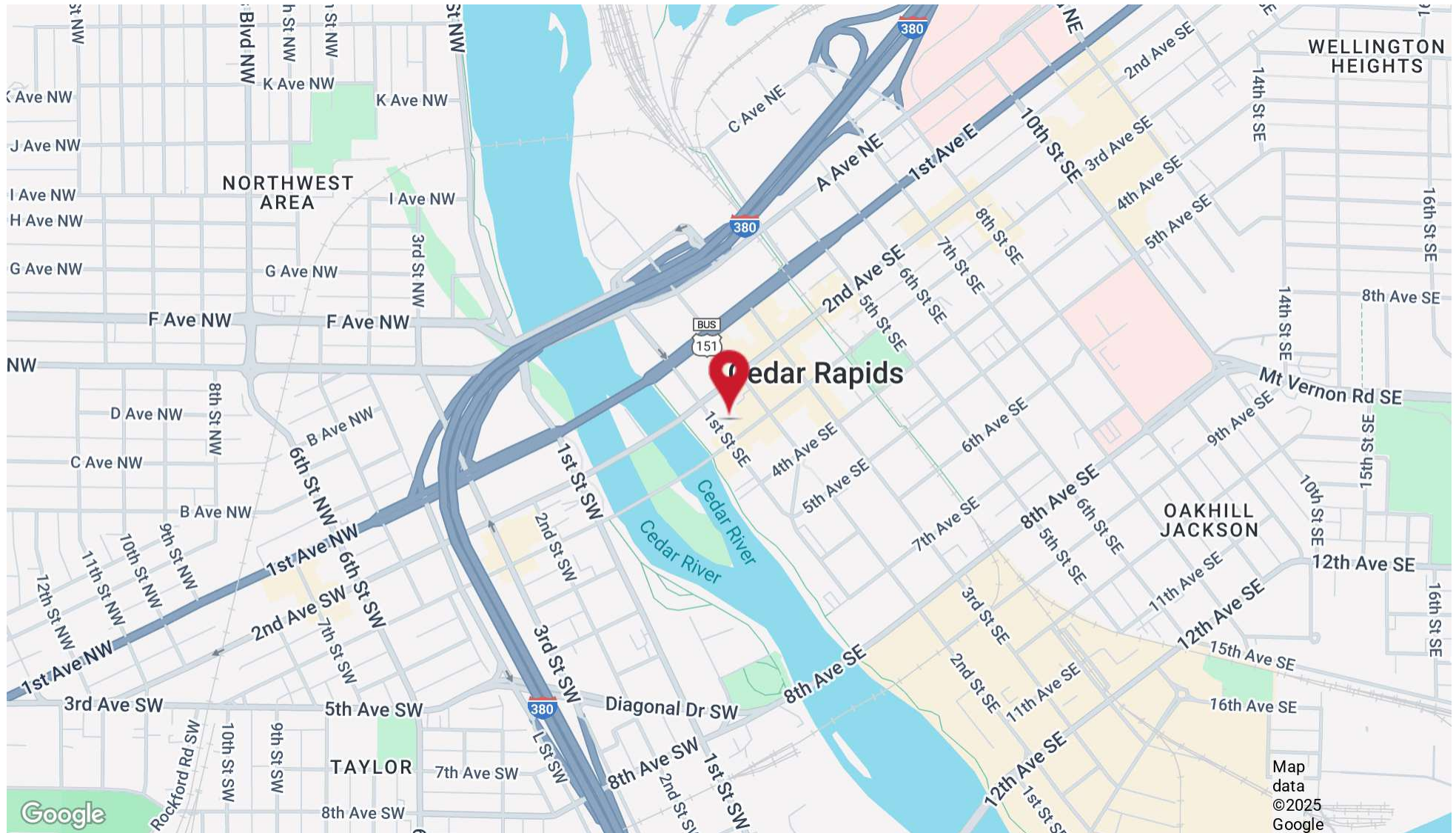
AERIAL MAP



**ADAM GIBBS, SIOR**  
319.731.3415  
agibbs@gldcommercial.com

**DAVE DROWN, SIOR, CCIM**  
319.731.3411  
ddrown@gldcommercial.com

LOCATION MAP



**ADAM GIBBS, SIOR**  
319.731.3415  
agibbs@gldcommercial.com

**DAVE DROWN, SIOR, CCIM**  
319.731.3411  
ddrown@gldcommercial.com