

**NEW PROPERTY OWNERS!**

# Town Centre

**PROPERTY NOW UNDER  
NEW MANAGEMENT!**

215 3<sup>RD</sup> AVE  
CEDAR RAPIDS, IA



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**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

**OFFICE SPACE FOR LEASE**



3 Asset  
Summary

7 Space  
Summary

17 Market  
Overview

An aerial photograph of a city, likely Savannah, Georgia, showing a dense urban landscape with various buildings, streets, and a large circular structure in the distance. The image is overlaid with a semi-transparent diamond-shaped grid pattern. The text 'ASSET SUMMARY' is centered in the middle of the image in a bold, red, sans-serif font.

# ASSET SUMMARY

# Town Centre



## PROPERTY

- Property now under new ownership and management
- New Landlord ownership group is aggressively seeking new tenants and will be very ambitious in providing substantial deal terms to attract new tenants
- Professionally managed office suites in central downtown Cedar Rapids
- Updated modern office spaces
- On-site parking ramp with immediate availability for tenants

**NEWLY RENOVATED PARKING RAMP DELIVERED BY SUMMER OF 2025**

- Offices are connected to the downtown skywalk system
- Co-Tenants: Hibu, Savant Wealth Management, KFI Engineers, BSI Engineering, and Windstream
- Multiple office suites and sizes available
- On-site building engineers
- Load factor 113%
- OPEX: \$6.93 PSF



**ADDRESS:** 215 3RD AVE, CEDAR RAPIDS, IA



**AVAILABLE SPACE:** 1,721 - 29,352 SF



**LEASE RATES:** \$4.00 - \$8.95 NNN

TOWN CENTRE

3<sup>RD</sup> ST SE

SKYWALK  
ACCESS

PROPERTY

ATTACHED  
PARKING  
GARAGE

3<sup>RD</sup> AVE SE

SKYWALK  
ACCESS

4<sup>TH</sup> AVE SE

2<sup>ND</sup> ST SE



# LOCATION



An aerial photograph of a city, likely Savannah, Georgia, showing a dense urban landscape with various buildings, streets, and a river in the background. The image is overlaid with a white grid pattern. The text "SPACE SUMMARY" is prominently displayed in the center in a bold, red, sans-serif font.

# SPACE SUMMARY

# Available Space

SUITE	FLOOR	USF	RSF	LEASE RATE
110	1st	6,172 SF	6,974 SF	\$5.95 PSF NNN
120	1st	1,404 SF	1,587SF	\$5.00 PSF NNN
<b>LEASED</b> 124	1st	<del>11,066 SF</del>	<del>14,446 SF</del>	<del>\$7.95 PSF NNN</del>
130	1st	1,486 SF	1,679 SF	\$7.95 PSF NNN
400	4th	4,896 SF	5,532 SF	\$6.95 PSF NNN
410	4th	27,713 SF	31,315 SF	\$4.95 PSF NNN
501	5th	14,930 SF	16,870 SF	\$4.95 PSF NNN
<b>LEASED</b> 525	5th	<del>2,293 SF</del>	<del>2,530 SF</del>	<del>\$8.95 PSF NNN</del>
<b>PENDING</b> 535	5th	<del>1,559 SF</del>	<del>1,761 SF</del>	<del>\$8.95 PSF NNN</del>
<b>PENDING</b> 550	5th	<del>6,200 SF</del>	<del>7,006 SF</del>	<del>\$7.95 PSF NNN</del>



# Available Space

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SUITE	FLOOR	USF	RSF	LEASE RATE
410	4th	27,713 SF	31,315 SF	\$4.95 PSF

## Space Features

- Large open work space
- Can be customized
- Window lined allowing lots of natural light



# Available Space

SUITE	FLOOR	USF	RSF	LEASE RATE
501	5th	14,930 SF	16,870 SF	\$4.95 PSF

## Space Features

- Large open work space
- Window lined with great views of downtown
- Skylight with abundant natural light
- This space can be combined with Suite 400 via an exclusive internal stair case offering a total size of 19,826 USF



# Available Space

SUITE	FLOOR	USF	RSF	LEASE RATE
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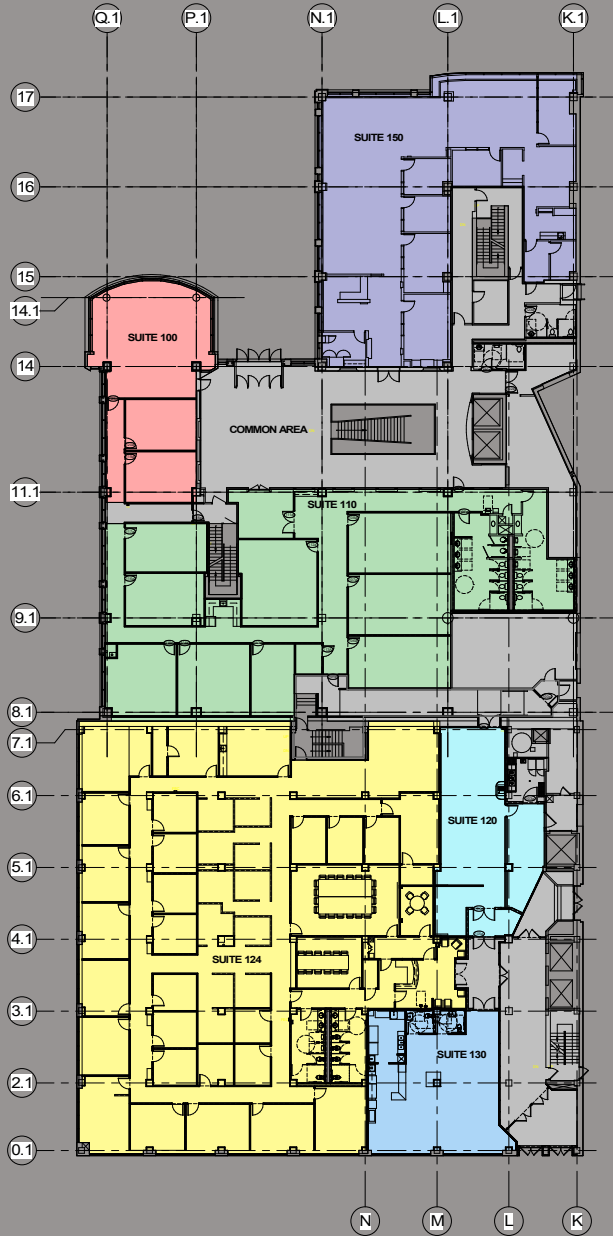
PENDING 550	5th	6,200-SF	7,006-SF	\$7.95-PSF
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## Space Features

- Mix of large open work space and private offices
- Can be customized
- Large conference/meeting area

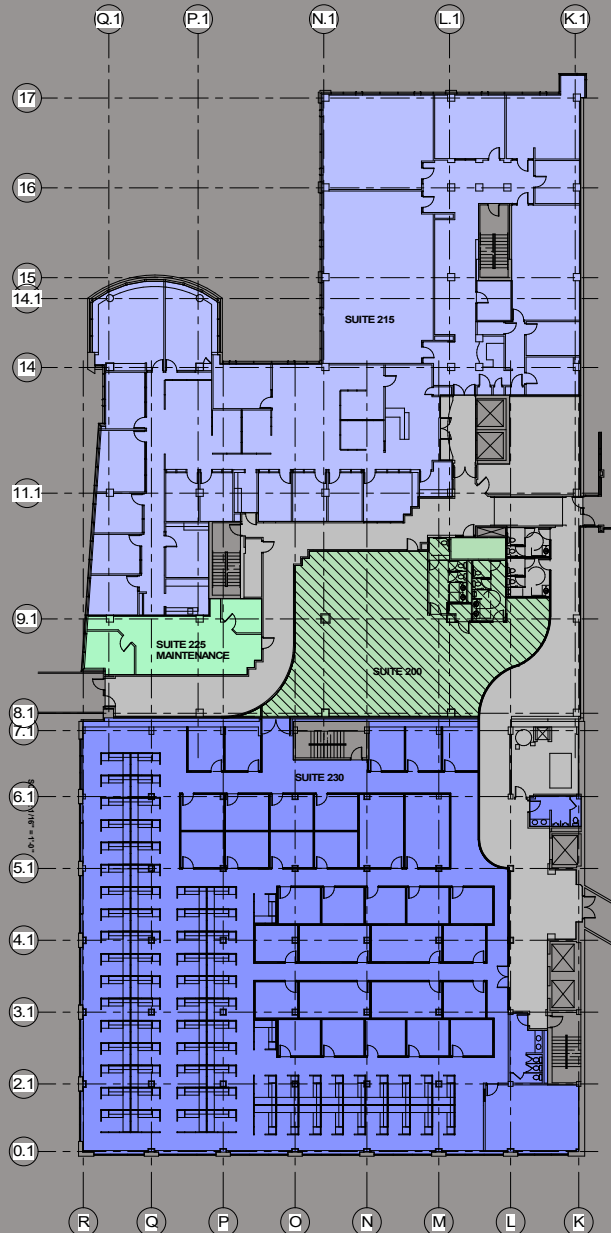


# Floor Plan: 1<sup>st</sup> Floor



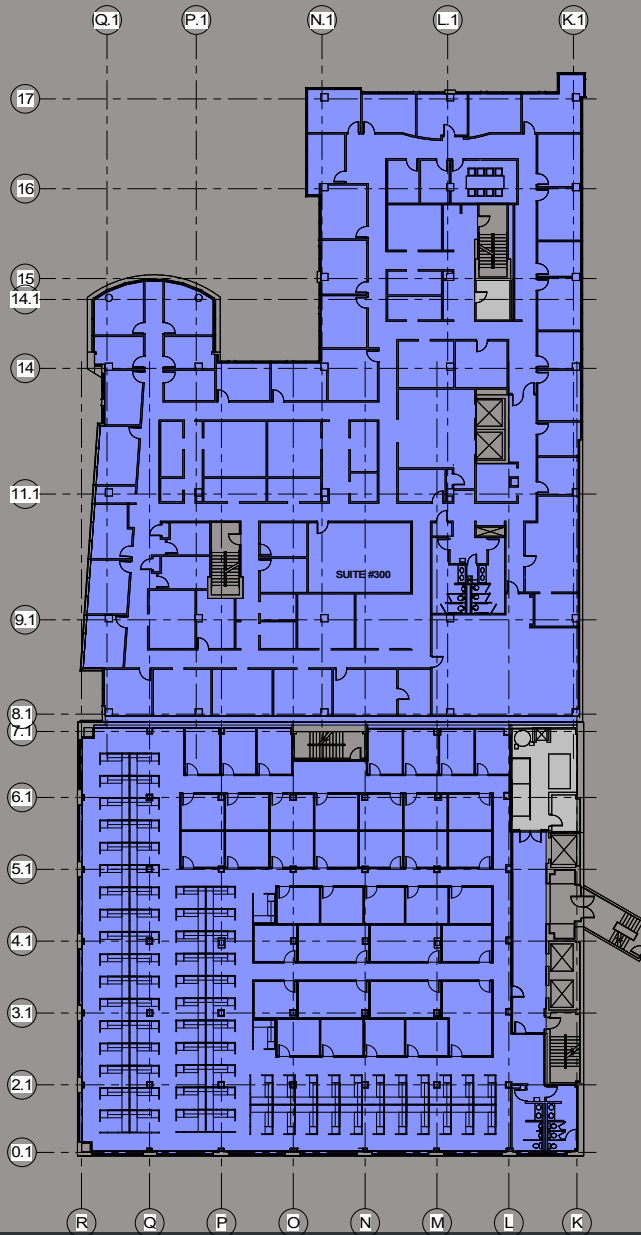
TENANT	USABLE AREA SF	RENTABLE SF	LOAD FACTOR
LEASED 100	1,709-SF	1,931-SF	1.13
AVAILABLE 110	6,172 SF	6,974 SF	1.13
AVAILABLE 120	1,404 SF	1,587 SF	1.13
LEASED 124	11,066-SF	12,505-SF	1.13
AVAILABLE 130	1,486 SF	1,679 SF	1.13
LEASED 150	4,239-SF	4,790-SF	1.13
<b>TOTAL</b>	<b>26,076 SF</b>	<b>29,466 SF</b>	<b>1.13</b>

# Floor Plan: 2<sup>nd</sup> Floor



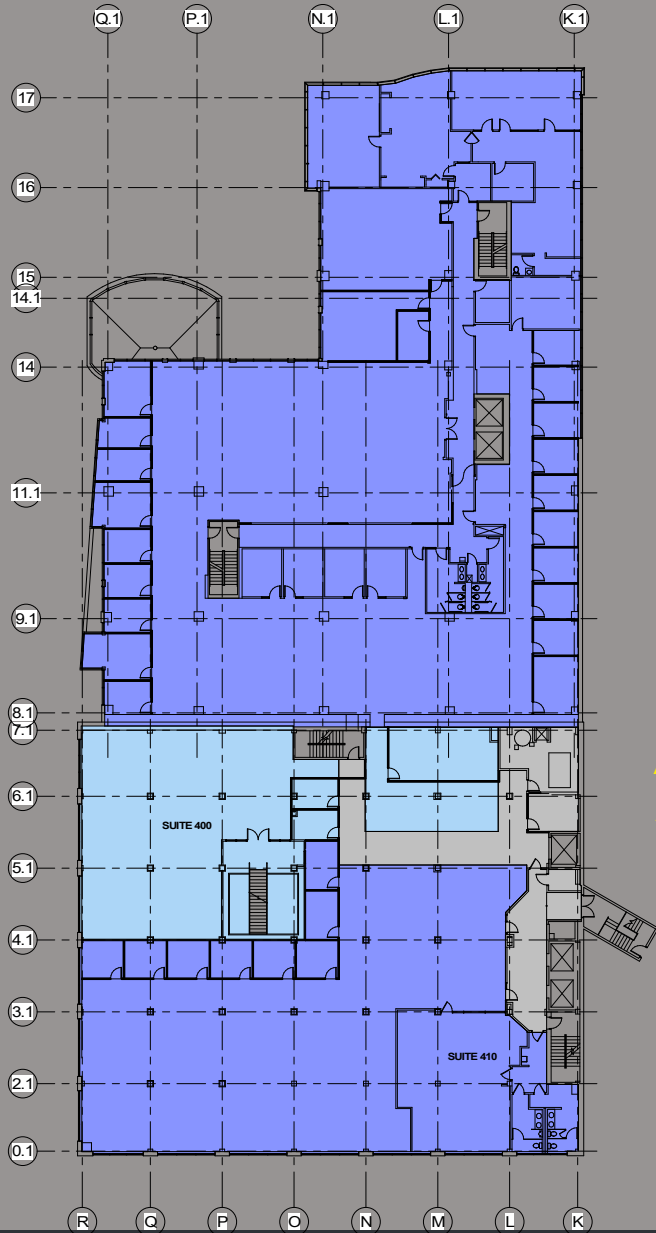
TENANT	USABLE AREA SF	RENTABLE SF	LOAD FACTOR
LEASED 200	3,009-SF	3,400-SF	1.13
LEASED 215	11,327-SF	12,800-SF	1.13
LEASED 225	859-SF	971-SF	1.13
LEASED 230	14,545-SF	16,436-SF	1.13
<b>TOTAL</b>	<b>29,740 SF</b>	<b>33,606 SF</b>	<b>1.13</b>

# Floor Plan: 3<sup>rd</sup> Floor



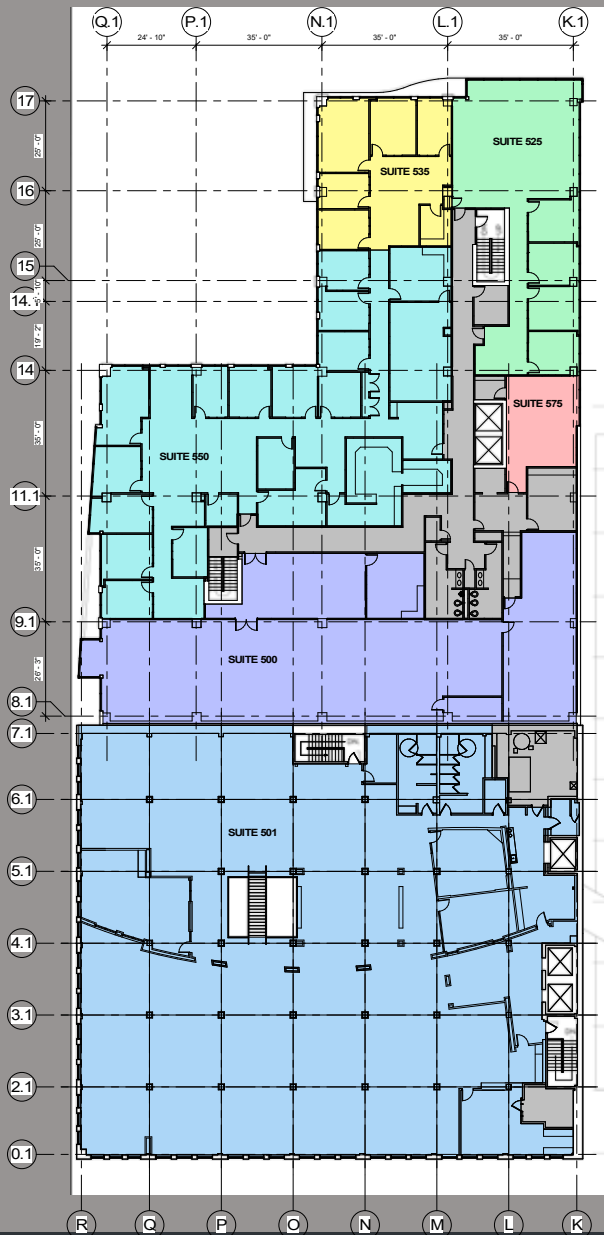
TENANT	USABLE AREA SF	RENTABLE SF	LOAD FACTOR
LEASED 300	34,271 SF	38,726 SF	1.13
<b>TOTAL</b>	<b>34,271 SF</b>	<b>38,726 SF</b>	<b>1.13</b>

# Floor Plan: 4<sup>th</sup> Floor



TENANT	USABLE AREA SF	RENTABLE SF	LOAD FACTOR
AVAILABLE 400	4,896 SF	5,532.48 SF	1.13
AVAILABLE 410	27,713 SF	31,315.69 SF	1.13
<b>TOTAL</b>	<b>32,609 SF</b>	<b>36,848.17 SF</b>	<b>1.13</b>

# Floor Plan: 5<sup>th</sup> Floor



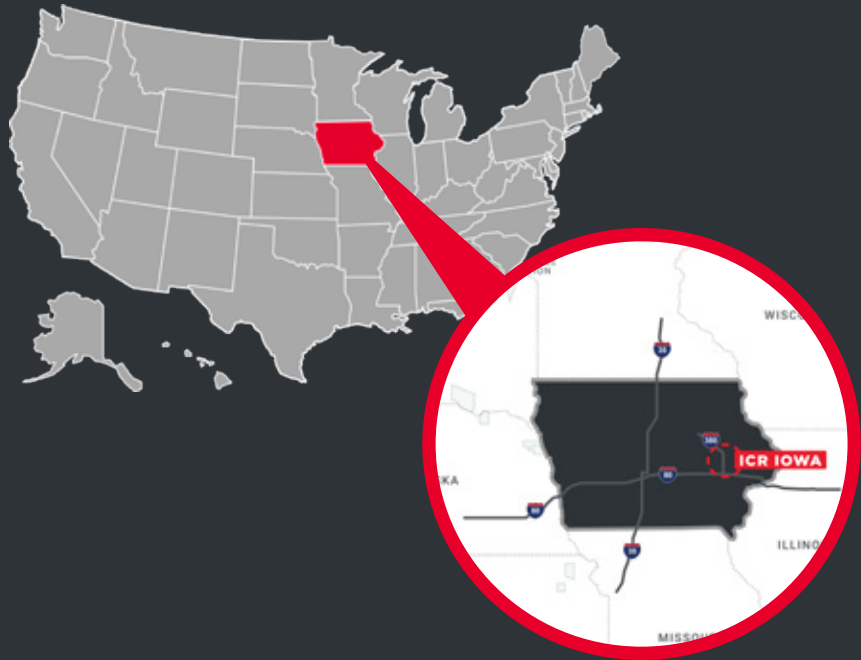
TENANT	USABLE AREA SF	RENTABLE SF	LOAD FACTOR
LEASED 500	5,268 SF	5,952.84 SF	1.13
AVAILABLE 501	14,930 SF	16,870.90 SF	1.13
LEASED 525	2,293 SF	2,591.09 SF	1.13
PENDING 535	1,559 SF	1,761.67 SF	1.13
PENDING 550	6,200 SF	7,006 SF	1.13
LEASED 575	547 SF	618.11 SF	1.13
<b>TOTAL</b>	<b>30,797 SF</b>	<b>34,800.61 SF</b>	<b>1.13</b>



# MARKET OVERVIEW

## LOCATION

TOWN CENTRE is located in Downtown Cedar Rapids which is part of the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



**487,106**  
**POPULATION**

**729,401**  
WORKFORCE  
POPULATION

**36,816,284**  
**300 MILE POPULATION**



**95%**  
EDUCATIONAL  
ATTAINMENT



**8.9%**  
EMPLOYMENT  
GROWTH RATE



**36**  
MEDIAN  
AGE

	1 MILE	3 MILE	5 MILE
Est. Population	8,429	55,000	97,680
Daytime Population	8,073	38,661	87,210
Labor Population	6,621	44,038	78,534
White Collar Workers	57.8%	56.2%	59.7%
Blue Collar Workers	42.2%	43.8%	40.3%
Est. Households	3,709	23,468	41,432
Est. Average HH Income	\$81,200	\$91,390	\$99,311
Average HH Size	2.2	2.3	2.3
Median Age	35.0	37.7	36.7
Total Annual HH Expenditure	\$223.69M	\$1.5B	\$2.89B
Total Annual Retail Expenditure	\$106.01M	\$731.13M	\$1.36B
Monthly HH Expenditure	\$5,026	\$5,489	\$5,803

# Exclusive Advisors

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