

AVAILABLE OFFICE SPACE

Arco Building
310 Third Street SE
Cedar Rapids, Iowa 52401



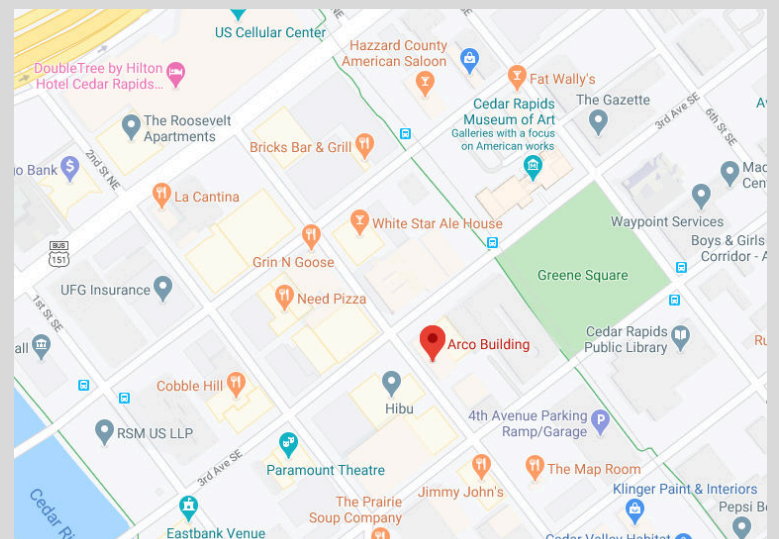
Located in the center of Downtown
Cedar Rapids, less than 1 mile from I-380.

- Close proximity to restaurants, banks, retail shops and 24/7 health club
- Convenient skywalk access
- Street-side storefront suite
- Parking in Landlord's nearby facility available
- Near to Cedar River biking/walking trail
- Walking distance from Greene Square Park

- Premises: 1,159 Rentable Square Feet (RSF)
- Lease Term: 3 to 5 Years
- Base Rent: \$917.54 per month
(\$9.50 per RSF), Triple Net
- CAM Charges: \$479.05 per month (\$4.96 per RSF)

Includes Common Area maintenance/ repairs, common area utilities, lawn care, snow removal, management fees, common area insurance, common area cleaning, trash removal and property taxes.

- Utilities: Tenant expense.



Dennis Beery

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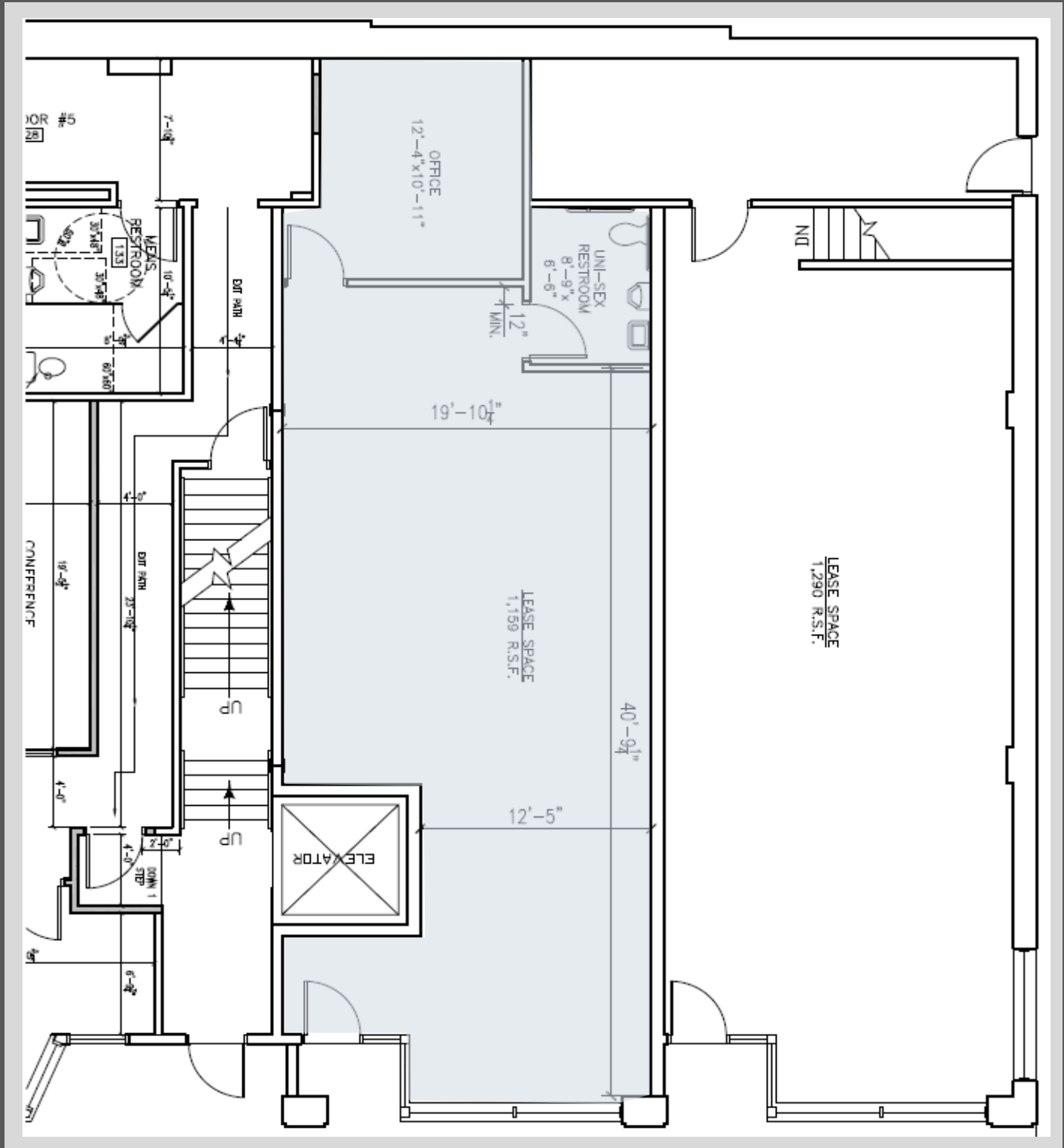
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Office 319.364.6533

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