

AVAILABLE OFFICE SPACE

**Armstrong Centre
Suite 243
222 Third Avenue SE
Cedar Rapids, Iowa 52401**



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

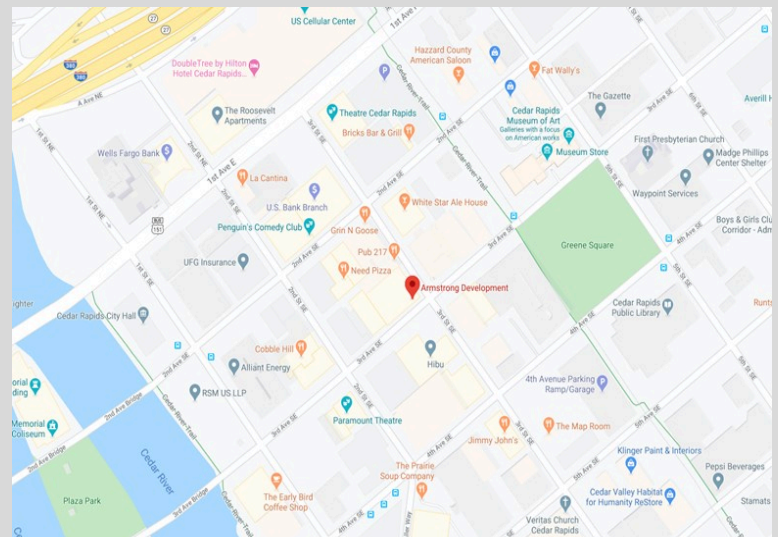
- Close proximity to restaurants, banks, retail shops and 24/7 health club
- Convenient skywalk access
- Food court and bank branch in building
- Parking in Landlord's nearby facility available
- Near to Cedar River biking/walking trail
- Walking distance from Greene Square Park



- **Premises: 804 Rentable Square Feet (RSF) with 861 RSF available to be added on**
- **Lease Term: 3 to 5 Years**
- **Base Rent: \$885 per month**
- **CAM Charges: Estimated at \$507.05 per month (\$4.81 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

DBeery@ArmsDevCo.com

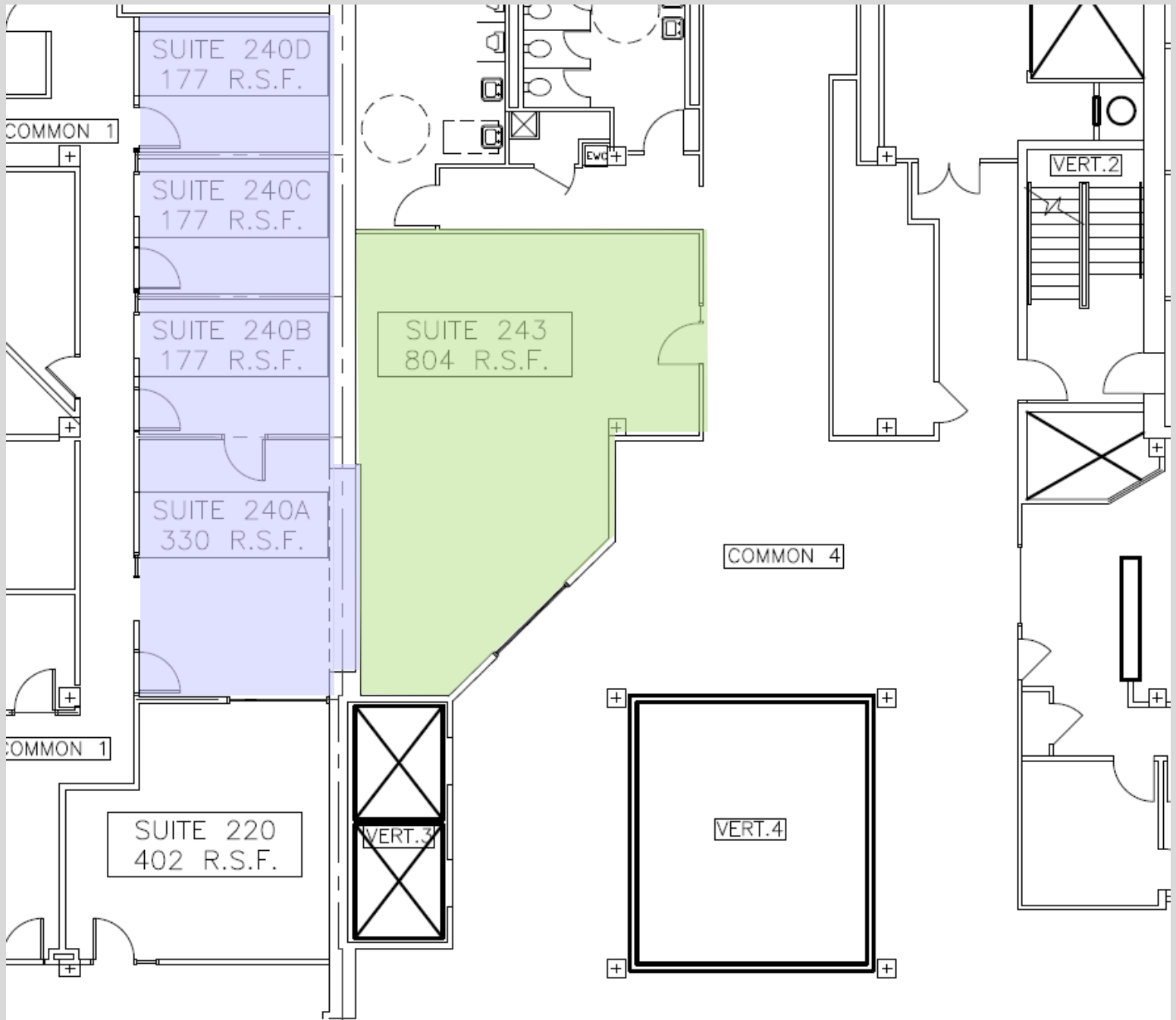
Cell 319.450.9211

Office 319.364.6533

www.ArmstrongDevCo.com

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Available as an addition Premises



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