

AVAILABLE OFFICE SPACE

**Granby Building
Suite 200
222 Third Avenue SE
Cedar Rapids, Iowa 52401**



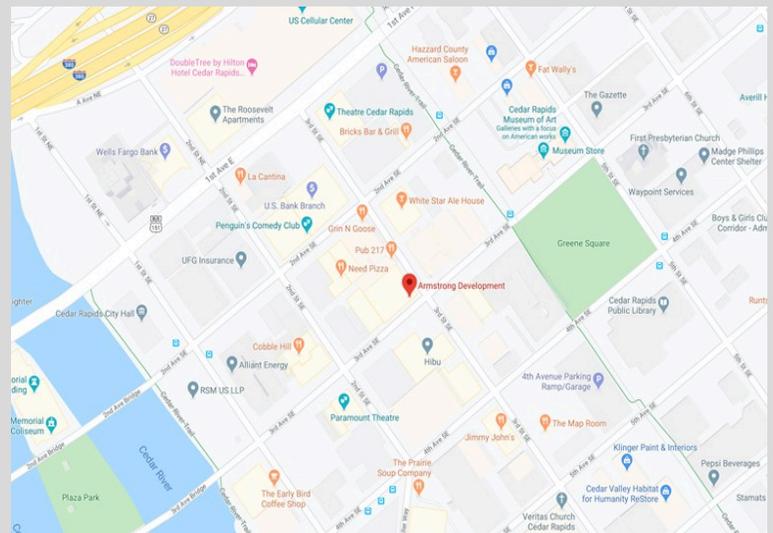
**Located in the center of Downtown
Cedar Rapids, less than 1 mile from I-380.**

- 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



• Located on the Skywalk level in the corner of the Granby building with approximately 2,750 sqft, Suite 200 is perfect for any small group of consultative professionals.

• This suite has a corner executive office, 4 additional window offices (one set up as a potential conference room), a large reception area, and a side area that would be perfect for storage.



Dennis Beery

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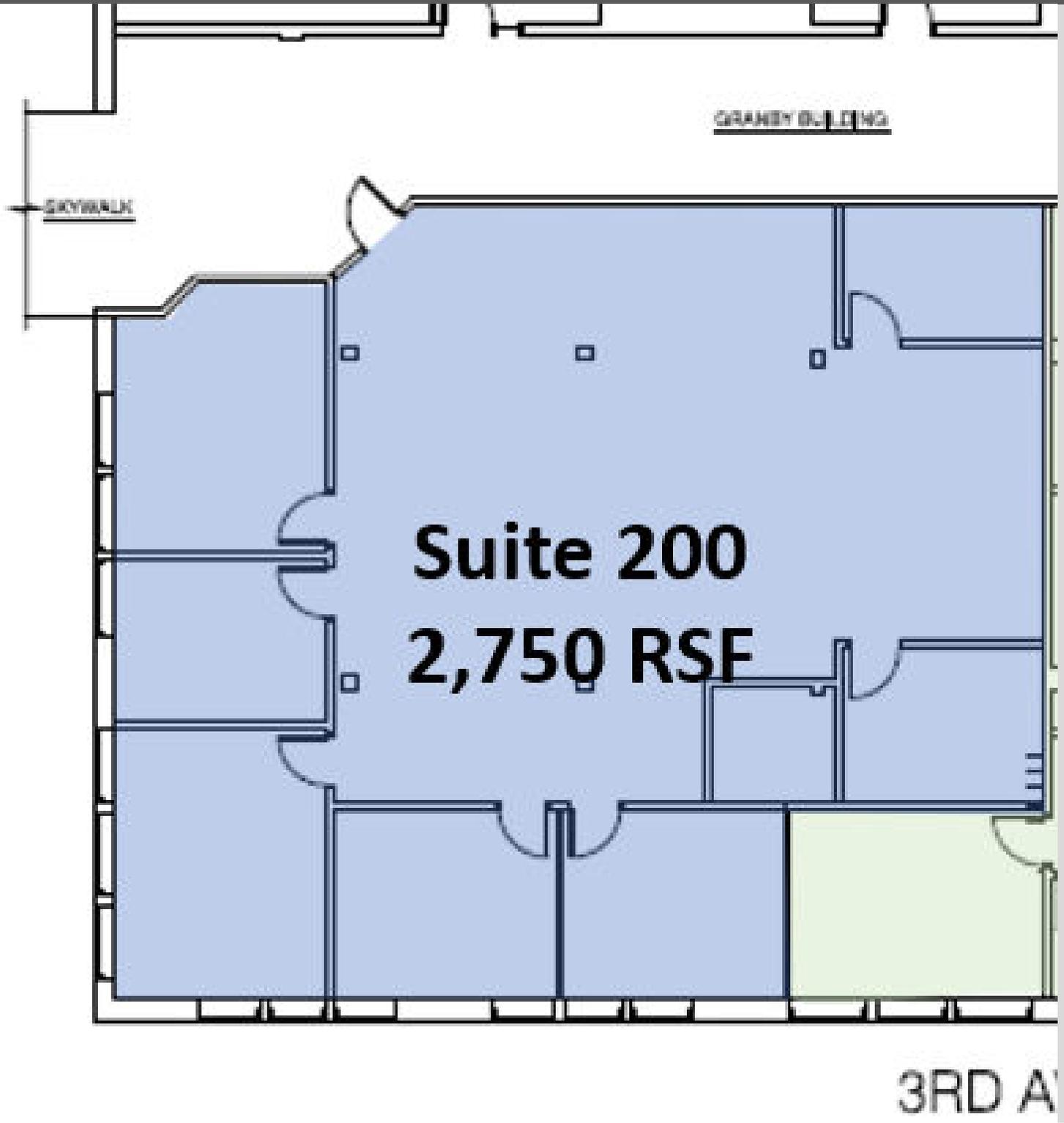
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www.ArmstrongDevCo.com

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