

AVAILABLE OFFICE SPACE

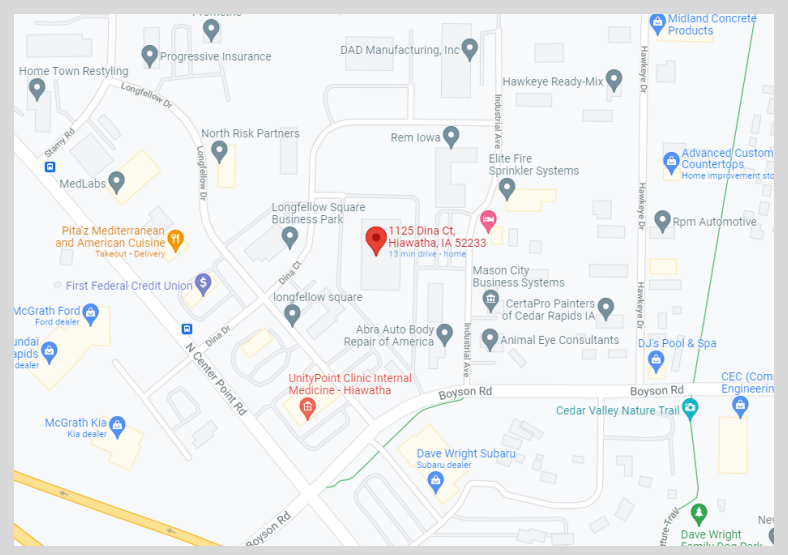
1125 Dina Court
Hiawatha, Iowa 52233



Located just a few blocks from I-380.

- Close proximity to restaurants, coffee shops, banks, and retail shops
- High quality office park environment
- On-site parking
- Near to Cedar River biking/walking trail
- Attractive landscaping

- Premises: 35,412 Rentable Square Feet (RSF)
- Lease Term: 3 to 7 Years
- Base Rent: \$12 per RSF, Triple Net
- CAM Charges: \$5.72 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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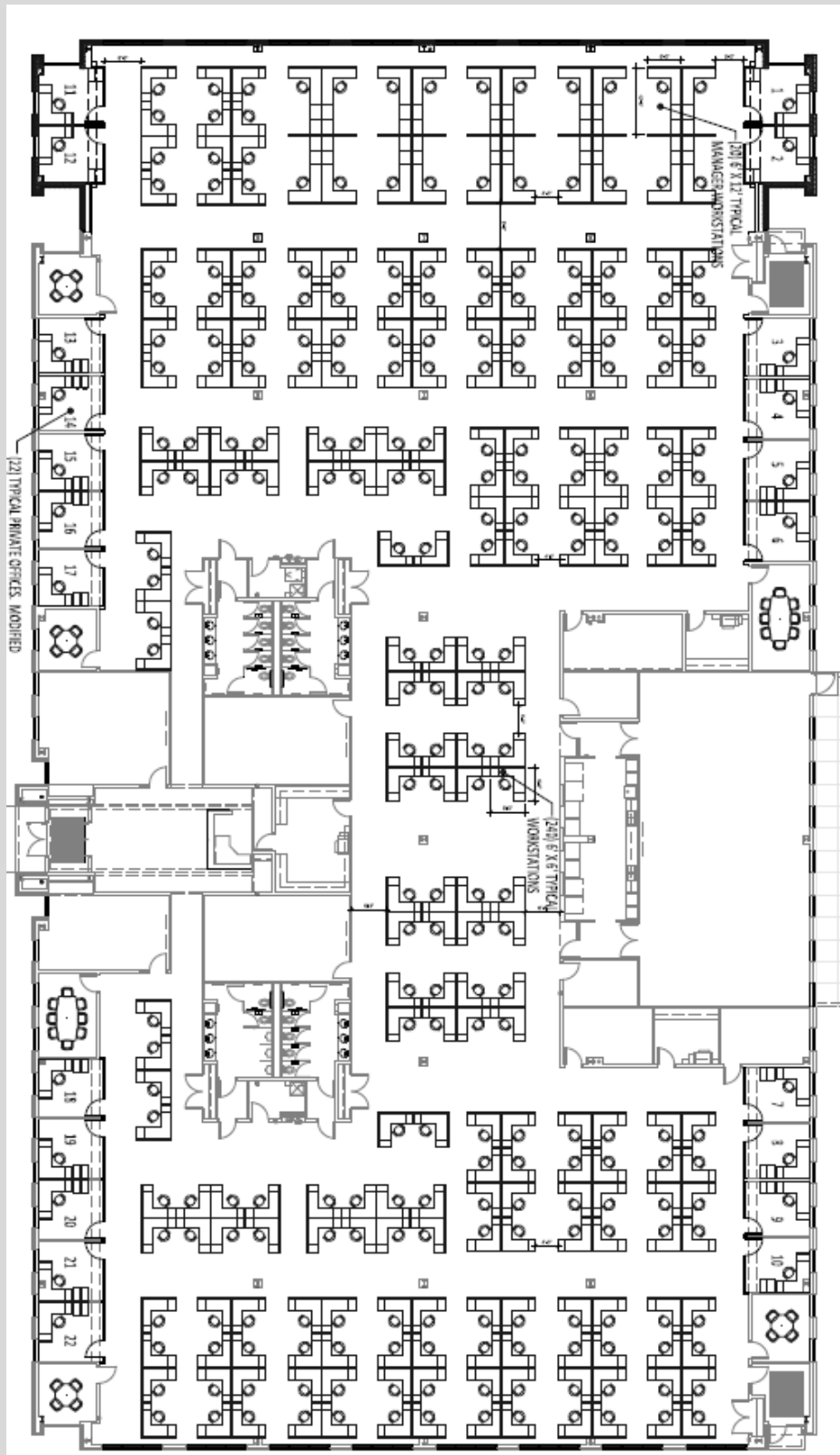
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www.ArmstrongDevCo.com

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