



2545 N Dodge St, Iowa City, IA

Office / Medical Class A

**FOR SALE / LEASE**



**Jeff Edberg**

Broker Associate, CCIM, SIOR

319-331-6187

jeff@icrealestate.com



**Carmen Krueger**

REALTOR®

319-330-4927

carmen@icrealestate.com

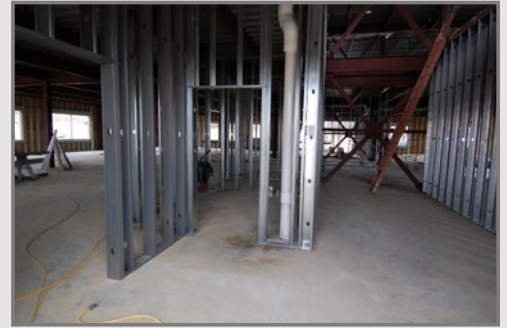
LEPIC-KROEGER, REALTORS® IOWA CITY, IA

*Licensed to sell real estate in the state of Iowa.*

**www.icrealestate.com**

# 2545 N Dodge St, Iowa City, IA

This two story class A steel & concrete building sits on over an acre of land and is perfect for office or medical users. It is near the I-80 and Dodge St interchange and is next to several other medical, office and commercial buildings in The Northgate Business Park. It is complete with all exterior finishes, landscaping and parking. Interior finishes will include exterior wall insulation, dry wall, tape and texture so it is ready to paint. ADA compliant restrooms are stubbed out but the walls, floors, and ceiling fixtures will need to be done by tenant. The building is available for sale or lease with varying square footage.



Property .....Commercial  
Use .....Office / Medical  
Owner .....246 Group  
Zoning .....CH1  
Sale Price & Size.....Entire Building - 20,240 SF  
\$3,542,000 / \$14.50 NNN

10,120 SF Footprint  
\$1,771,000 OR 14.50 NNN

5,060 SF Footprint  
\$885,000 OR 14.50 NNN

Available .....Immediately  
Traffic Counts .....18,500 on Dodge & 37,000 on I 80  
Directions .....From N Dodge St go East on  
Highland Pl, it is the second  
building on the left hand side.



# LKR

LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd, Iowa City, IA 52246

This information is deemed reliable, but is not guaranteed.