

OFFICE FOR LEASE

NXT BANK

320 3rd Street SE, Cedar Rapids, IA 52401



OFFERING SUMMARY

AVAILABLE SF:	300 - 6,000 SF
LEASE RATE:	\$9.50 - 32.00 SF/yr (NNN; Gross)
LOT SIZE:	0.456 Acres
BUILDING SIZE:	19,200 SF
ZONING:	Commercial

PROPERTY OVERVIEW

Conveniently located within downtown Cedar Rapids; near all the amenities the area has to offer. This 2nd-floor office space, located above NXT Bank, is ADA compliant and is NOW available. This opportunity is located within walking distance of award-winning [locally-owned] venues and eateries. A rare amenity with currently offering 13 parking spaces INCLUDED within the rate for the available 6,000 SF.

Additionally, this space can be subdivided into a variety of layouts; including, private suites, two (2) 3,000 SF spaces, or, upon request, customizable floor plans are available (example office suite renderings attached).

Anywhere from 300 SF to 6,000 SF available within this Class A office building currently housing NXT Bank (offering a high level of security). Parking, location, & affordable rent rates make this opportunity a contender for all office users.

AREA HIGHLIGHTS

KW COMMERCIAL
4850 Armar Drive SE
Cedar Rapids, IA 52403

ARIC ENGEL
Commercial Investment Advisor
O: 319.423.4139
C: 319.551.5711
aricengel@kw.com

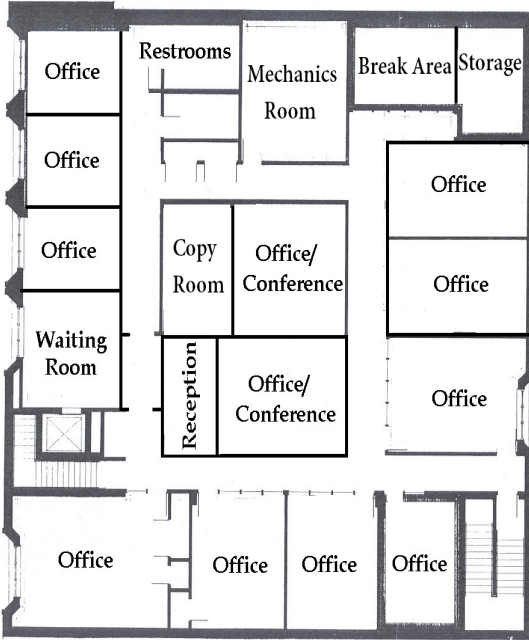
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6373

OFFICE FOR LEASE

NXT BANK

320 3rd Street SE, Cedar Rapids, IA 52401



LEASE RATE: \$9.50/SF NNN **TOTAL SPACE:** 300 - 6,000 SF
LEASE TYPE: NNN; Gross **EXECUTIVE LEASE RATE:** \$800/Mth - Full Service Gross

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
320 3rd Street, Cedar Rapids, IA	Office Building	\$9.50 SF/yr	NNN	6,000 SF	Negotiable	
320 3rd Street, Cedar Rapids, IA	Office Building	\$9.50 SF/yr	NNN	1,500 - 6,000 SF	Negotiable	
320 3rd Street, Cedar Rapids, IA	Executive Suites	\$32.00 SF/yr	Gross	300 - 1,500 SF	Negotiable	

KW COMMERCIAL
 4850 Armar Drive SE
 Cedar Rapids, IA 52403

ARIC ENGEL
 Commercial Investment Advisor
 O: 319.423.4139
 C: 319.551.5711
 aricengel@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6373

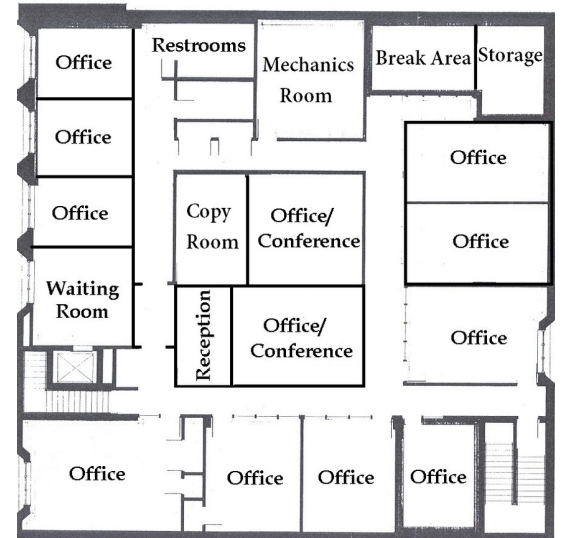
OFFICE FOR LEASE

NXT BANK

320 3rd Street SE, Cedar Rapids, IA 52401



320 3rd St SE #200



KW COMMERCIAL
4850 Armar Drive SE
Cedar Rapids, IA 52403

ARIC ENGEL
Commercial Investment Advisor
O: 319.423.4139
C: 319.551.5711
aricengel@kw.com

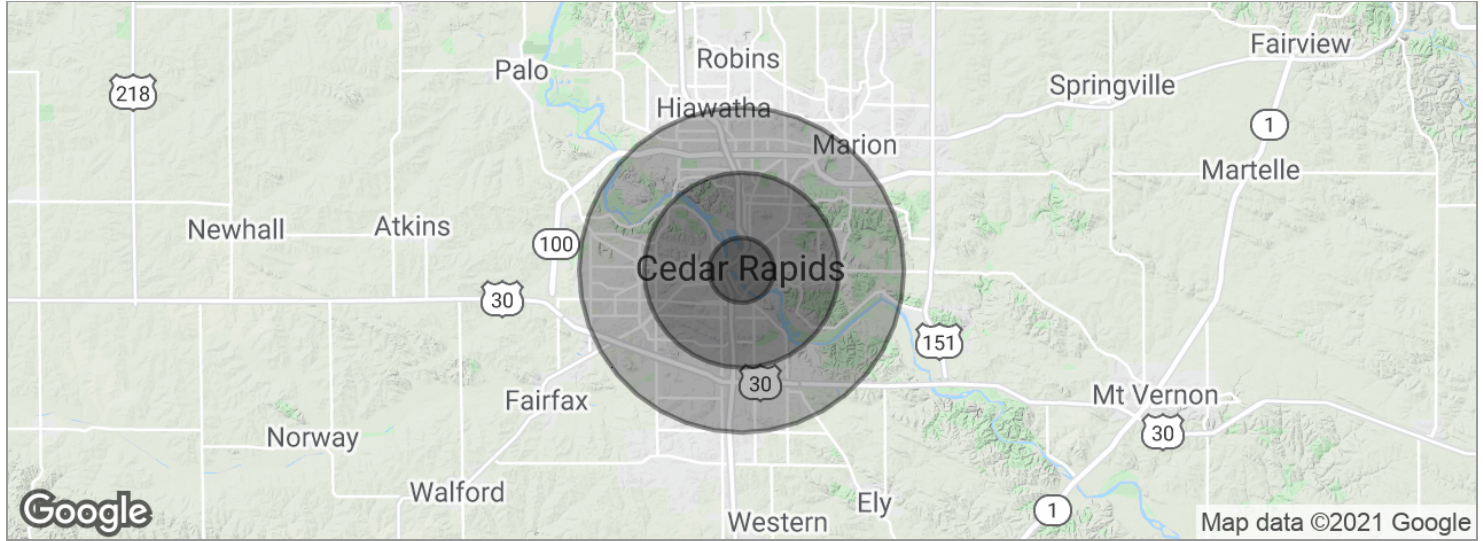
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6373

OFFICE FOR LEASE

NXT BANK

320 3rd Street SE, Cedar Rapids, IA 52401



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,783	56,494	122,400
Median age	41.1	38.0	36.9
Median age (male)	38.4	36.5	35.8
Median age (Female)	42.1	39.2	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,976	25,639	52,465
# of persons per HH	1.9	2.2	2.3
Average HH income	\$59,725	\$66,166	\$69,292
Average house value	\$148,027	\$169,641	\$168,863

* Demographic data derived from 2010 US Census

KW COMMERCIAL
4850 Armar Drive SE
Cedar Rapids, IA 52403

ARIC ENGEL
Commercial Investment Advisor
O: 319.423.4139
C: 319.551.5711
aricengel@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=6373