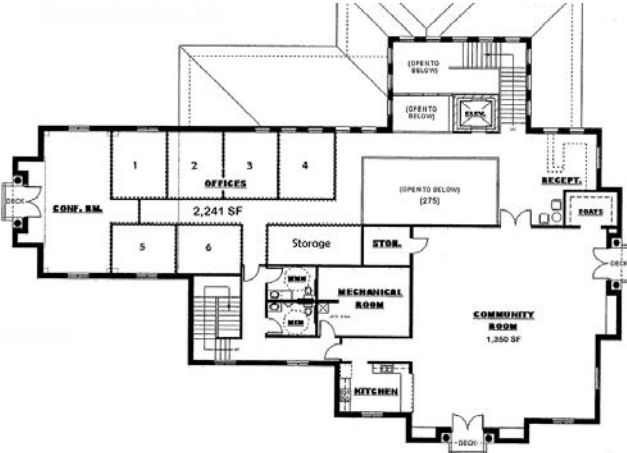


NE SIDE OFFICE SPACE - FOR LEASE

600 BOYSON RD NE, CEDAR RAPIDS, IA 52403



2ND FLOOR OFFICE SPACE OFFERING

Site Summary & Overview

Located just off Boyson Road, near the corner of C Avenue, this site offers convenient access from all parts of town, including signage opportunities for exposure to over 15k vehicles per day. This second floor office space, above Kerndt Brothers Bank, provides a versatile floor plan; 2,300 SF of [open] space, with elevator access, formerly occupied by Iowa BIG. Offices are shifting from the individual based cubicle and private offices to common areas that allow employees to connect face-to-face. Whether a board meeting, daily sales huddle or one-on-one brainstorm session, leading organizations are providing the types of collaborative areas that employees want; with features similar to this office space offering. With a prime location near commercial development including neighboring large scale single/multi-family developments, this space offers all the amenities needed to effectively operate your business. (More information contained below & within "links" on the final page).

Properties Summary



Total Suite Area:
+/- 2,300 SF



Year Built:
2005



Nearby Amenities:
Bowman Square
HyVee Drug
Casey's



Lease Type:
Gross Lease



Total Proposed
Suites: 1-3



Potential Use:
Office



[Current] Taxes:
\$94,550

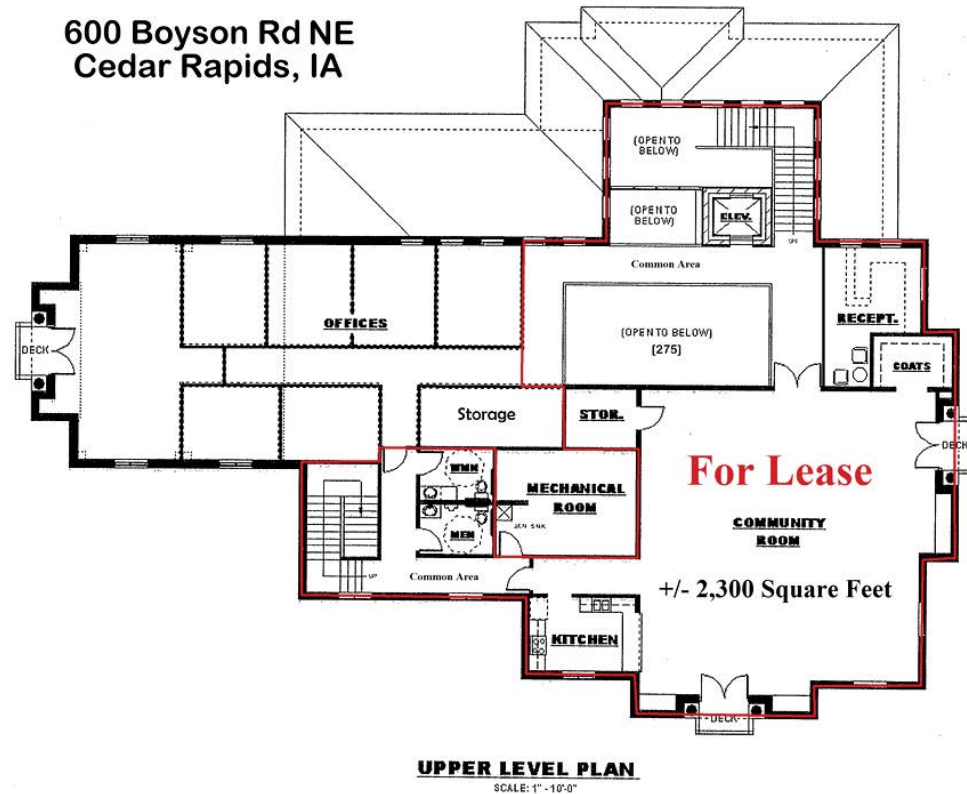


[Current] Zoning:
Traditional
Mixed-use
Center



Dollar per SqFt:
\$16.95/SF

600 Boyson Rd NE
Cedar Rapids, IA



Site - Access

Located within eyesight of the corner of Boyson Rd. & C Avenue, (with over 15,000 VPD), & huddled within steady growth, surrounded by residential and commercial developments in the immediate area (Please See below). This site is located within the prime access/development areas servicing Cedar Rapids and the metropolitan area.



Cross Streets:
C Avenue & Boyson
Road



New HyVee
under
construction to
the north.



Located within
Cedar Rapids'
fastest growing
quadrant, the NE
side.



Market Overview - Linn County

Linn County, IA is located in the Midwest within a 4/5-hour drive distance from Chicago, IL, Kansas City, MO, Milwaukee, WI, Minneapolis, MN, Omaha, NE and St. Louis, MO.

It's centrally located within Iowa and the Country. This convenient location renders opportunity for those relying on access and convenience. Distribution companies taking full advantage of the opportunity; huddled with several logistics companies, located throughout the corridor area (i.e. Heartland Express, CRST, XPO, Worley, & Ryder Trucking serving Pepsi Co. with over 1,000,000 SF alone). Offering great access to Interstate 380, Highway 30, and minutes from Interstate 80 with a combined traffic count over 100k per day.

Linn County has one of the healthiest economies in the country. This is a product of Iowa's unemployment rate (currently 4.2%), affordable housing, and strong job growth. Recent job growth is 1.4% (vs. national job growth at 1.18%) and future job growth over the next 10 years is predicted at 38.6% (vs. national job growth at 36.10%).

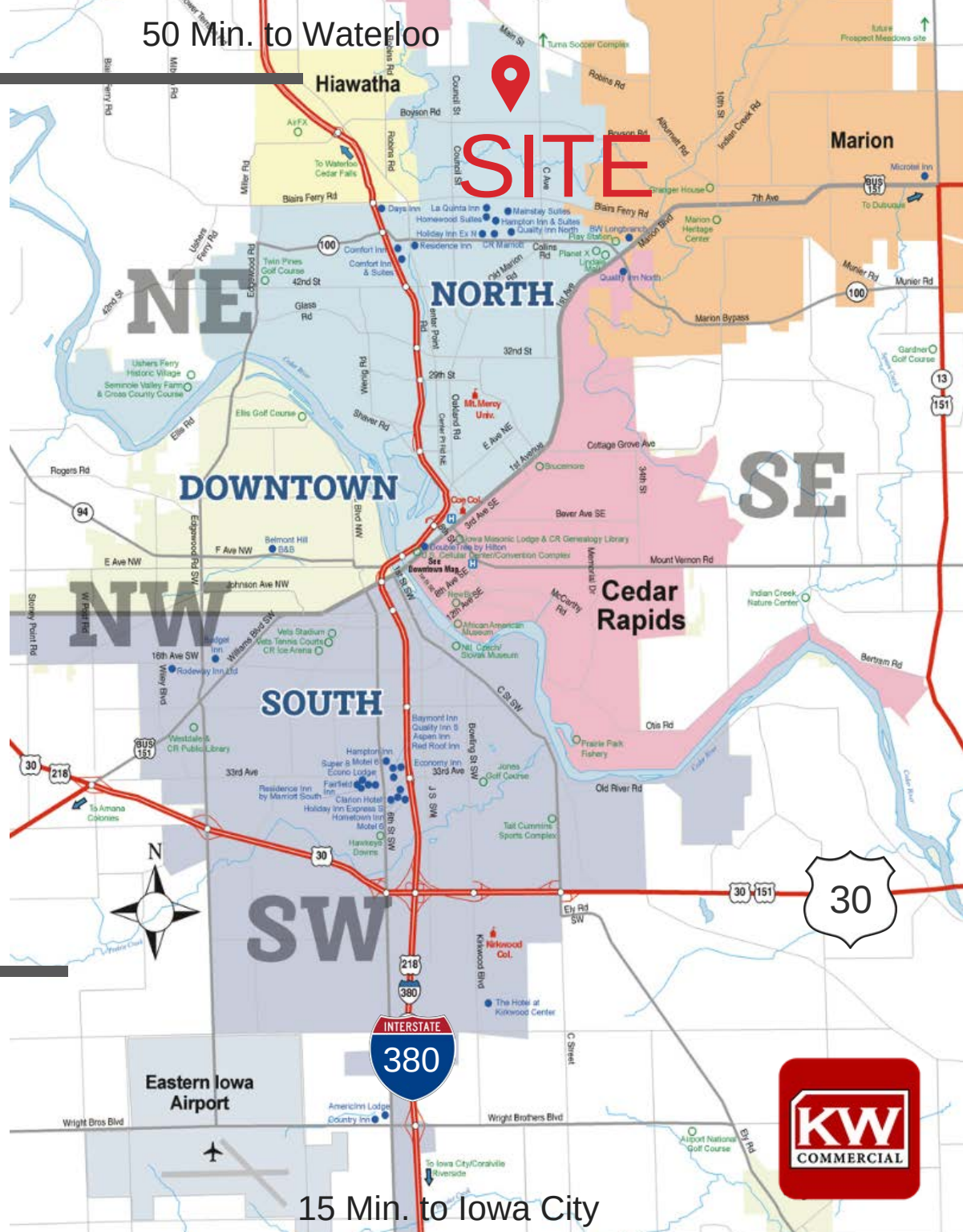
Located within the county, Cedar Rapids is the second largest city in Iowa (Des Moines is #1), just South of this site. Grain processing/manufacturing is the largest industry in Cedar Rapids. Cedar Rapids also boasts several large company headquarters including Collins Aerospace (avionics), CRST (trucking) and TransAmerica (financial/investment/insurance).

Cedar Rapids Metropolitan Statistical Area, including Hiawatha, has over 263,000 people, 175,761 jobs, 7,542 companies, 3 counties, 86 cities, 18 school districts, 6 colleges and universities and 21,866 college students.

Company	Employees
Rockwell Collins, Inc.	8,700
Transamerica	3,800
UnityPoint Health - St. Luke's Hospital	2,979
Cedar Rapids Community School District	2,879
Nordstrom Direct	2,150
Mercy Medical Center	2,140
City of Cedar Rapids	1,309
Four Oaks	1,100
Linn-Mar Community School District	987
Quaker Foods & Snacks	920
College Community School District	850
Alliant Energy – Interstate Power and Light	845
Kirkwood Community College	810
Linn County Board of Supervisors	762
Hibu	723
General Mills, Inc.	650
Toyota Financial Services	600
NextEra Energy Duane Arnold	592
Ruffalo Noel Levitz	575
CRST	564
GE Capital	563
United Fire Group	514
Grant Wood Area Education Agency	487
ADM - Corn Processing Division	471
The Gazette Company	466
PMX Industries	460
U.S. Cellular	450
International Paper	365
Cargill, Inc. - Corn Milling	356
Schneider Electric	300
Verizon Business	280
Ingredion	255
Intermec by Honeywell	220
DuPont Industrial Biosciences	210
HJ Heinz	196
KapStone Paper and Packaging Corp.	175
Evergreen Packaging	170
Lesaffre Yeast Corp.	159

Quick Links/Aerial Map/Contact Info

- Google Maps
- Cedar Rapids
- Kerndt Brothers Bank
- City Data
- The Gazette
- Corridor Business Journal
- Livability
- Iowa's Creative Corridor
- City of Cedar Rapids
- Assessor



KW LEGACY GROUP

KELLERWILLIAMS.REALTY

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