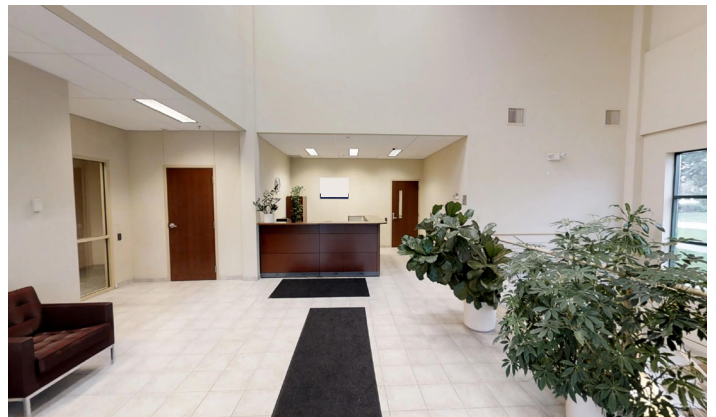




**2610**  
Northgate Drive  

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Iowa City, Iowa

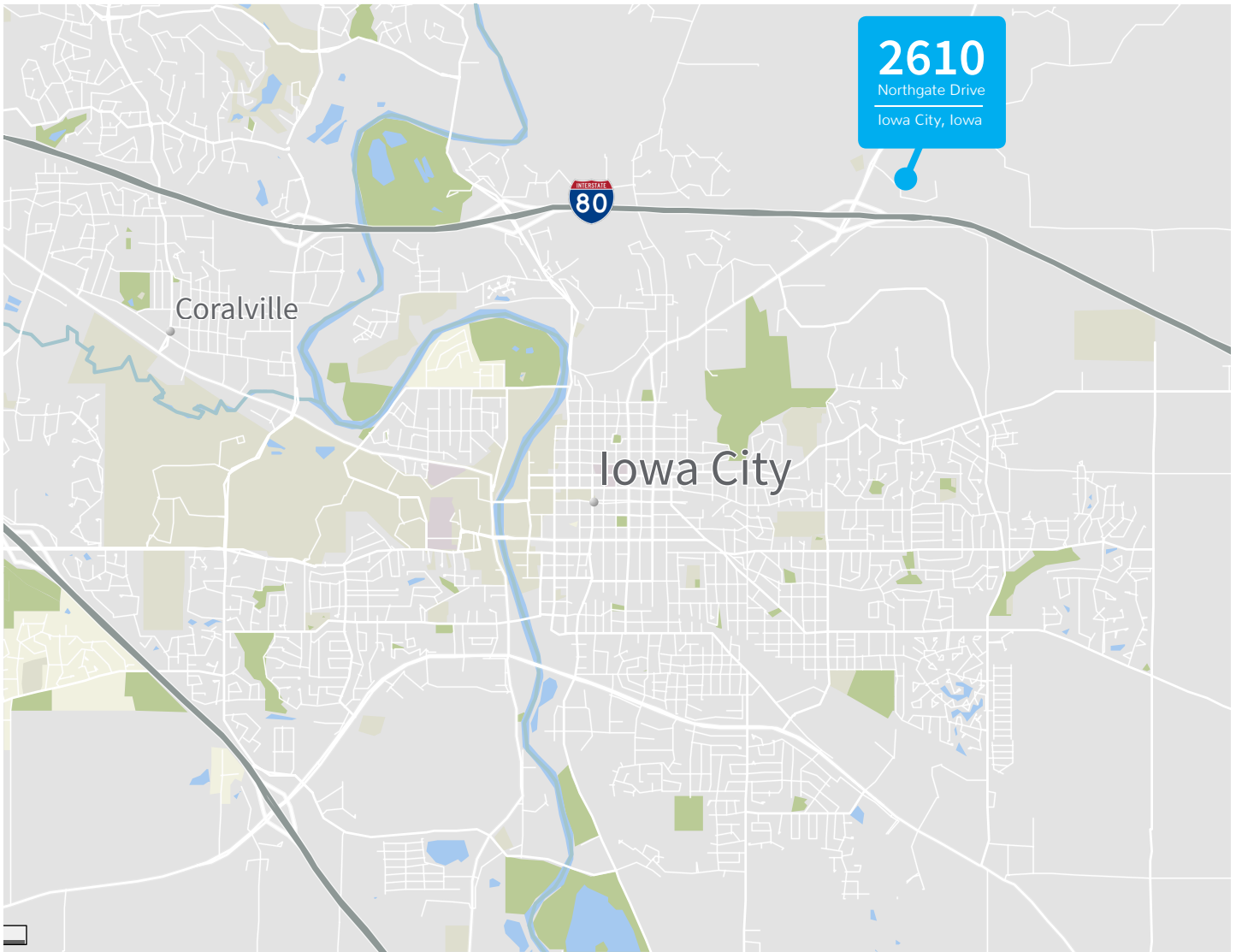


CLICK FOR  
VIRTUAL TOUR

## Property Overview

<b>Availability:</b>	58,007 SF
<b>Lease Rate:</b>	\$13.95/SF NNN
<b>OPEX:</b>	Available upon request
<b>TI Allowance:</b>	Negotiable
<b>Parking:</b>	5.2/1,000

- Large break room, training/ multipurpose room on lower level
- Receiving/mail space
- Access to green space for outdoor patio amongst park-like area
- Two-story lobby with secured access
- Potential furniture package



## Location

Northgate Park is immediately north of Interstate 80 with excellent access to nearby amenities.

## Nearby Amenities

Clarion Hotel Conference Center

Iowa Arena

University of Iowa

University of Iowa Hospitals & Clinics

Hy-Vee

Iowa River Landing

Coralville Marriott Hotel & Conference

Homewood Suites by Hilton



## Leasing Contact:

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