

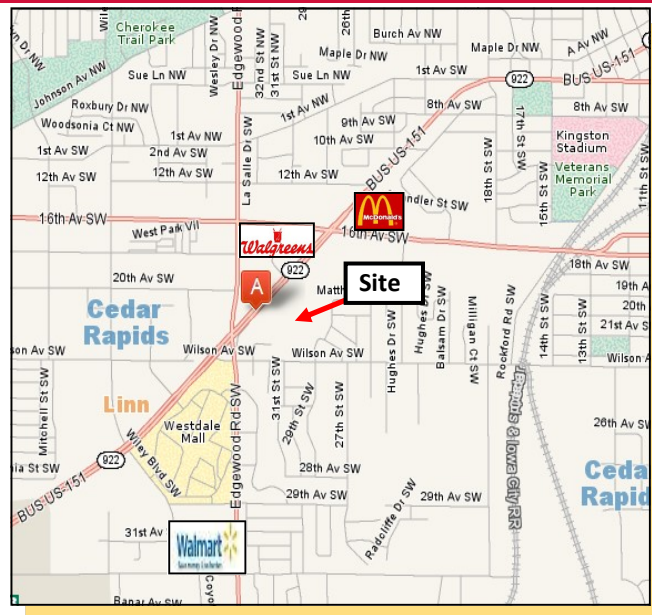
# FOR LEASE

## LEASE RATE REDUCED!



### 3315 Williams Blvd. SW, Suite 1 or 5, Cedar Rapids, IA

**Suite 1, Endcap:** 1,506 sq. ft.  
**Suite 5:** 1,506 sq. ft.  
**Building Size:** 9,036 sq. ft.  
**Zoned:** S-MC (former C-3A)  
**Year Built:** 2004  
**Possession:** Suite 1: 6/1/19  
Suite 5: Immediate  
**Misc :** Restroom  
Off street parking  
Signage  
**Lease Base Rate:**  
1st Yr Incentive \$ 9.75/SF NNN  
2nd Yr \$11.50/SF NNN  
3rd Yr \$12.50/SF NNN  
**2019 CAM Est:** \$5.63/SF



Great retail location facing Williams Boulevard. Traffic count exceeds 15,000 per day. UPS Store, Edward Jones, Weight Watchers, Happy Joe's Pizza, Taco Bell, Dupaco Credit Union, and Social Security Administration are neighbors. Unit 1 built out as exercise studio; Unit 5 built out as music & dance studio. Landlord would participate with build out. Tenants may set operating hours. Listing agents are partial owners.

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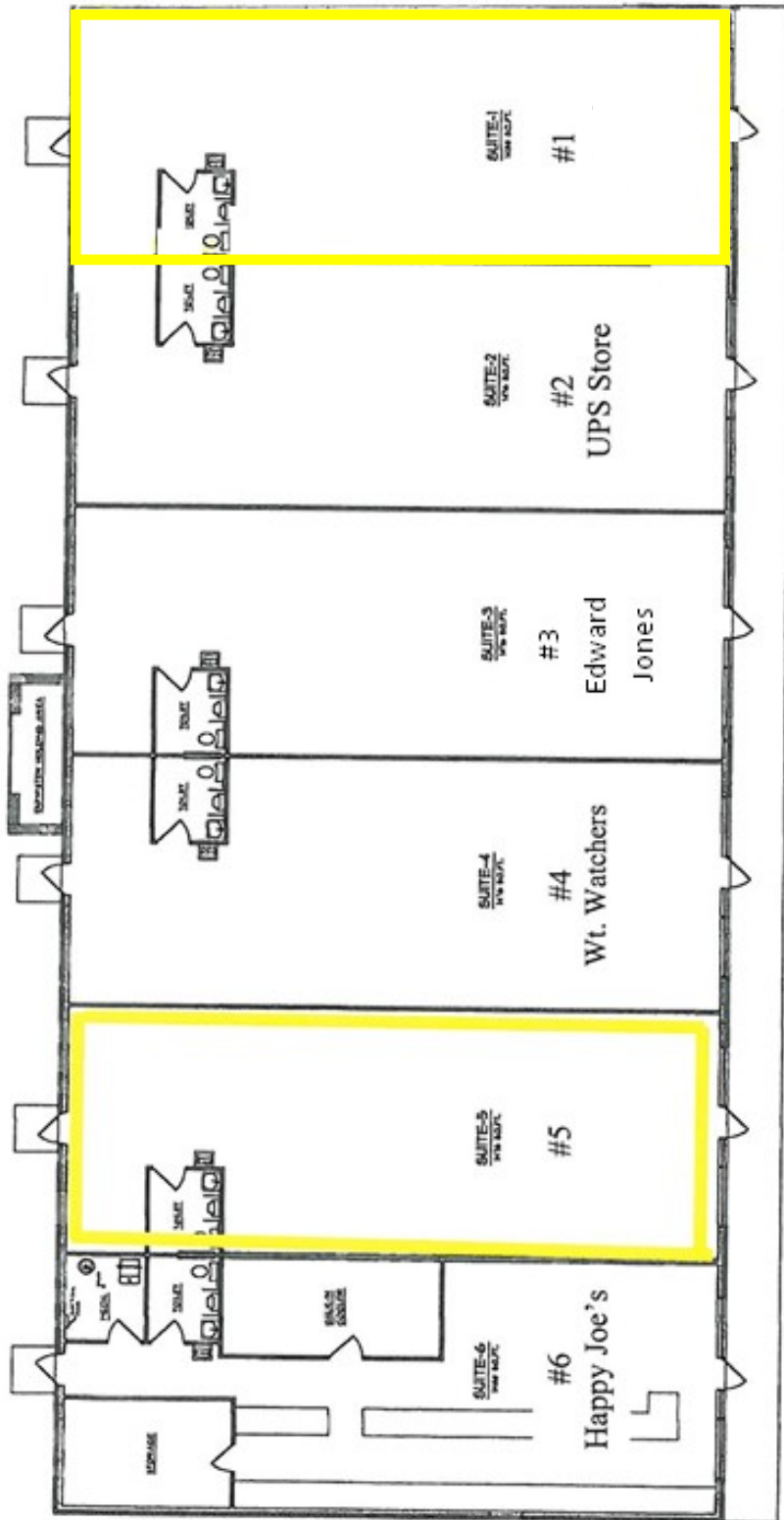
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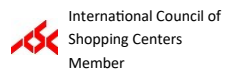


MAIN FLOOR PLAN

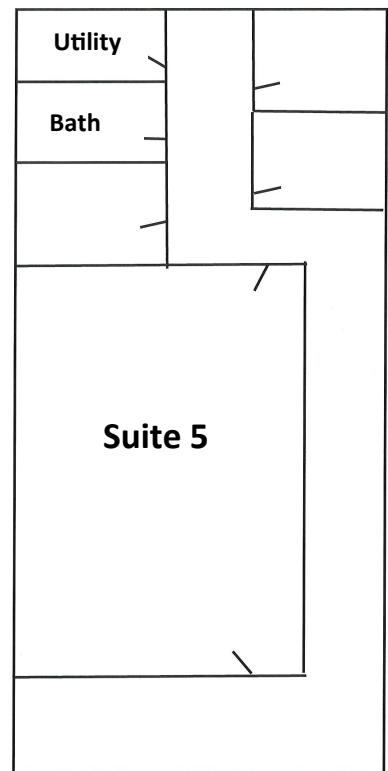
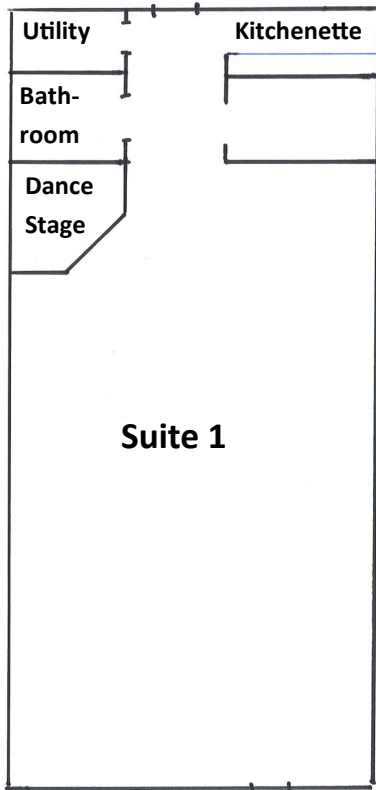
WILLIAMS LANDING  
RETAIL CENTER



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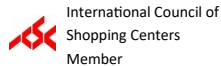
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Drawings not to scale.

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## SUITE 5




## SUITE 1



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