

# Office Space For Lease

## MedQuarter

1120 2nd Avenue SE, Cedar Rapids, IA



### Contact Information:

Aric Engel  
Commercial Realtor  
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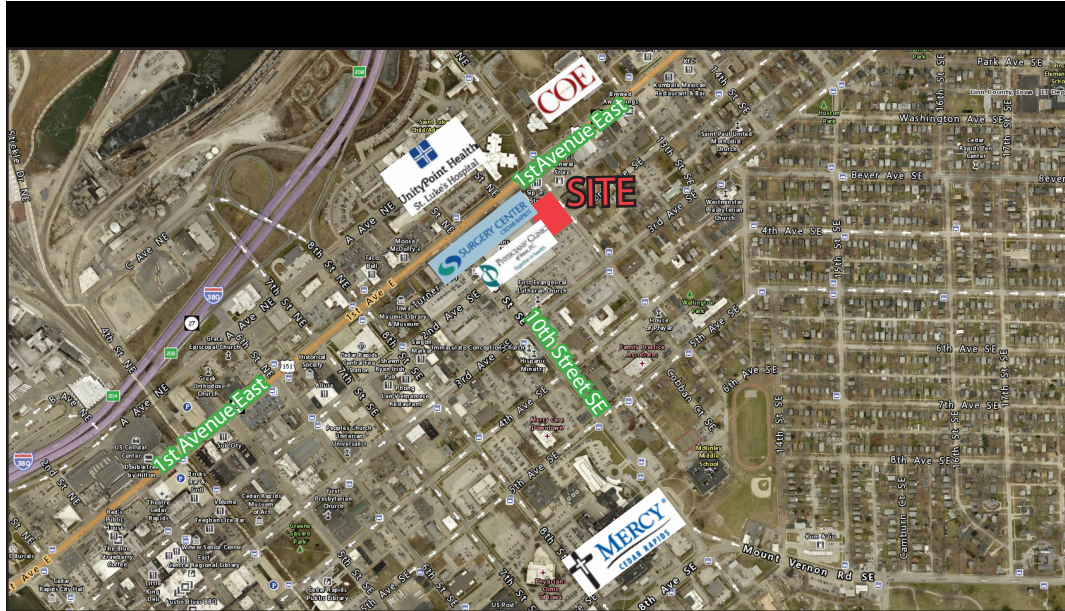
500 First Ave NE Suite 301  
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Fax: 319.731.3434  
www.gldcommercial.com

All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

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### Property Highlights

#### Location

Located in the MedQuarter within walking distance of Unity Point St. Luke's Hospital, St. Luke's Women's and Children's Center, Coe College, Physicians' Clinic of Iowa, Surgery Center Cedar Rapids, Mercy Hospital, Hall-Perrine Cancer Center, Wolfe Eye Clinic, and more.

#### Details

10 private offices: (4) on the 1st floor, (6) on the 2nd floor  
Entire 2nd floor available as a separate suite  
Each floor has a conference room (1st floor is shared)  
Locked entry way  
Shared receptionist area

Building Size:	7,671 SF
Year Built:	1875
Zoning:	C-3
Real Estate Taxes:	\$12,810 (includes 129 12th St SE)

**Available SF**  
150-2,000 SF

**Lease Rate**  
\$14.00/SF Gross\*

\*All utilities paid by the landlord



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