OFFICE SPACE

FOR **LEASE**

525 SF AVAILABLE

1661 BOYSON SQUARE DR
STE 200-A
HIAWATHA, IOWA 52233



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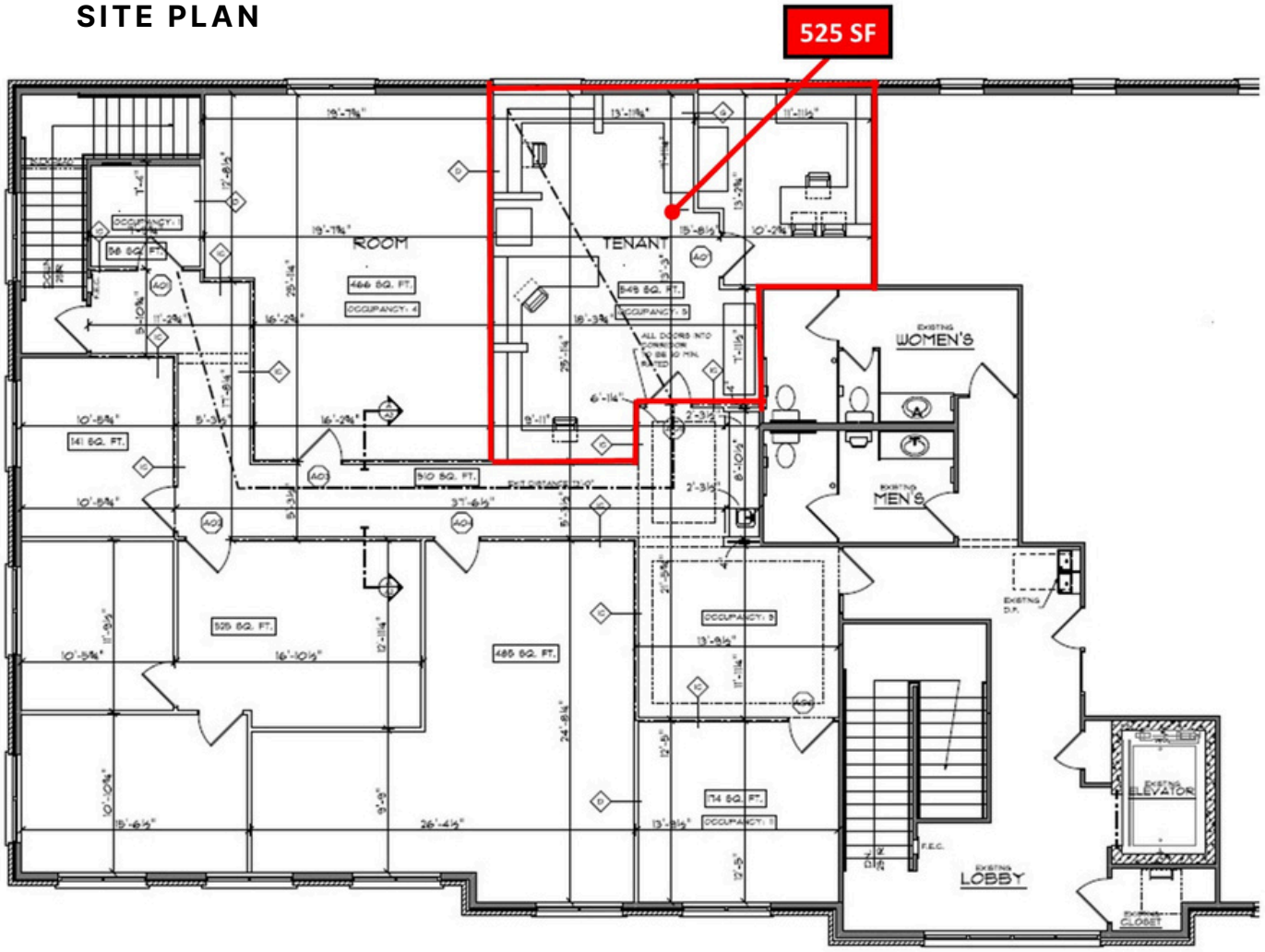
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REAL ESTATE

OFFICE SPACE FOR LEASE

525 SF | 1661 BOYSON SQUARE DR STE 200-A, HIAWATHA, IOWA 52233

SITE PLAN



PREMISES

Lease Structure:

Year 1 - $1,295 Gross / month
Year 2 - $1,395 Gross / month
Year 3 - $1,495 Gross / month

3-year minimum term

Total building size is 15,470 SF

525 SF available

SITE HIGHLIGHTS

- Zoning: C-3
- Built in 2012
- Paved on-site parking
- Second generation, fully built out office space
- Shared conference room and common area restrooms
- Office furniture available for lease

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LOCATION HIGHLIGHTS



DEMOGRAPHIC INFORMATION

	1 Mile	3 Mile	5 Mile
Population	5,206	42,085	105,106
Households	2,085	17,930	44,506
Median HH Income	$77,789	$84,966	$77,030
Median Net Worth	$231,990	$313,654	$238,798

LOCATION HIGHLIGHTS

- Nestled within the prestigious mixed-use retail/office park, this modern 525 SF suite pairs professionalism with convenience.
- Strategically located in a vibrant blend of residential neighborhood and bustling business activity, this space offers seamless connection to major arteries including I-380, Center Point Road, Blairs Ferry Road, and Edgewood Road.
- Traffic counts exceed 14,000 vehicles per day on Boyson Road and 48,000+ on I-380.

SURROUNDING BUSINESSES

Hope Hearing & Tinnitus Center, Integrative Health and Hormone Clinic, Bella Capelli Salon, Lucky Penny, Woodharbor, Honkamp PC, KinderCare, ChildServe, Ahmann Companies, Tyler Link & Barnes, Hiawatha Care Center, Farm Bureau, North Forty, 4 Hermanos, Mobile Demand, Fareway Grocery Store, New York Life, Excel Chiropractic, Thrivent Financial, Cedar Rapids Toyota, Junge Automotive Group, Kirkwood Community College Linn County Regional Center, Mercy Medical Park, Big 10 Mart, AirFX Trampoline Park, Hall & Hall Engineers, Casey's, and much more.

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