FOR LEASE

2303 JONES BLVD

CORALVILLE, IA 52241

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Business Analyst

OLIVIA CHRISTIANSON
Marketing Specialist

2720 1ST AVE NE | SUITE 212 | CEDAR RAPIDS, IA 52402 | +1 319 229 1003 | IOWACOMMERCIALADVISORS.COM

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

2303 JONES BLVD

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Iowa Commercial Advisors

FOR LEASE

AVAILABILITY

SUITE D: 4,990 SF | $11.00 PSF NNN
OPEX: $6.33 PSF

PROPERTY HIGHLIGHTS

- Office space available for lease in the heart of Coralville, IA
- Open floor plan
- One private office with ability to reconfigure
- Abundant parking on site
- Located on the corner of Hwy 6 and Jones Blvd with easy access to I-80 and I-380
- Proximity to Coralville's many amenities

RETAIL AERIAL

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

RETAIL AERIAL & DEMOGRAPHICS

CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,717	11,239	77,065
AVG HH INCOME	$76,674	$107,162	$125,389
TOTAL HOUSEHOLDS	569	4,547	31,308
DAYTIME POPULATION	4,984	10,454	45,274

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FLOOR PLAN

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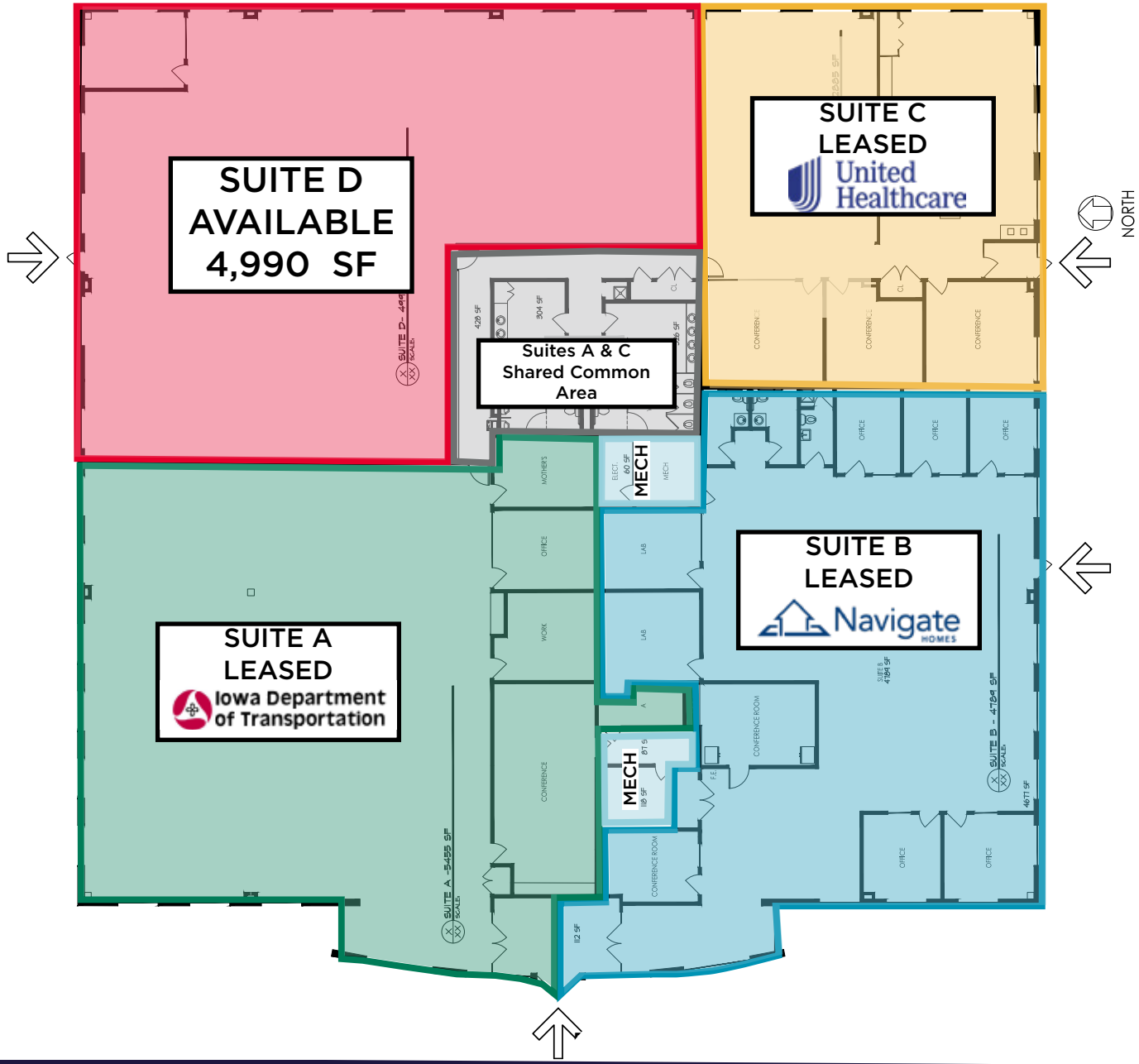

AVAILABLE SPACE | SUITE D

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COMMON AREA SPACE

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ICR IOWA

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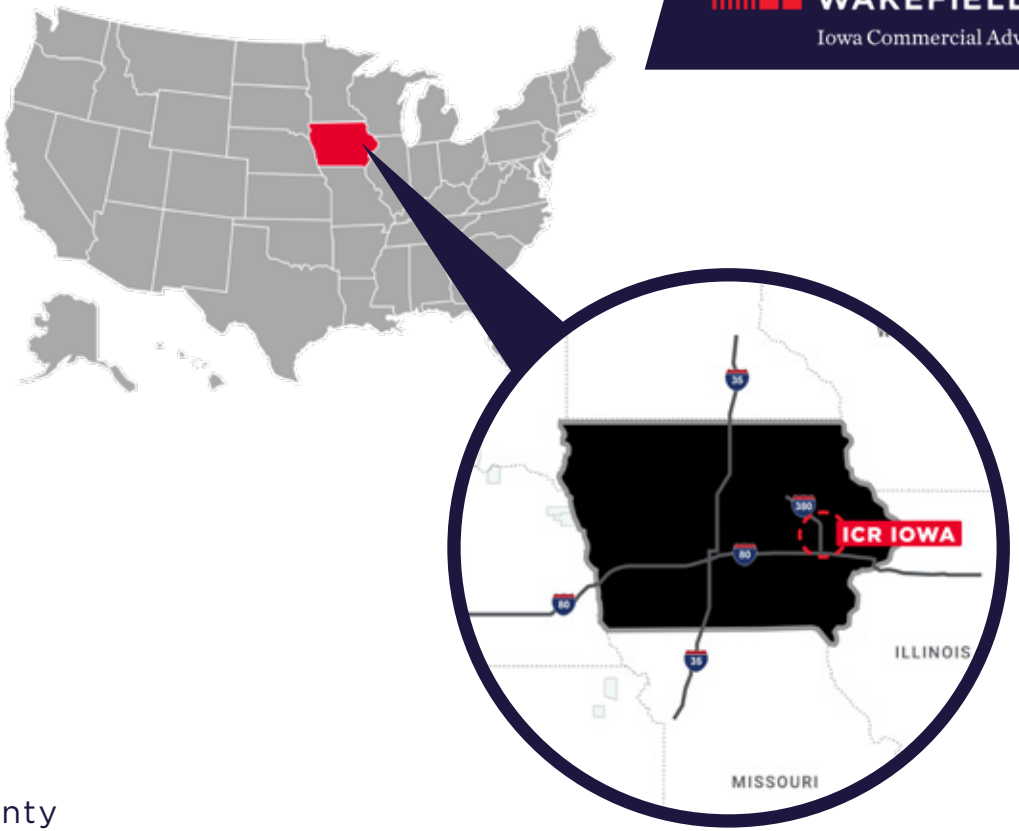
Coralville is located in the Iowa City and Cedar Rapids MSA, locally known as ICR Iowa. It is within a 4-5 hour drive to major key cities in the Midwest - Chicago, Kansas City, Milwaukee, Minneapolis, Omaha, and St. Louis.



729,401
WORKFORCE POPULATION

95%
EDUCATIONAL ATTAINMENT

8.9%
EMPLOYMENT GROWTH RATE

36
MEDIAN AGE

7 COUNTIES

- Benton County
- Cedar County
- Iowa County
- Johnson County
- Jones County
- Linn County
- Washington County

487,106
POPULATION

$1,227,628,806
ANNUAL GOODS EXPORT

36,816,284
300 MILE POPULATION

IOWA LEADS IN ADVANCED MANUFACTURING

#2 BEST STATE TO START A BUSINESS

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