

# FOR LEASE



## 2301 JONES BLVD

CORALVILLE, IA 52241

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



# 2301 JONES BLVD

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**10,500 SF AVAILABLE**

**\$13.95 PSF NNN**

*\*Space can be demised*

**OPEX: \$6.79 PSF**

## PROPERTY HIGHLIGHTS

- Professional office space for lease in the heart of Coralville, Iowa
- Space can be subdivided - contact agent for more details
- Abundant parking on site
- Open floor plan with private offices, a conference room, and a spacious breakroom
- 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



# AVAILABLE SPACE

EXTERIOR



OPEN CONCEPT



PRIVATE OFFICES



BREAK ROOM



# RETAIL AERIAL





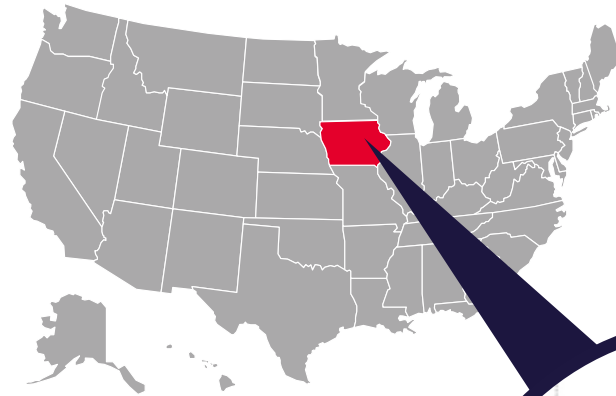
**CUSHMAN &  
WAKEFIELD**  
Iowa Commercial Advisors

| 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    |



# ICR IOWA

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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