

FOR SALE OR LEASE



520 10TH AVE, CORALVILLE - TOWN SQUARE **\$4,720,000 OR \$12.50 / NNN**

- **Sale Price:** \$4,720,000
- **Lease Price:** \$12.50 / NNN
- **Pass Through Expenses:**
 - Ins: \$0.47 / SF
 - CAM: \$2.59 / SF
 - Gross Tax: \$4.66 / SF
- **Total Monthly Rent:** \$42,542.88
- **Building Taxes:** \$117,684
- **Zoning:** C3
- **Building Size:** 25,248 SF
- **Lot Size:** 1.82 Acres
- **Divisible** to 8,000 SF as a condo
- **Traffic Count:** 2,250 cars on 10th Ave per day
- **Spaces:** Approx. 35-40 offices/exam rooms and conference rooms per floor
- **Parking:** Large off-street non-dedicated lot with handicapped spots
- **Availability:** Vacant and ready for next tenant / owner
- **Directions:** Southwest corner of the 6th St and 10th Ave intersection. Building faces east

Information deemed reliable, but not guaranteed.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

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Licensed to sell real estate in the State of Iowa

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This is a three story fully built out class A, elevator served, brick office/medical building in the successful Town Square office/retail/medical complex at the NEC of 6th Street & 10th Ave, just north of 5th Street, in Coralville, Iowa. The building is a total of 25,248 square feet. The lowest level is full daylight with garden windows & walk-up exterior exits and elevator served. There are approx 35-40 offices/exam rooms & conference rooms on each floor with full ADA bathrooms, storage & service areas as required. The former occupant was the Coralville location of the Veteran's Administration Medical Clinic/office space, so many of the offices/exam rooms have hand sinks. There are over 20 current tenants within the Town Square Development, a complete is available upon request. The east side of the building features a grand two-story portico supported by 4 columns protecting the main entrance. There is a large off-street parking lot serving this & other buildings in the development with a disproportionate number of handicapped spaces at this front entry. The building is vacant & ready for the next tenant, or owner as the Property is offered for both lease or sale. The base rate of \$12.50/SF/YR, plus pass through expenses comes to \$42,542.88 per month. The sale price is \$4,720,000.

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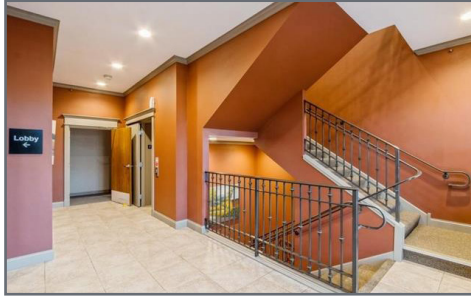
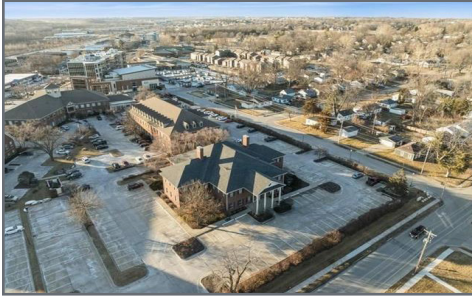
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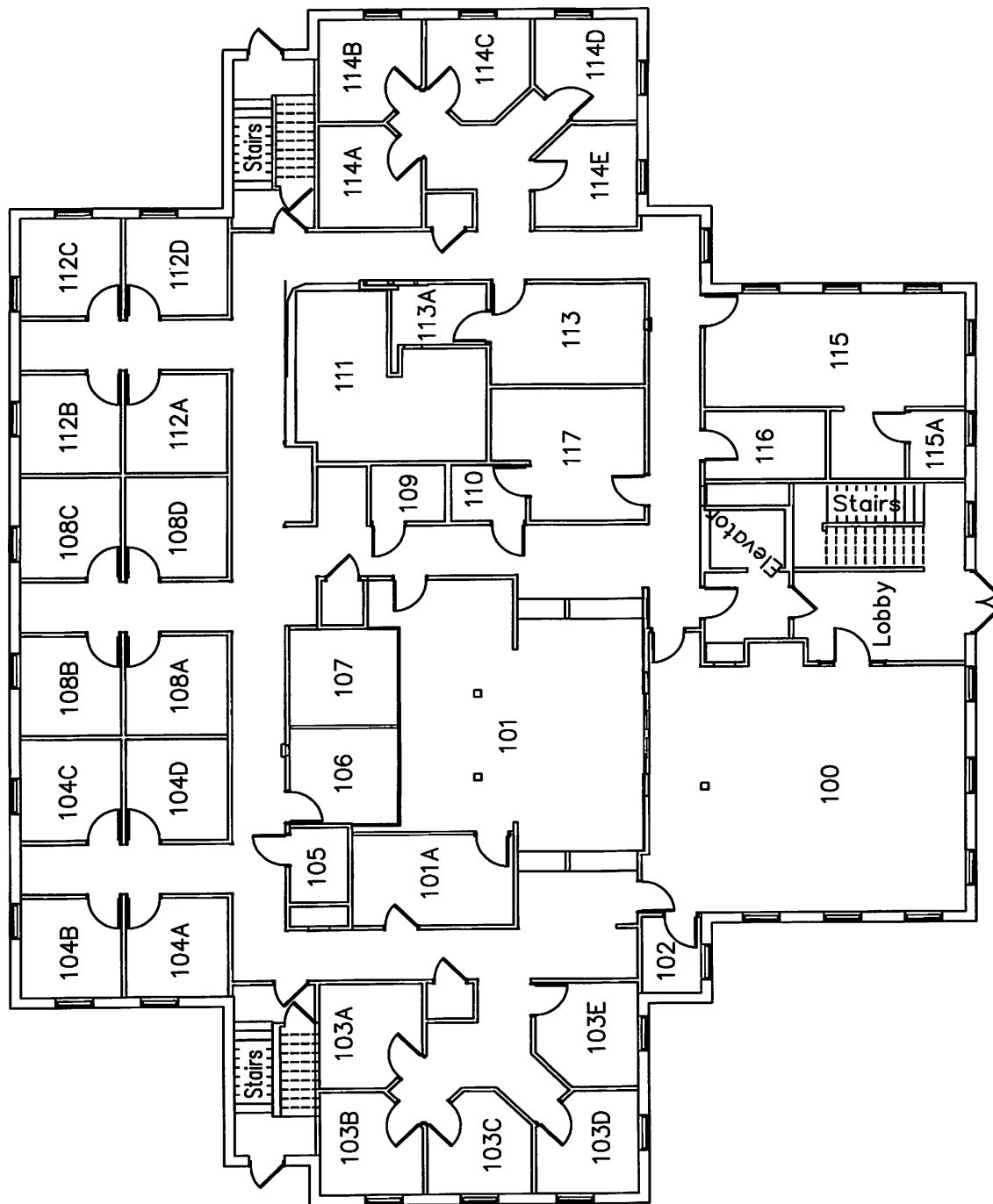
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520 10th Avenue

Main Level

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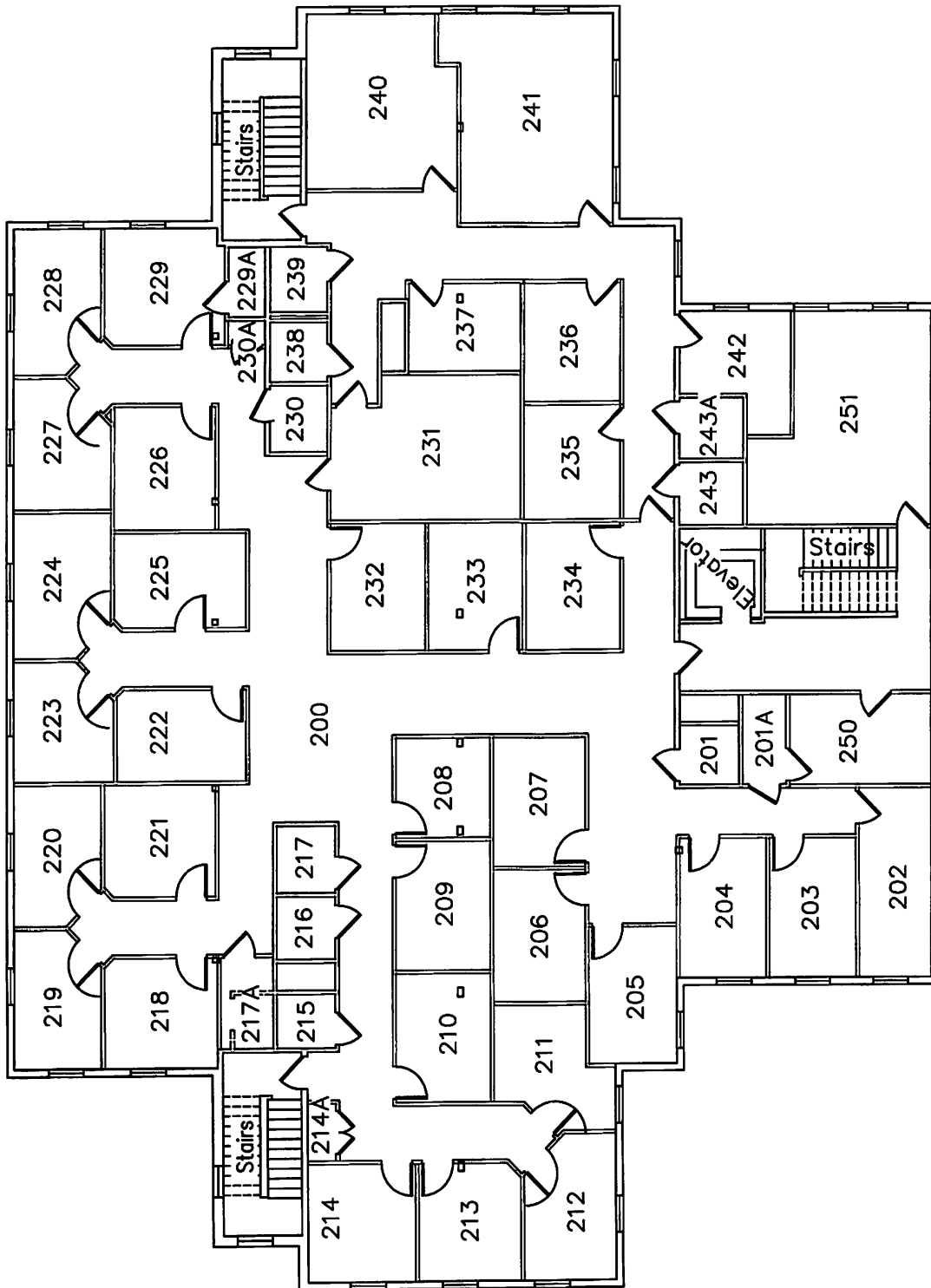
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520 10th Avenue

Upper Level

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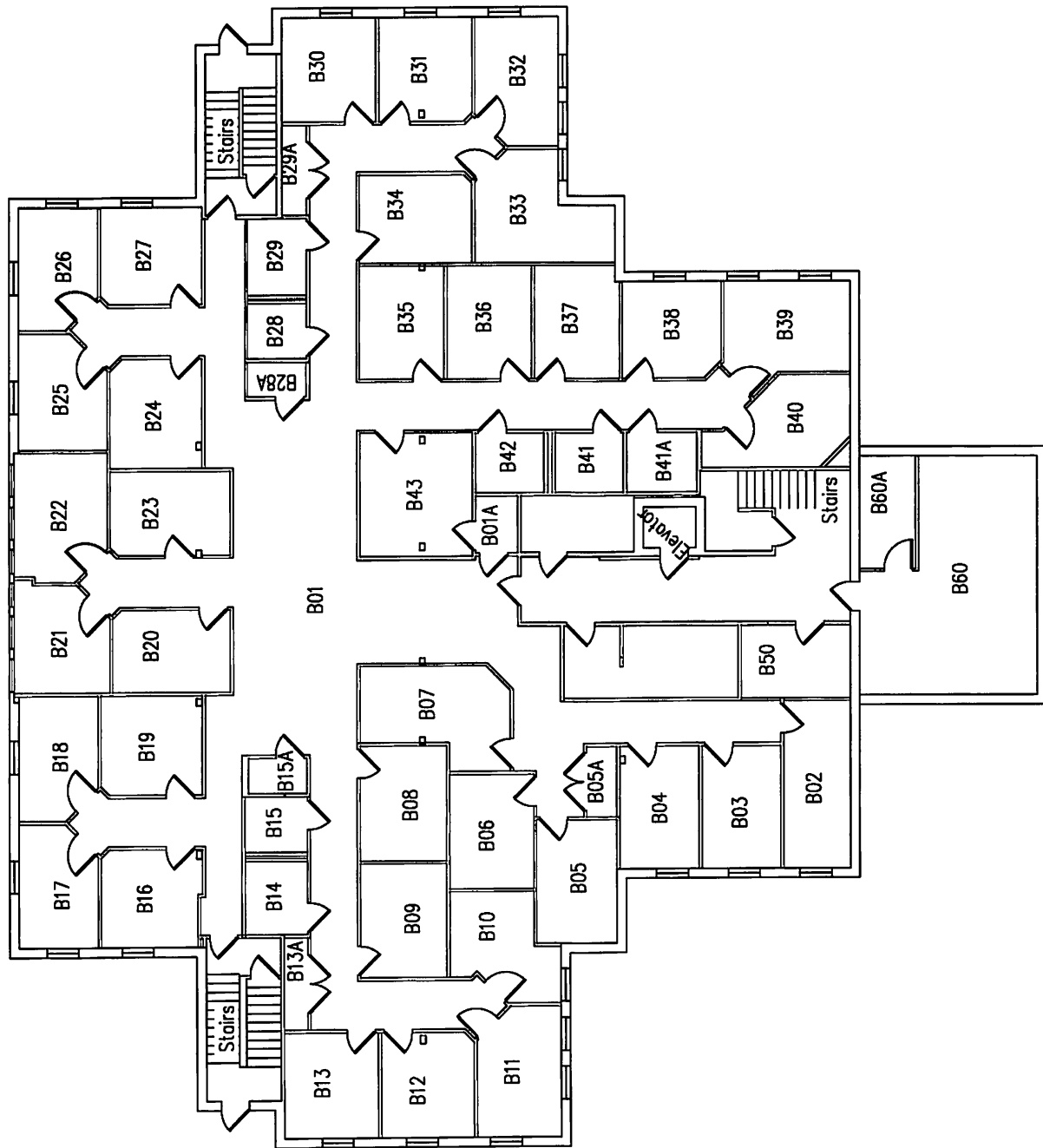
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520 10th Avenue
Garden Level

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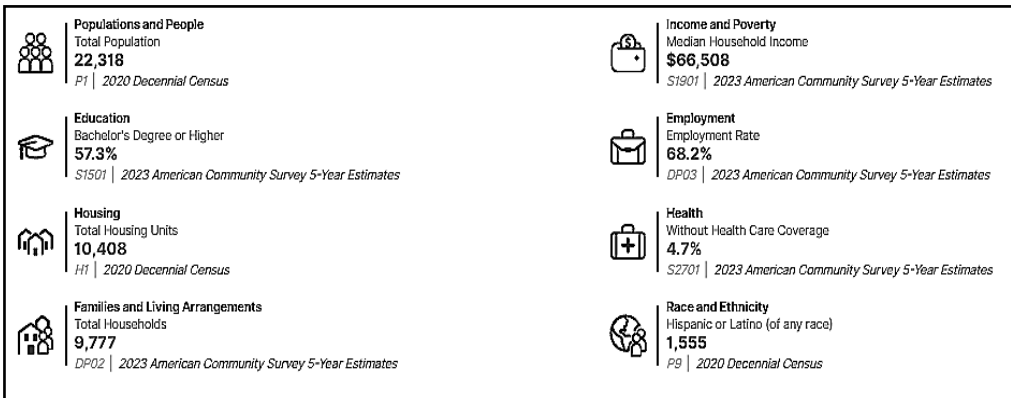
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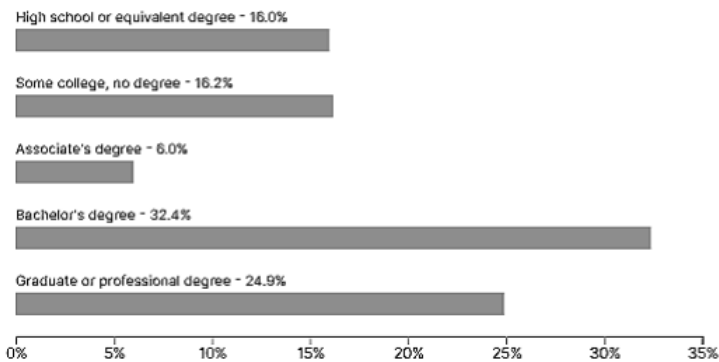
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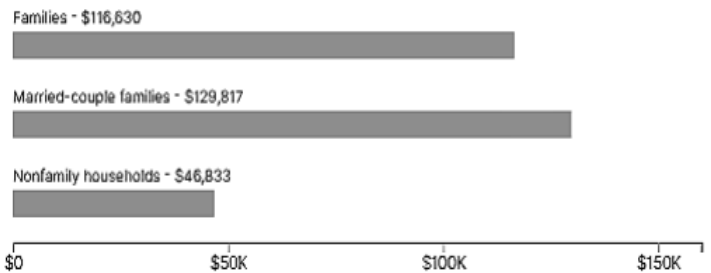
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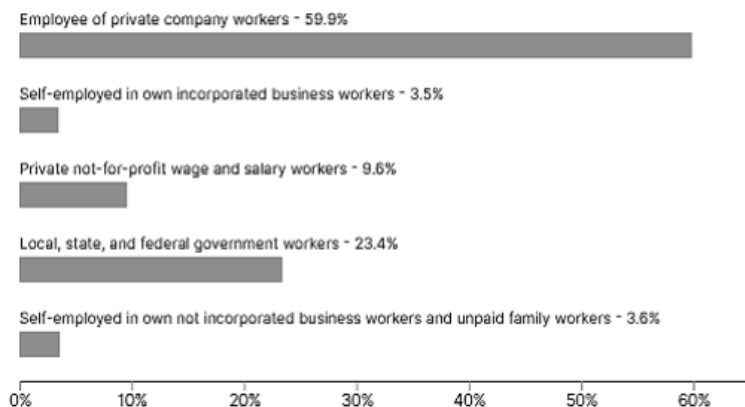
Education Attainment (Population 25 Years and Older) in Coralville city, Iowa



Median Income by Types of Families in Coralville city, Iowa

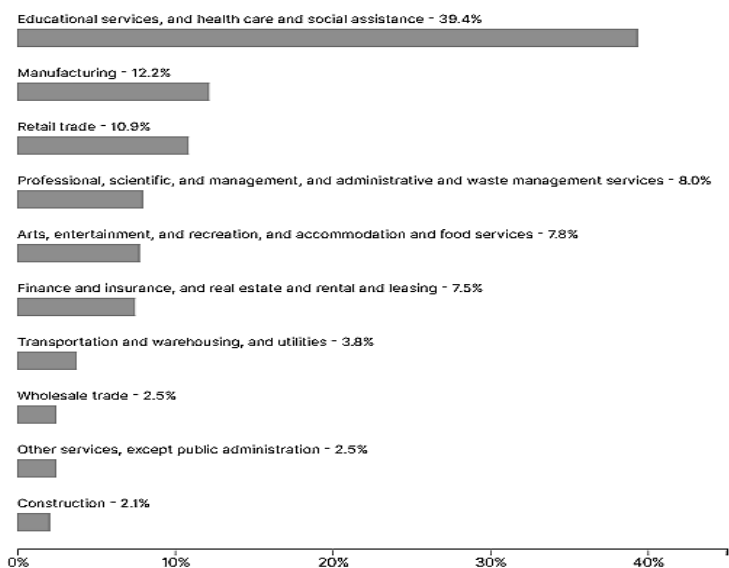


Class of Worker in Coralville city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and Over in Coralville city, Iowa



United States®
Census
Bureau

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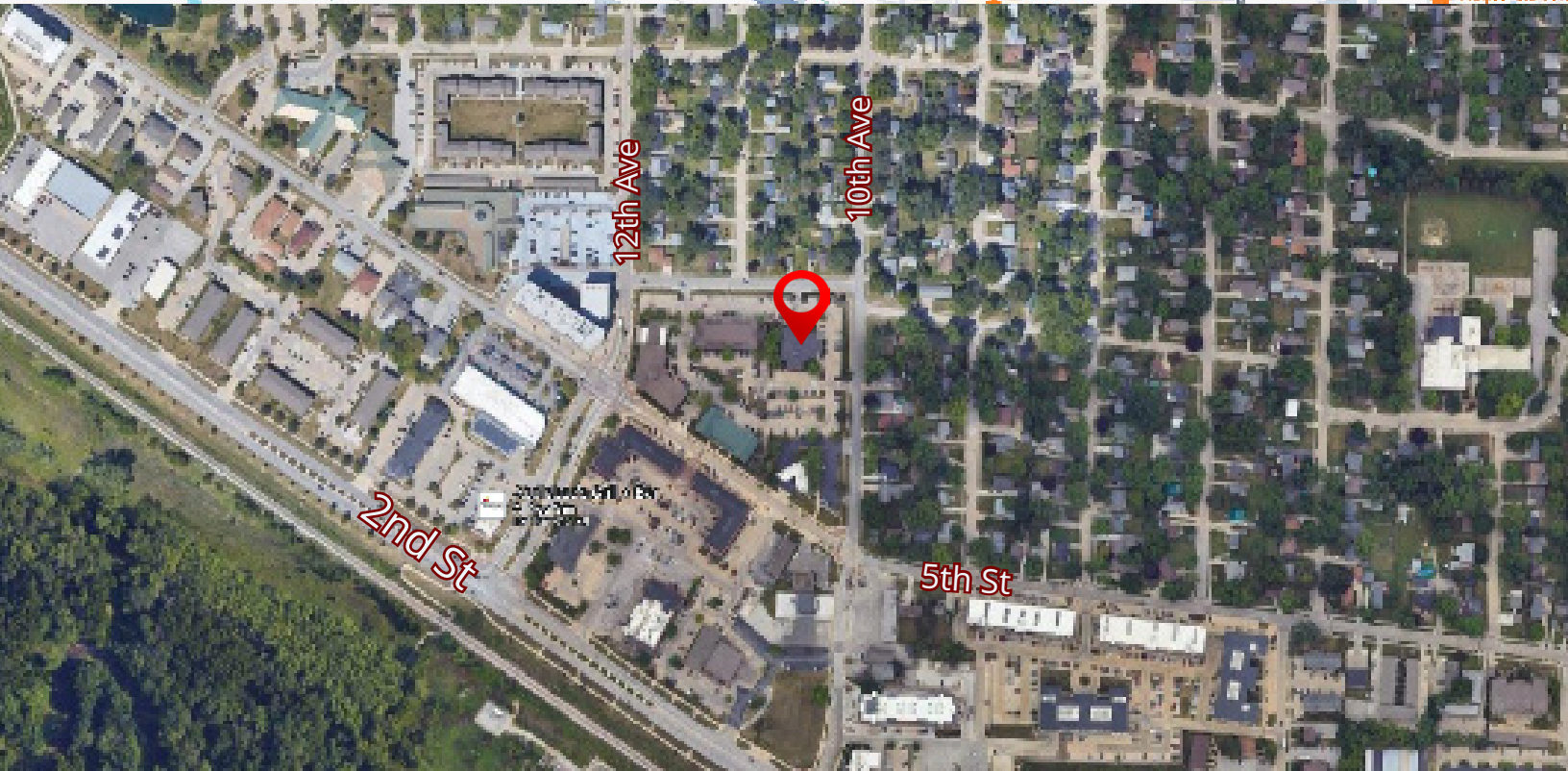
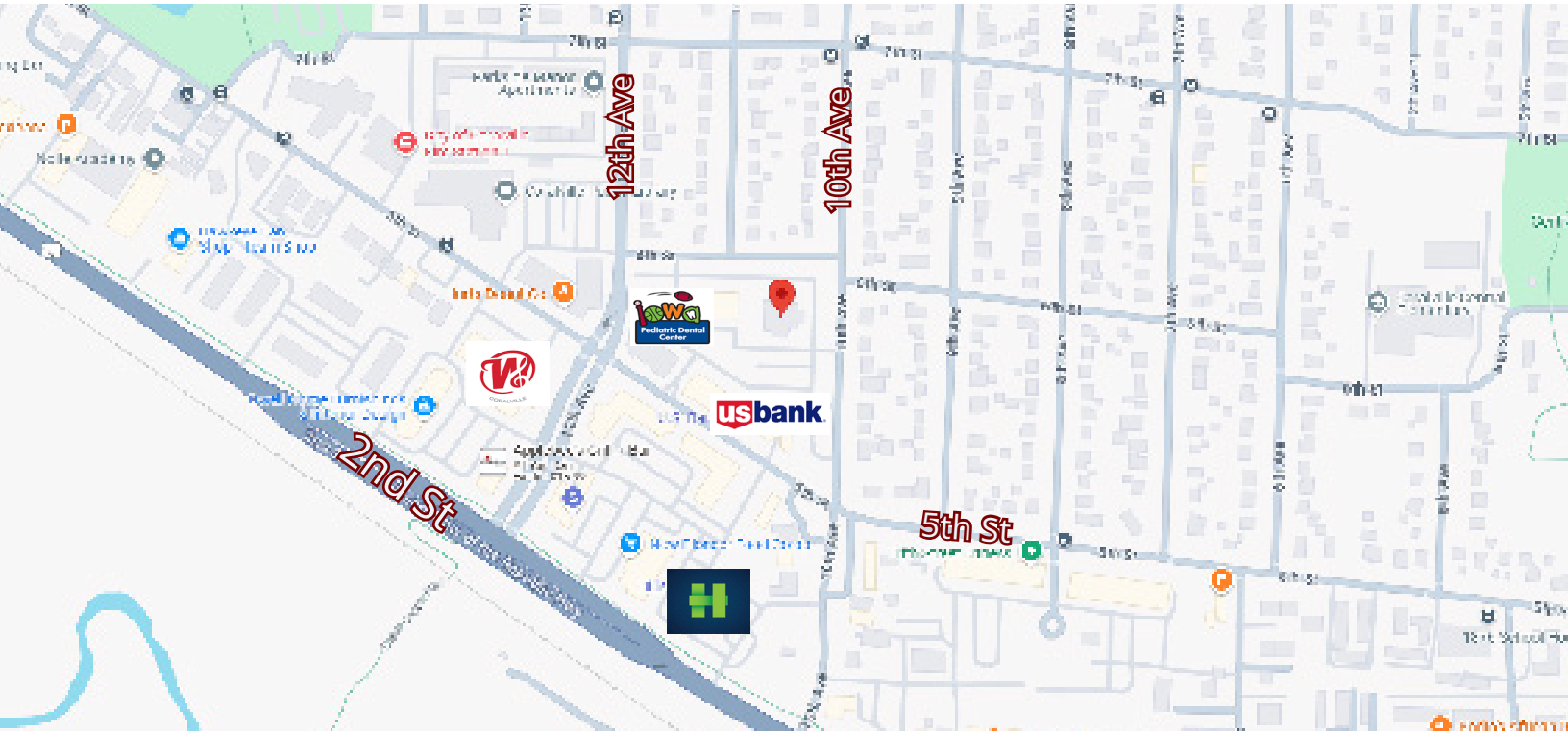
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