

FOR LEASE



3030 NORTHGATE DR, STE D, IOWA CITY \$11.50 / NNN

This 2639 SF suite was previously occupied by Hanger Prosthetics so it features a combination of exam rooms and fabrication space. 2 options for entry, either from the shared hall or private exterior door. Lobby area with check in & check out windows. Lots of windows on the east and south sides. The suite can be configured to meet a new user's needs. The large parking lot will be appreciated by clients & employees alike. Conveniently located just off the I-80 / N Dodge St intersection and close to a variety of medical and office users. Priced at \$11.50 PSF + \$9.92 in NNN charges = approx \$4,710.62 per month gross. Pass thru charges include some utilities by taking advantage of the solar system in place.

Total Monthly Rent: \$4,710.62

Base Rent: \$11.50 PSF

Taxes: \$9.92 PSF

Zoning:
CO1

Total Sqft:
2639 SQFT

Traffic Count:
623 cars on Northgate Dr per day

Directions:
North on Hwy 6/N Dodge St from the I80 intersection. East on Northgate Dr, last building on the right hand side.

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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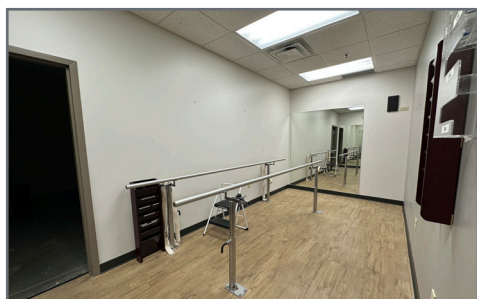
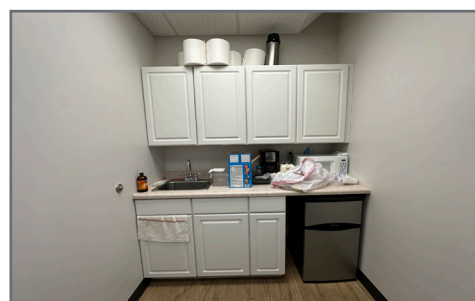
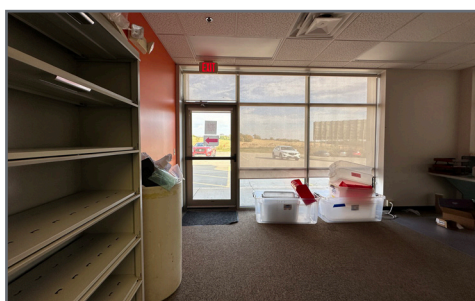
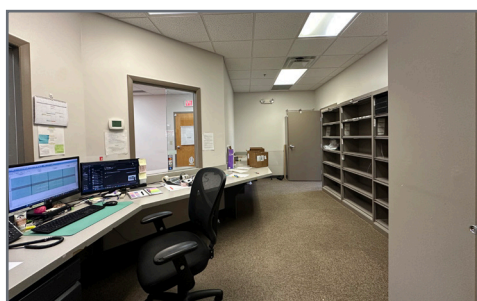
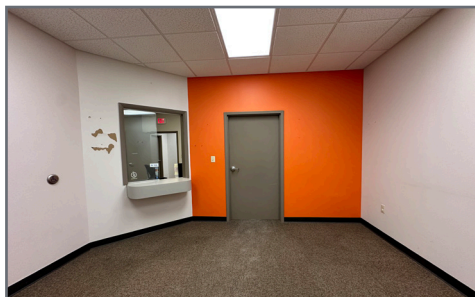
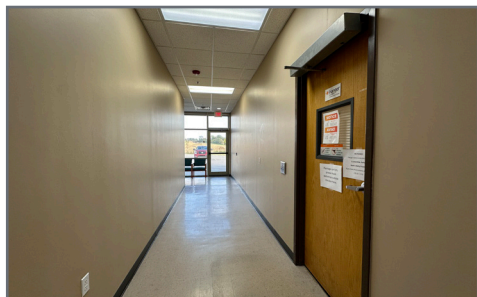
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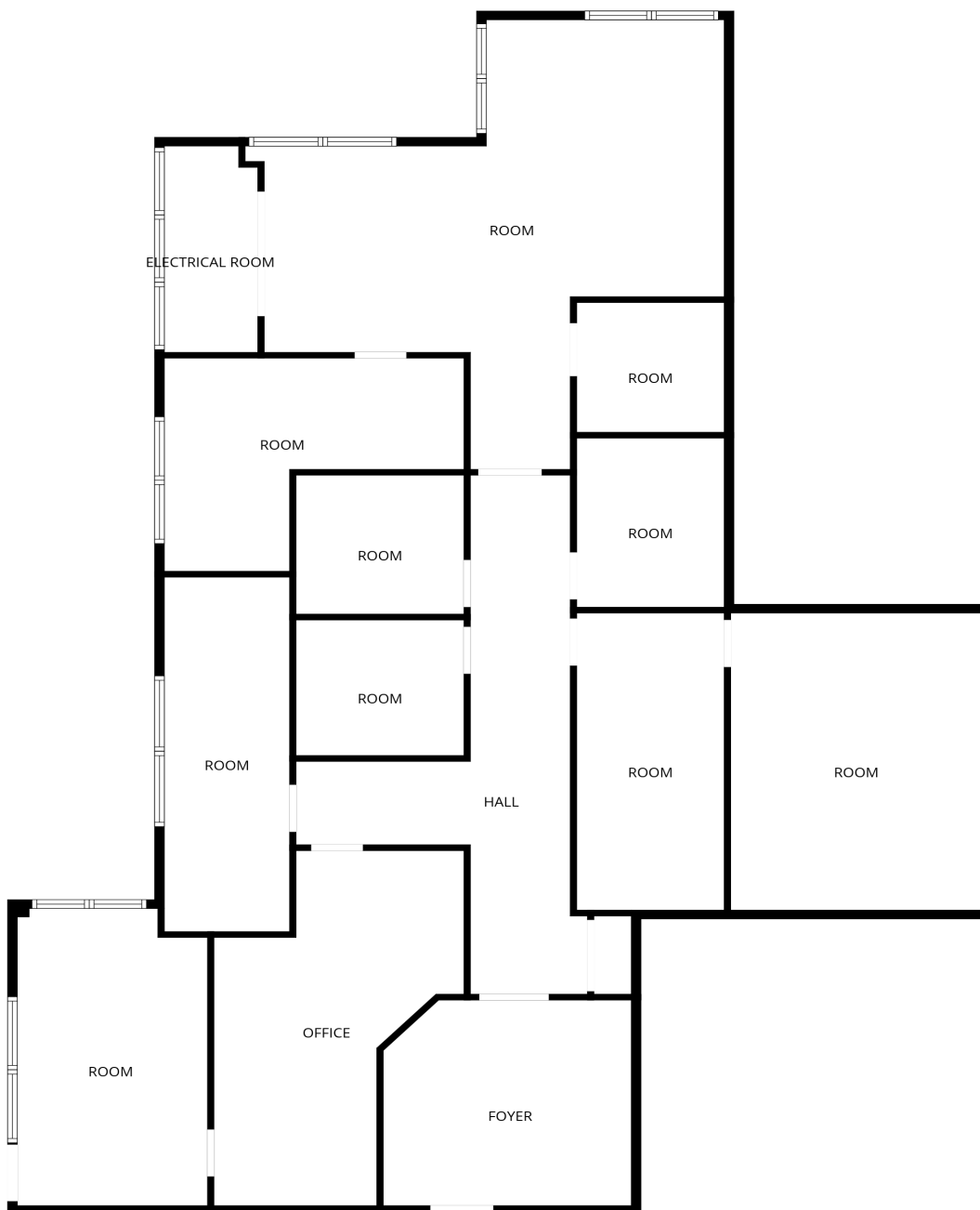
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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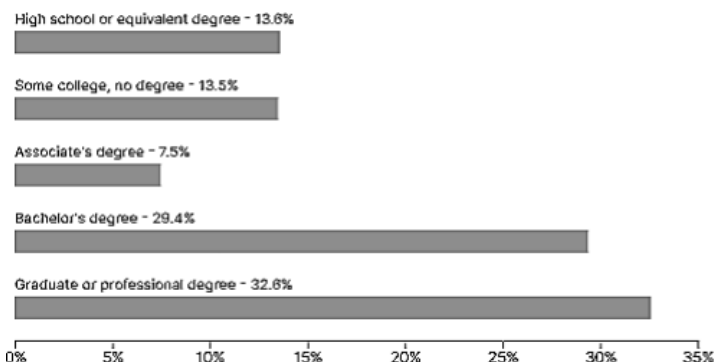
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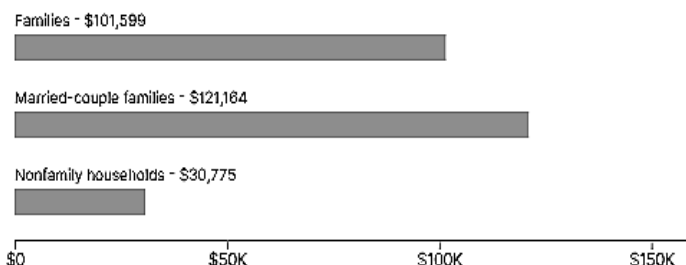
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 Populations and People Total Population 74,828 <i>P1 2020 Decennial Census</i>	 Income and Poverty Median Household Income \$50,135 <i>S1901 2023 American Community Survey 1-Year Estimates</i>
 Education Bachelor's Degree or Higher 62.0% <i>S1501 2023 American Community Survey 1-Year Estimates</i>	 Employment Employment Rate 65.6% <i>DP03 2023 American Community Survey 1-Year Estimates</i>
 Housing Total Housing Units 32,854 <i>H1 2020 Decennial Census</i>	 Health Without Health Care Coverage 6.1% <i>S2701 2023 American Community Survey 1-Year Estimates</i>
 Families and Living Arrangements Total Households 30,588 <i>DP02 2023 American Community Survey 1-Year Estimates</i>	 Race and Ethnicity Hispanic or Latino (of any race) 5,451 <i>P9 2020 Decennial Census</i>

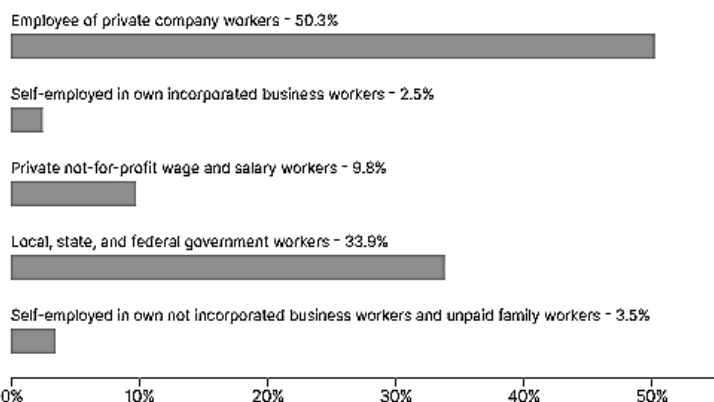
Education Attainment (Population 25 Years and Older) in Iowa City city, Iowa



Median Income by Types of Families in Iowa City city, Iowa

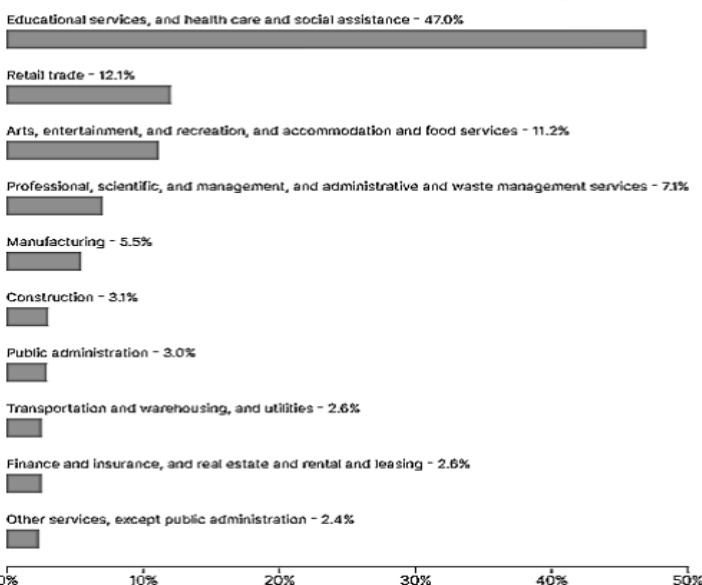


Class of Worker in Iowa City city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and ... in Iowa City city, Iowa



United States®
Census
Bureau

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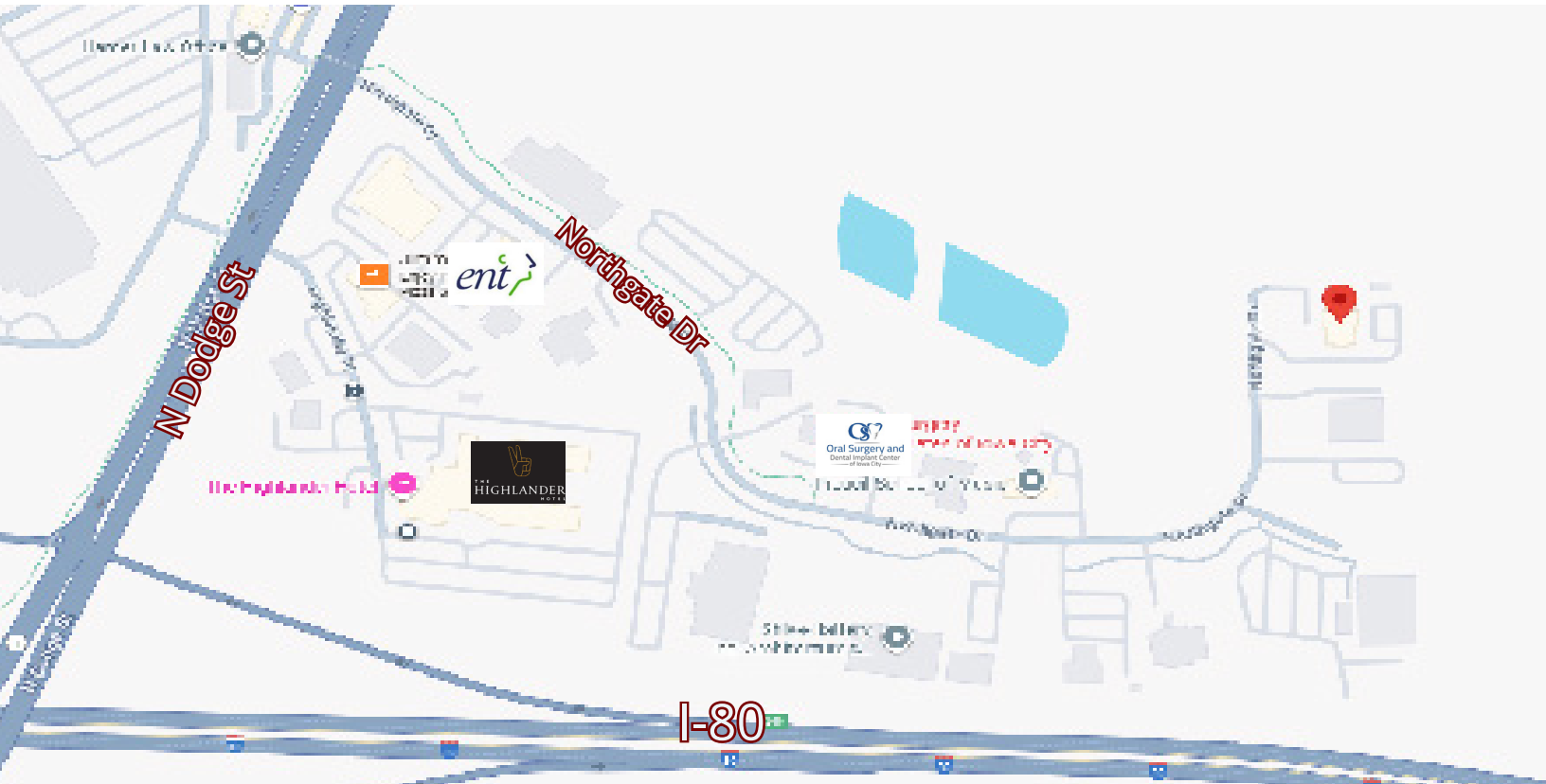
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