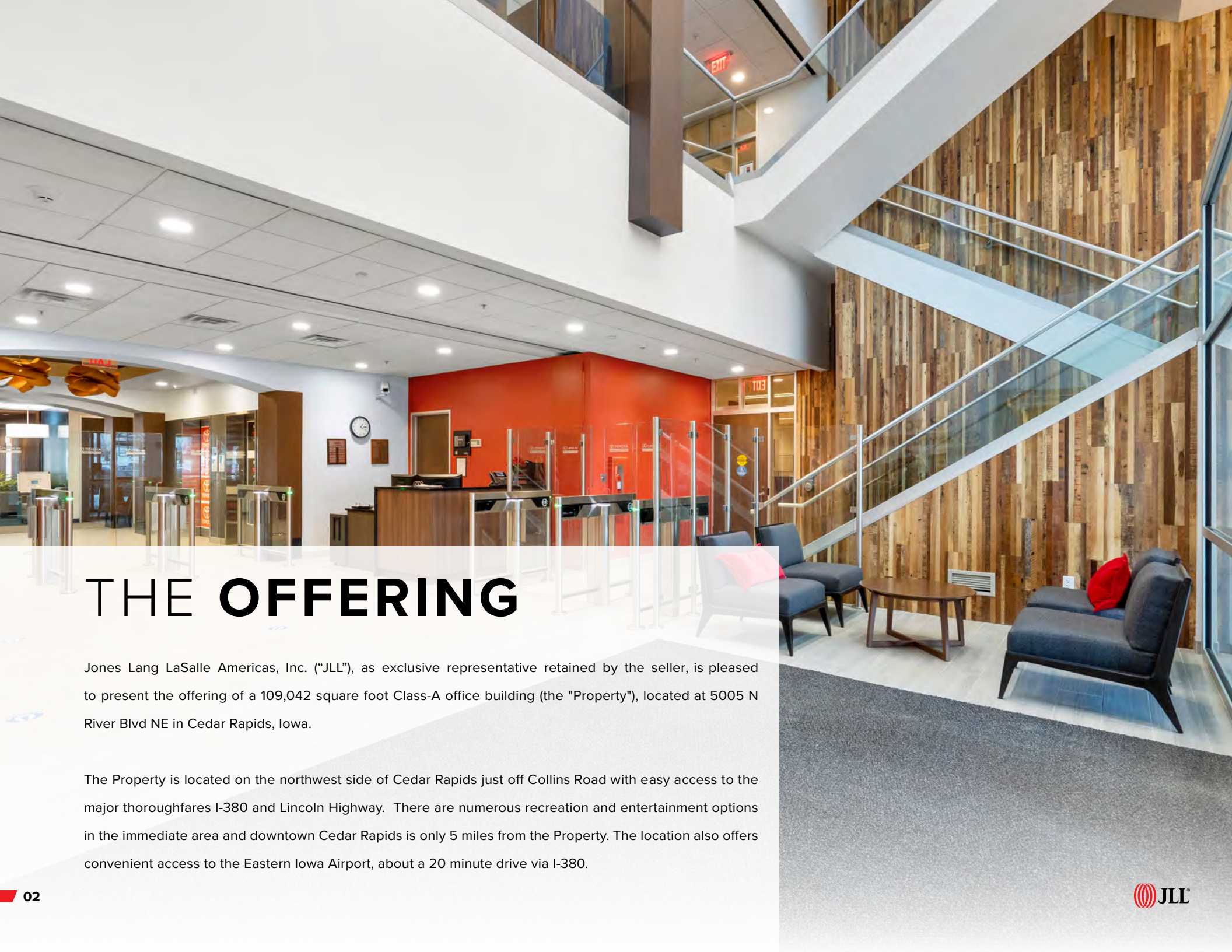


109,042 SF | Investment Opportunity

CEDAR RAPIDS, IOWA



Jones Lang LaSalle Americas, Inc. ("JLL")



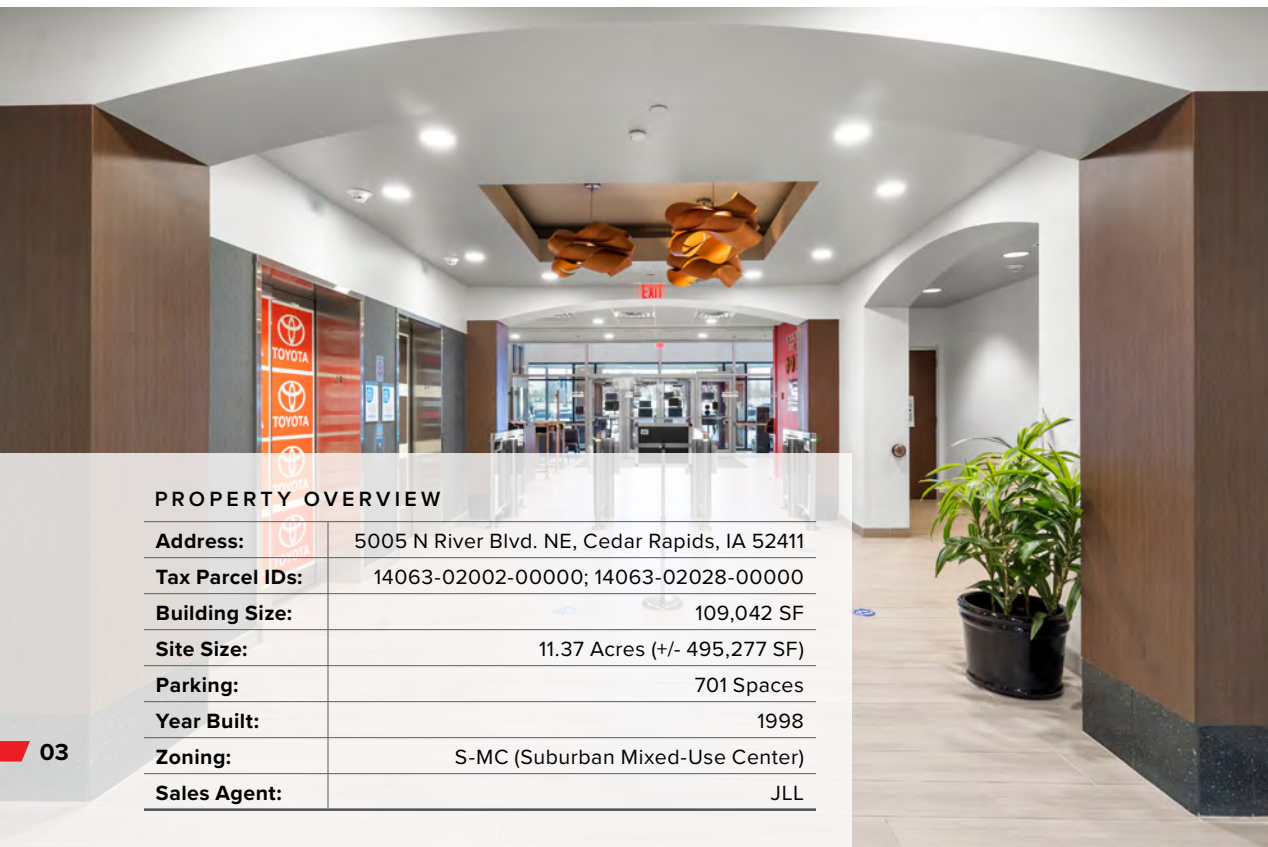
THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative retained by the seller, is pleased to present the offering of a 109,042 square foot Class-A office building (the "Property"), located at 5005 N River Blvd NE in Cedar Rapids, Iowa.

The Property is located on the northwest side of Cedar Rapids just off Collins Road with easy access to the major thoroughfares I-380 and Lincoln Highway. There are numerous recreation and entertainment options in the immediate area and downtown Cedar Rapids is only 5 miles from the Property. The location also offers convenient access to the Eastern Iowa Airport, about a 20 minute drive via I-380.

PROPERTY OVERVIEW

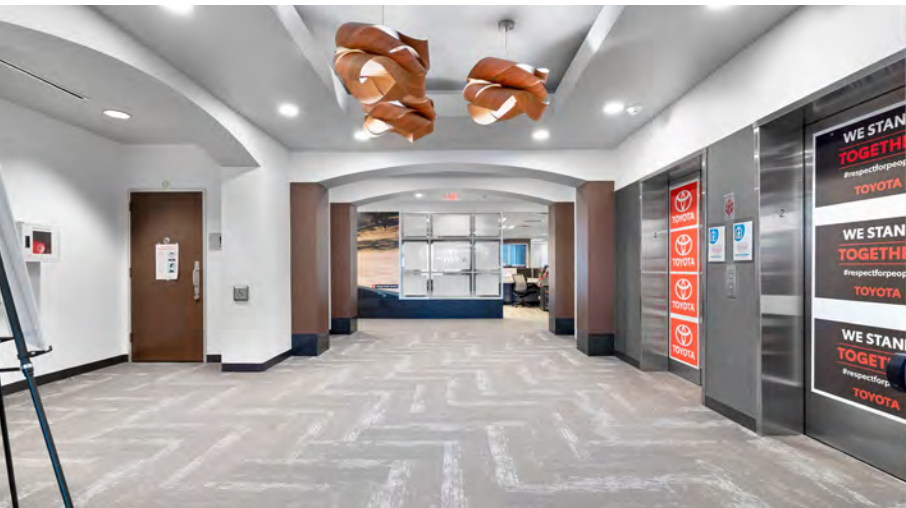
The Property is a 109,042 square foot office building situated on an 11.37-acre site in the River Ridge North Executive Park. Originally built in 1998, the Property has undergone significant upgrades to both its interior and exterior structure. Within the last five years major improvements include: \$3 million interior refresh, new boiler, replacement of fire alarm system panel & components, and a roof replacement in 2021. The quality of the current improvements provides the opportunity for an investor to purchase a move-in ready Property.



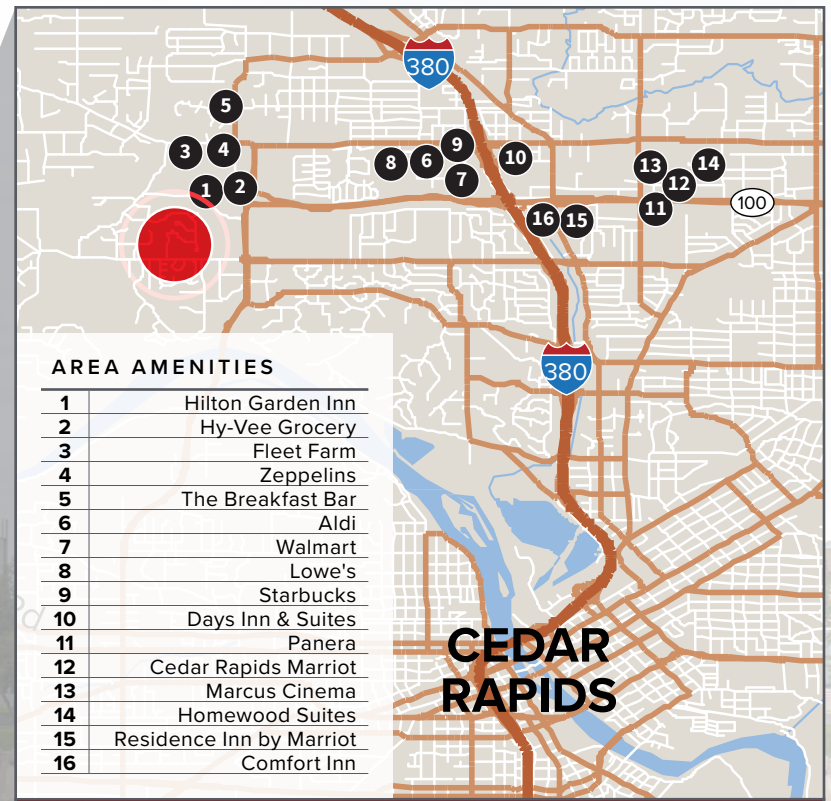
PROPERTY OVERVIEW

Address:	5005 N River Blvd. NE, Cedar Rapids, IA 52411
Tax Parcel IDs:	14063-02002-00000; 14063-02028-00000
Building Size:	109,042 SF
Site Size:	11.37 Acres (+/- 495,277 SF)
Parking:	701 Spaces
Year Built:	1998
Zoning:	S-MC (Suburban Mixed-Use Center)
Sales Agent:	JLL

PROPERTY IMAGES



LOCATION OVERVIEW



AREA AMENITIES

1	Hilton Garden Inn
2	Hy-Vee Grocery
3	Fleet Farm
4	Zeppelins
5	The Breakfast Bar
6	Aldi
7	Walmart
8	Lowe's
9	Starbucks
10	Days Inn & Suites
11	Panera
12	Cedar Rapids Marriot
13	Marcus Cinema
14	Homewood Suites
15	Residence Inn by Marriot
16	Comfort Inn

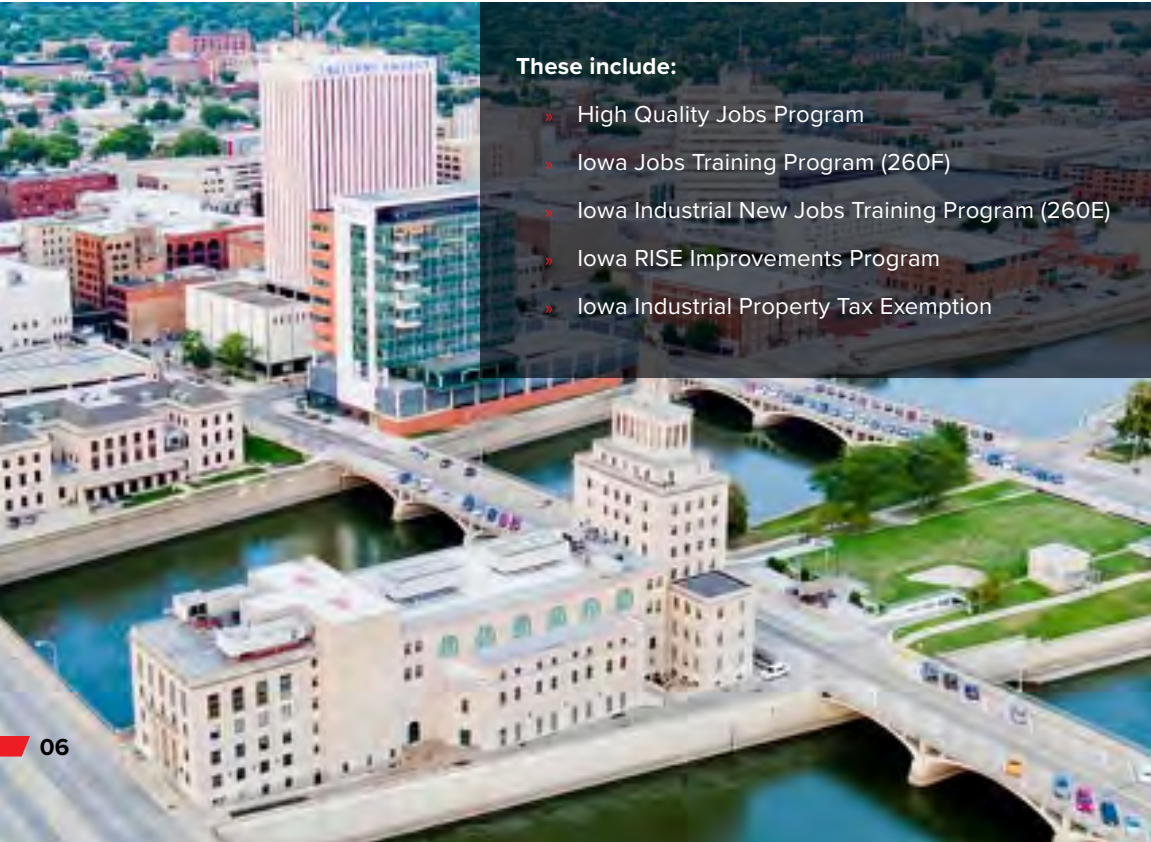
CEDAR RAPIDS

CEDAR RAPIDS AND IOWA CITY ARE LOCATED ONLY 30 MILES APART AND THEIR ECONOMIES ARE INTERTWINED.

CEDAR RAPIDS OVERVIEW

Cedar Rapids is home to a plethora of outdoor recreation options, unique restaurants, breweries, artisan shops and a renowned arts and culture scene. Renovations to historic venues and neighborhoods, along with new modern developments, have helped Cedar Rapids to be voted as one of America’s Best Cities on the Rise.

The transformation of Cedar Rapids is supported by Iowa’s business friendly climate. Both the state and Cedar Rapids offer multiple financial assistance programs for companies looking to relocate or expand in the region. Recent economic wins include a new \$139M facility for BAE Systems' navigation & sensors business as well as a new \$100M+ FedEx Ground facility.



These include:

- › High Quality Jobs Program
- › Iowa Jobs Training Program (260F)
- › Iowa Industrial New Jobs Training Program (260E)
- › Iowa RISE Improvements Program
- › Iowa Industrial Property Tax Exemption

15 LARGEST PUBLIC SERVICE COMPANIES

	Employees	Location
University of Iowa	22,827	Iowa City, IA
University of Iowa Hospitals and Clinics	11,551	Iowa City, IA
UnityPoint Health - St. Luke's Hospital	2,979	Cedar Rapids, IA
Cedar Rapids Community School District	2,879	Cedar Rapids, IA
Mercy Medical Center	2,140	Cedar Rapids, IA
Iowa City Community School District	1,700	Iowa City, IA
Veterans Health Administration	1,562	Iowa City, IA
City of Cedar Rapids	1,309	Cedar Rapids, IA
Four Oaks	1,100	Cedar Rapids, IA
Linn-Mar Community School District	987	Marion, IA
Mercy Iowa City	900	Iowa City, IA
College Community School District	850	Cedar Rapids, IA
Kirkwood Community College	810	Cedar Rapids and Iowa City, IA
Linn County Board of Supervisors	762	Cedar Rapids, IA
Grant Wood Area Education Agency	487	Cedar Rapids, IA

15 LARGEST PRIVATE COMPANIES

	Employees	Location
Collins Aerospace	9,000	Cedar Rapids and Iowa City, IA
Transamerica	2,600	Cedar Rapids, IA
Whirlpool	3,200	Amana, IA
Hy-Vee	2,356	Cedar Rapids and Iowa City, IA
Nordstrom Direct	2,150	Cedar Rapids, IA
Pearson Educational Measurement	1,765	Cedar Rapids and Iowa City, IA
ACT, Inc.	1,243	Iowa City, IA
Quaker Foods & Snacks	920	Cedar Rapids, IA
Riverside Casino	901	Riverside, IA
Alliant Energy - Interstate Power and Light	845	Cedar Rapids, IA
International Automotive Components	785	North Liberty, IA
Kinze Manufacturing	725	Williamsburg, IA
Hibu	723	Cedar Rapids, IA
Vangent	700	Coralville, IA
General Mills	650	Cedar Rapids, IA

DIVERSE ECONOMIC BASE

The Iowa City-Cedar Rapids area is a center of innovation, especially around their core industry clusters of edtech, medtech, food, finance, engineering & automation.

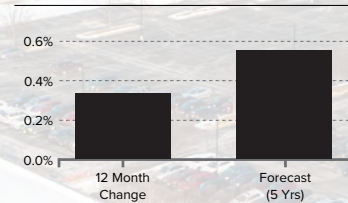
Globally recognized brands such as Collins Aerospace, ACT, Pearson, United Fire Group, Procter & Gamble, and General Mills have a significant presence in the area. There is also a thriving group of mid-size firms and startups, leveraging the research and expertise at the University of Iowa.

DEMOGRAPHIC TRENDS

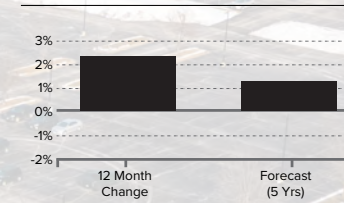
Demographic Category	Current Level		12 Month Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US
Population	277,720	332,686,344	0.3%	0.3%	0.6%	0.5%
Households	113,979	124,236,047	0.3%	0.2%	0.5%	0.5%
Median Household Income	\$69,366	\$70,005	9.7%	8.2%	3.6%	3.7%
Labor Force	141,094	162,289,313	2.4%	1.1%	1.3%	0.7%

Source: Oxford Economics

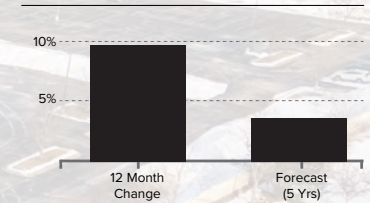
POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Source: Oxford Economics

CEDAR RAPIDS EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US
Manufacturing	20	1.7	4.81%	3.25%	0.54%	-0.01%
Trade, Transportation and Utilities	31	1.2	1.64%	2.98%	0.78%	0.28%
Retail Trade	15	1.0	-0.24%	2.03%	-0.23%	0.22%
Financial Activities	12	1.4	1.99%	1.71%	0.89%	0.54%
Government	15	0.7	1.38%	1.93%	1.13%	0.68%
Natural Resources, Mining and Construction	8	1.0	-4.13%	2.99%	0.51%	0.59%
Education and Health Services	21	0.9	3.87%	2.77%	0.74%	1.14%
Professional and Business Services	14	0.7	-0.39%	4.66%	0.63%	1.06%
Information	3	1.1	-4.59%	5.44%	-0.05%	1.41%
Leisure and Hospitality	12	0.8	13.28%	16.81%	1.73%	1.92%
Other Services	5	1.0	2.46%	5.74%	-0.68%	0.51%
Total Employment	141	1.0	2.62%	4.43%	0.77%	0.81%

Source: Oxford Economics

LQ = Location Quotient

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