



# For Lease

## Premier Office Space Available at Technology Park

Conveniently located in the Cedar Valley area

- Rate: \$16.50 NNN
- Operating expenses available upon request
- Availability:
  - Max contiguous: 45,436 SF
  - Demisable to  $\pm$ 10,000 SF
- Modern corporate office space with available furniture in-place
- Approximately 295 parking stalls or 6|1,000 parking ratio
- Situated along a heavily traveled corridor directly off of Highway 20 & Hudson Road
- Located conveniently by hotels, shops, & restaurants

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Cedar Falls, IA 50613**

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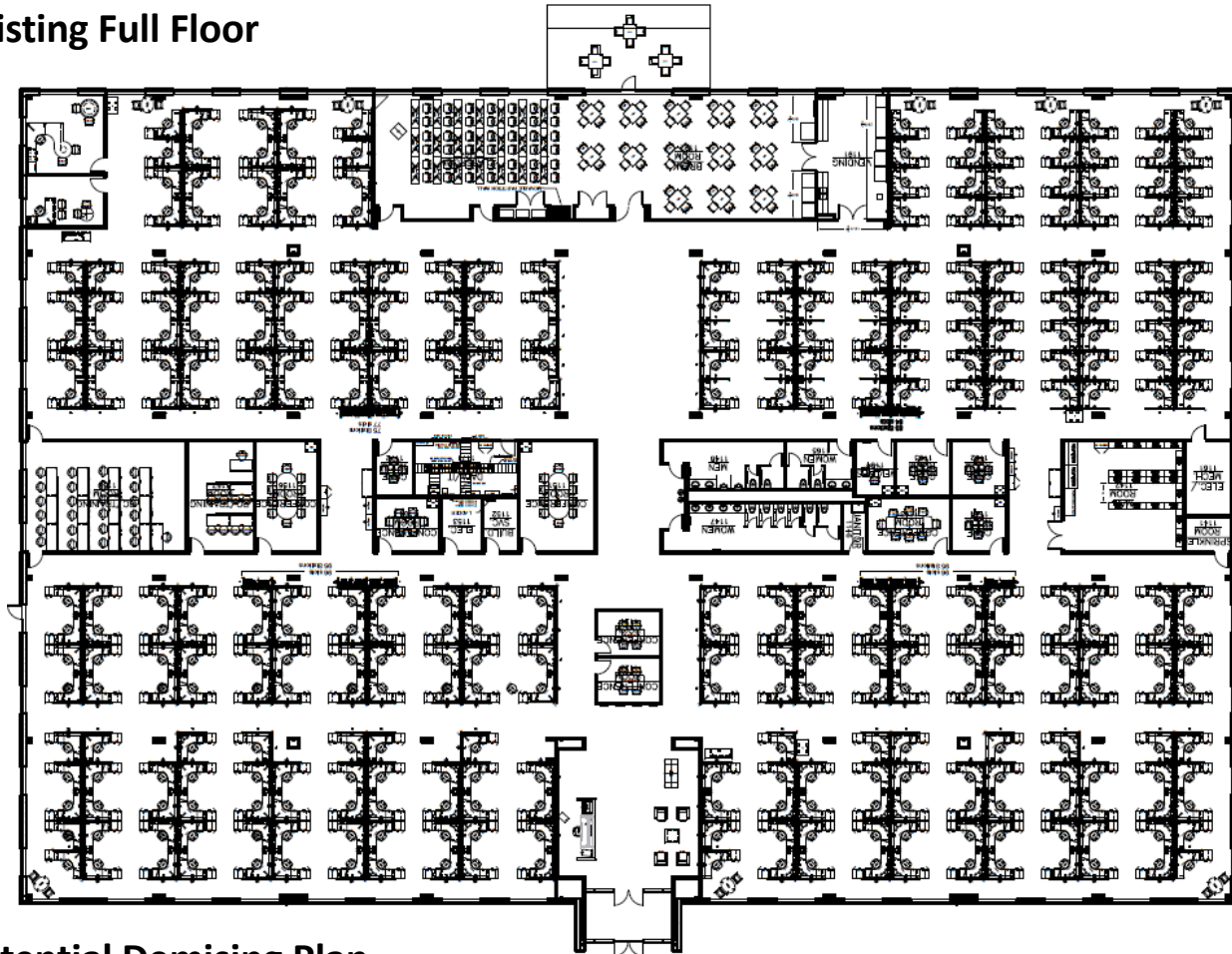
[Justin.lossner@am.jll.com](mailto:Justin.lossner@am.jll.com)

[jll.com/des-moines](http://jll.com/des-moines)

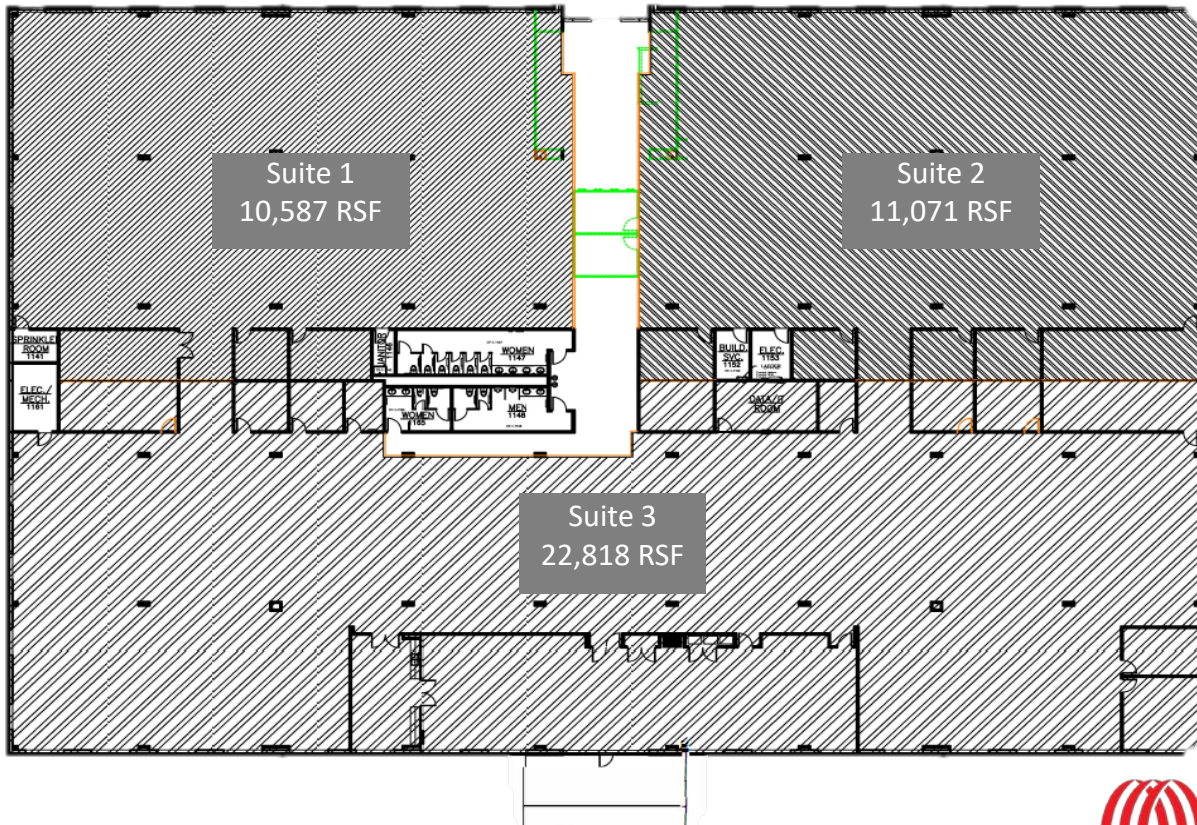


# Floorplans

## Existing Full Floor



## Potential Demising Plan



**Property Photos**



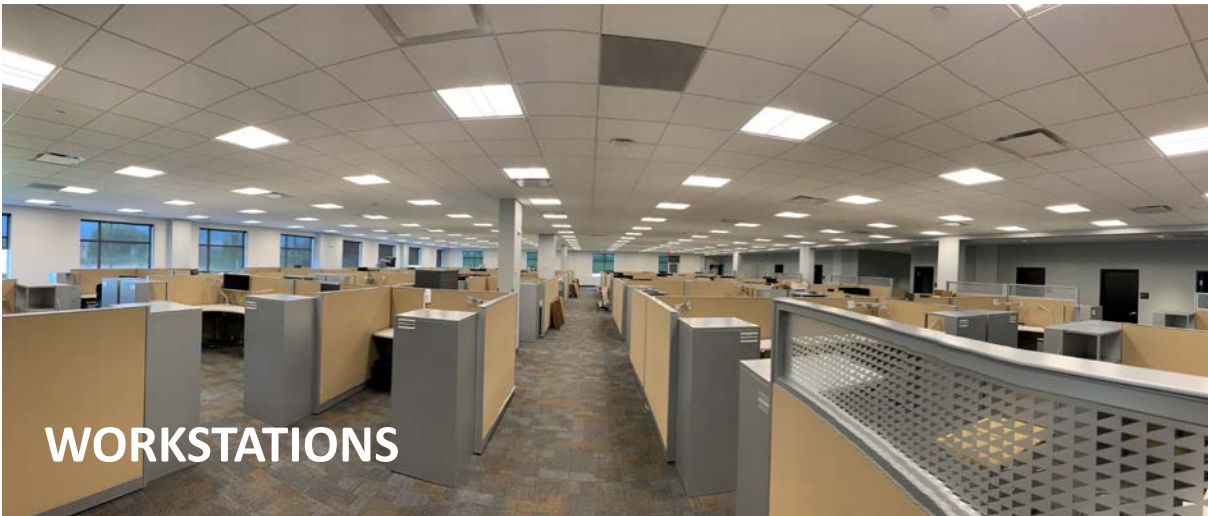
**RECEPTION AREA**



**BREAK AREA**



**CONFERENCE ROOM**

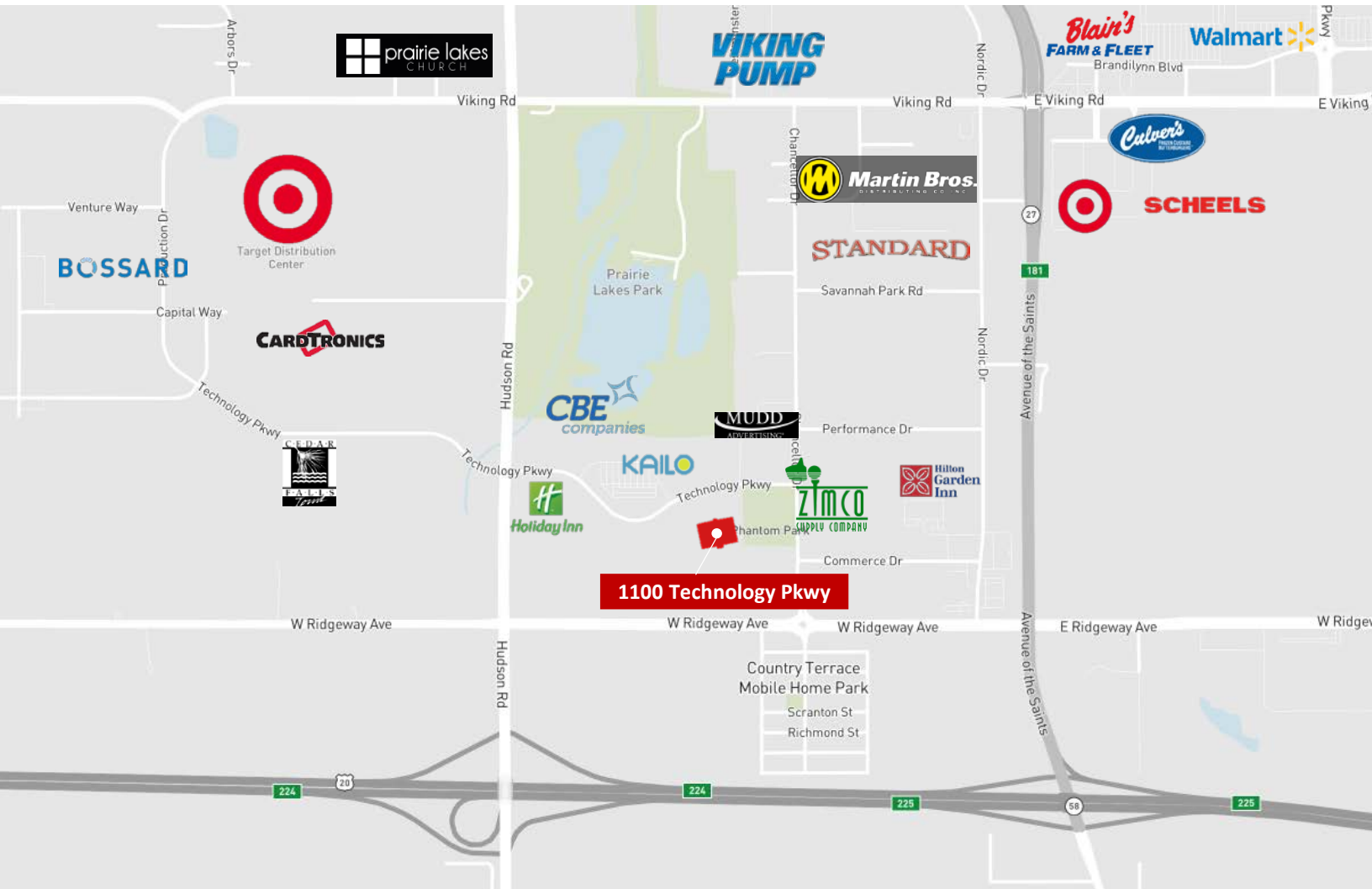


**WORKSTATIONS**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.



# Location



## Demographics

	1 Mile	3 Miles	5 Miles
Population	932	16,566	60,297
Households	413	5,889	23,907
Average HH Income	\$71,439	\$81,795	\$88,077

## Traffic Counts

Technology Pkwy	1,730 VPD
Hudson Road	12,000 VPD
Chancellor Drive	1,480 VPD

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