



OFFICE BUILDING
FOR SALE



FOR SALE

1 South Gilbert Street, Iowa City, Iowa

Rare Find! Upscale office suite for sale on high foot trafficked corner in well known downtown district of Iowa City near the Pedestrian Mall. This unique building currently serving as a law firm, features 3,161 square feet of professional office space including six large offices, one large conference room, and kitchenette. Two designated off-street parking stalls are deeded with the property, and there is an opportunity to lease nine additional stalls from the City of Iowa City in adjacent parking ramp. Ask listing agent for more information on options to purchase existing fixtures, furniture and equipment with sale.



REALTOR®

For more information on this property
contact one of our listing agents:

Craig Byers, REALTOR
319-294-3339

Jason Rogers, BROKER
319-361-3958

1950 Boyson Road
Hiawatha, Iowa 52233
319-294-3339

Q4realestate.com



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LOCATION MAP



1 South Gilbert Street, Iowa City, Iowa

DETAILS

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Sale Price: \$905,000.00

Acres: 0.015

Suite Square Footage: 3,161 SF

Zoning: CB10

Year Built: 2000

Possession Date: July 1, 2022

Located in downtown Iowa City near Pedestrian Mall

Corner lot in high foot traffic area

Designated off-street parking with ability to lease additional spaces

Opportunity to purchase existing FF&E

**** 24 hour notice for showings, and showings must occur during Bradley and Riley business hours. ****



LOCATION

Corner of S Gilbert Street and E Iowa Avenue in Iowa City's downtown district near Pedestrian Mall

SURROUNDING BUSINESS AND DESTINATIONS

University of Iowa Museum of Natural History, Old capitol Museum, University of Iowa's Phillips Hall, Biology Building, Adler Journalism, English-Philosophy Building, and School of Music, Arts School Iowa City, Pedestrian Mall, Starbucks, Englert Civic Theatre, Iowa City Police Department, GreenState Credit Union, US Bank, Pullman Bar & Diner, Studio 13, Fieldhouse, New pioneer Food Co-op, Target, Noodles and Company, Chipotle Mexican Grill, Buffalo Wild Wings, Kum & Go, and much more

