



OFFICE SPACE
FOR LEASE



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3900 Fountains Blvd NE, Cedar Rapids, Iowa

First and Second floor Class A office space is available at The Fountains, a 19.3 acre mixed-use work/play development comprised of 40,500 square feet of retail and 200,000 square feet of office. Amenities in and nearby the development include a variety of fast food and sit-down restaurants, spa, salons, fitness center, medical clinics, retail, business offices, and Hy-Vee grocery store.



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

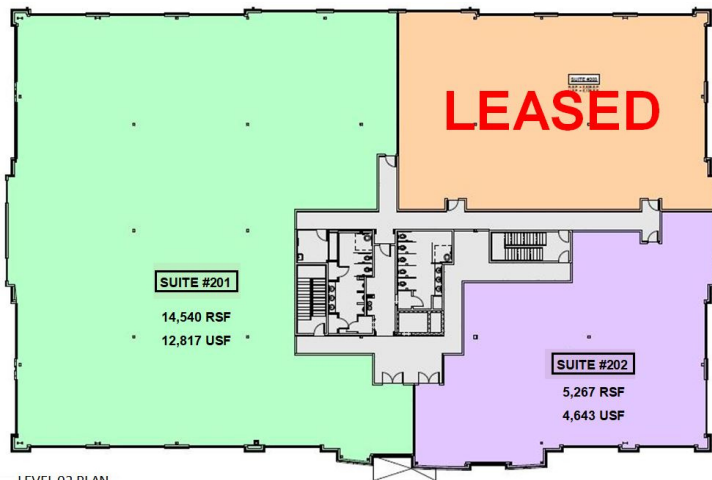


REAL ESTATE

An Ahmann Company



3900 Fountains Blvd NE, Cedar Rapids, Iowa



DETAILS

Building Size: 50,000 SF

Suite	RSF	Lease Rate
102	7,061	\$9.95 PSF NNN
106	4,558	\$9.95 PSF NNN
201	14,540	\$10.95 PSF NNN
202	5,267	\$10.95 PSF NNN

*Suite 102 and 106 can be combined for Total RSF of 11,619

*Suite 201 and 202 can be combined for Total RSF of 19,807

Est. Pass Throughs: \$6.30 PSF

Tenant Improvement Negotiable

Subject to annual rent increases

Available for tenant build-out

Class A office space

LOCATION

Located in The Fountains on the corner of Edgewood Road NE and Blairs Ferry Road less than one-mile from Highway 100/Collins Road extension and I-380