

FOR LEASE

THE NATIONAL

307 12th Avenue SE, 2nd Floor
Cedar Rapids, Iowa 52401

Space available in The National, a 21,144 SF building located in the heart of the expanding New Bohemia (NewBo) district adjacent to the heavily trafficked NewBo City Market. Available space is on the 2nd floor and is well suited for office, retail or special purpose/performing venue.

All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.



Craig Byers, REALTOR
Office: 319-294-3339
Cell: 319-360-7017

cbyers@pivotrealestate.com

1641 Boyson Square Drive
Suite 100
Hiawatha, Iowa 52233

www.pivotrealestate.com

PIVOT
REAL ESTATE

FOR LEASE

Location

Located at the corner of 12th Avenue & 3rd Street in the heart of the New Bohemia (NewBo) district, adjacent to the NewBo City Market.

Details

Available SF: 10,572 SF on the 2nd Floor
Building Size : 21,144 SF
Year Built: 1908
Zoning: C-3
Completely renovated

Lease Rate

\$10.95 PSF NNN
\$5.00 Estimated pass through
Lease subject to 2% annual rent bumps

Tenant Improvement

\$10.00 PSF

Co-Tenants

Brehewmia (coffee shop), Caucho (restaurant) and HBK Engineering



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