

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
1st FL: 623 - 6,527 SF
2nd-5th Floors:
114 - 46,304 SF



- 194,075 SF Class A Office Complex
- Linn County, Iowa
- Five Stories, plus Basement
- At “3rd & 3rd” in the Heart of Downtown Cedar Rapids



Scan QR for Virtual Tours:



Type	PSF	Traffic Counts	
NNN's	TBD	I-380	84,253 VPD
Lease Rates	Call for Rates	1st Ave SW	20,933 VPD

Demographics	1-mile*	3-mile	5-mile
Population	10,808	74,577	140,202
Households	4,750	31,996	60,334
Average HH Income	\$57,516	\$72,002	\$77,693

* 1, 3, and 5 mile radius data provided by CoStar Group, 2024 dataset.

** Traffic Count (VPD) data provided by CoStar Group, 2022 dataset.

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

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.

Town Centre

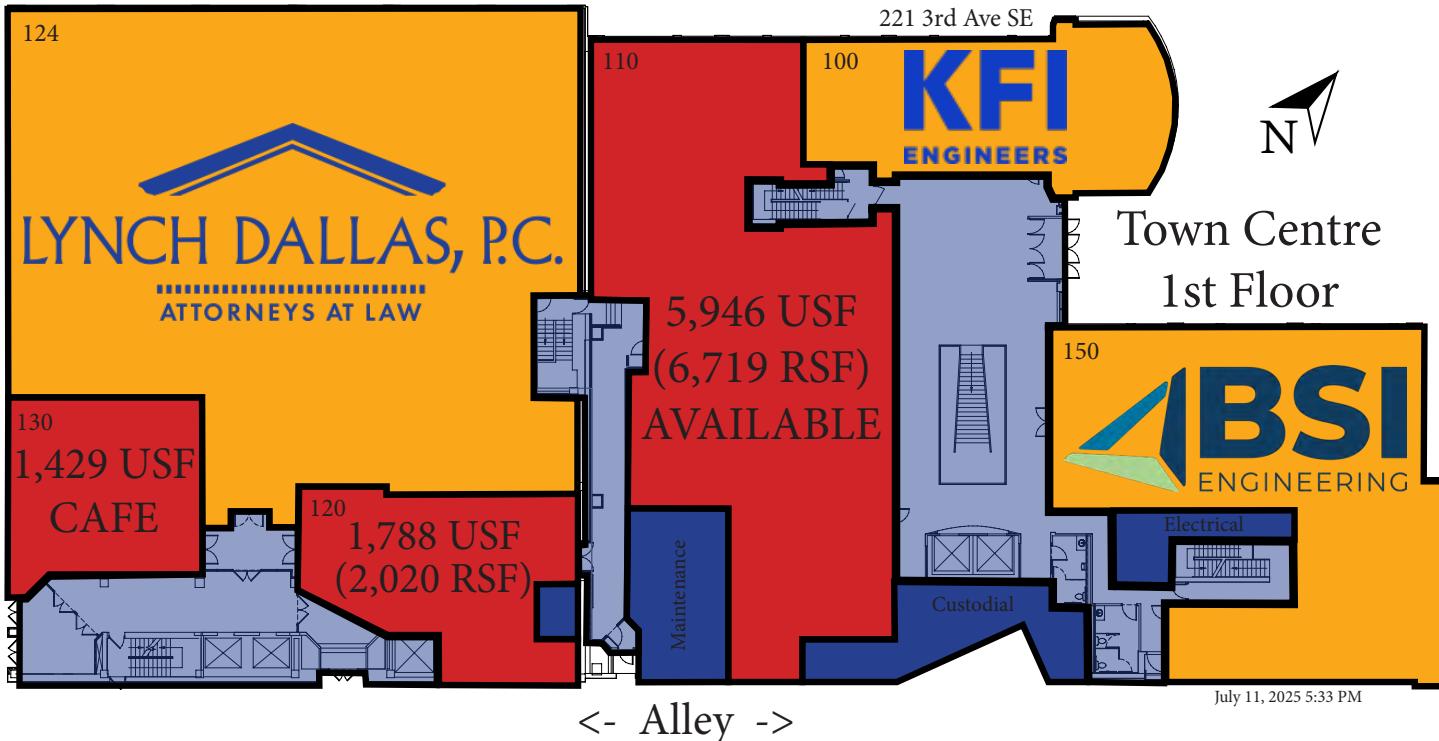
221 3rd Ave SE | Cedar Rapids IA

Woodcrest Capital, LLC

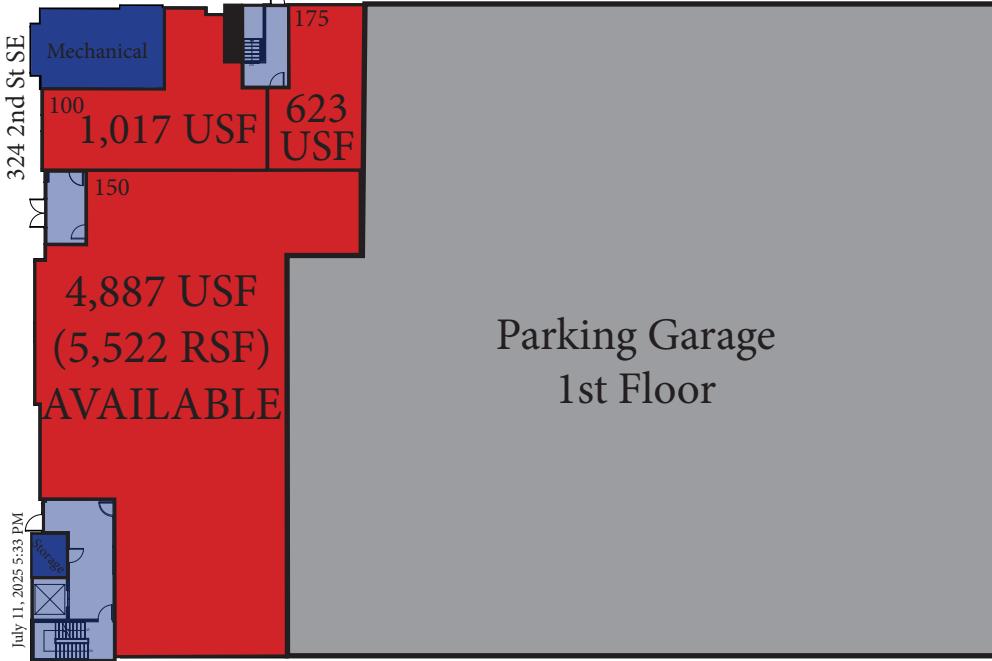
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316 2nd St SE



TOWN CENTRE | Cedar Rapids, Iowa



Parking Garage
1st Floor

THIS BUILDING
IS NOT PART OF
TOWN CENTRE

EMBODY BRIDAL



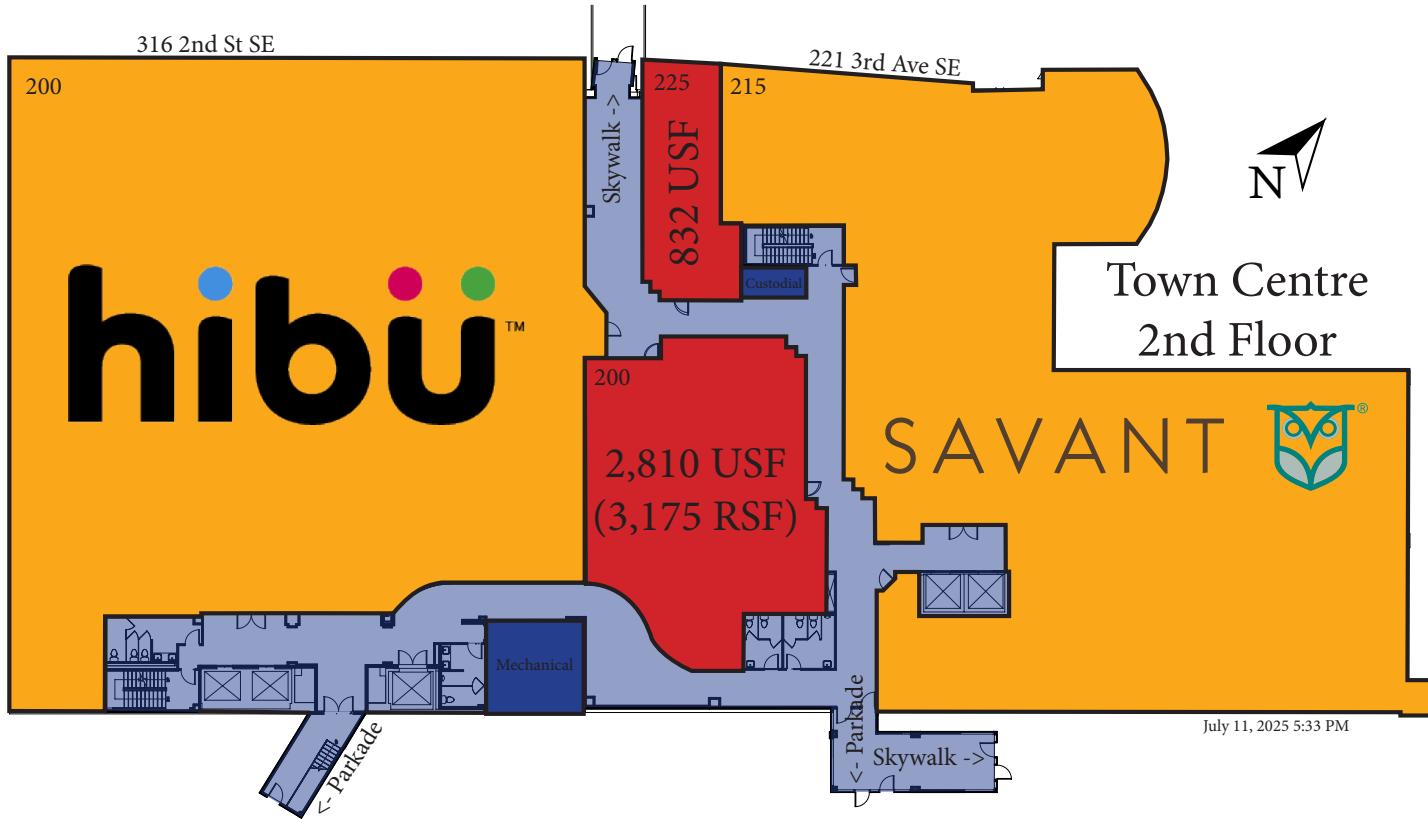
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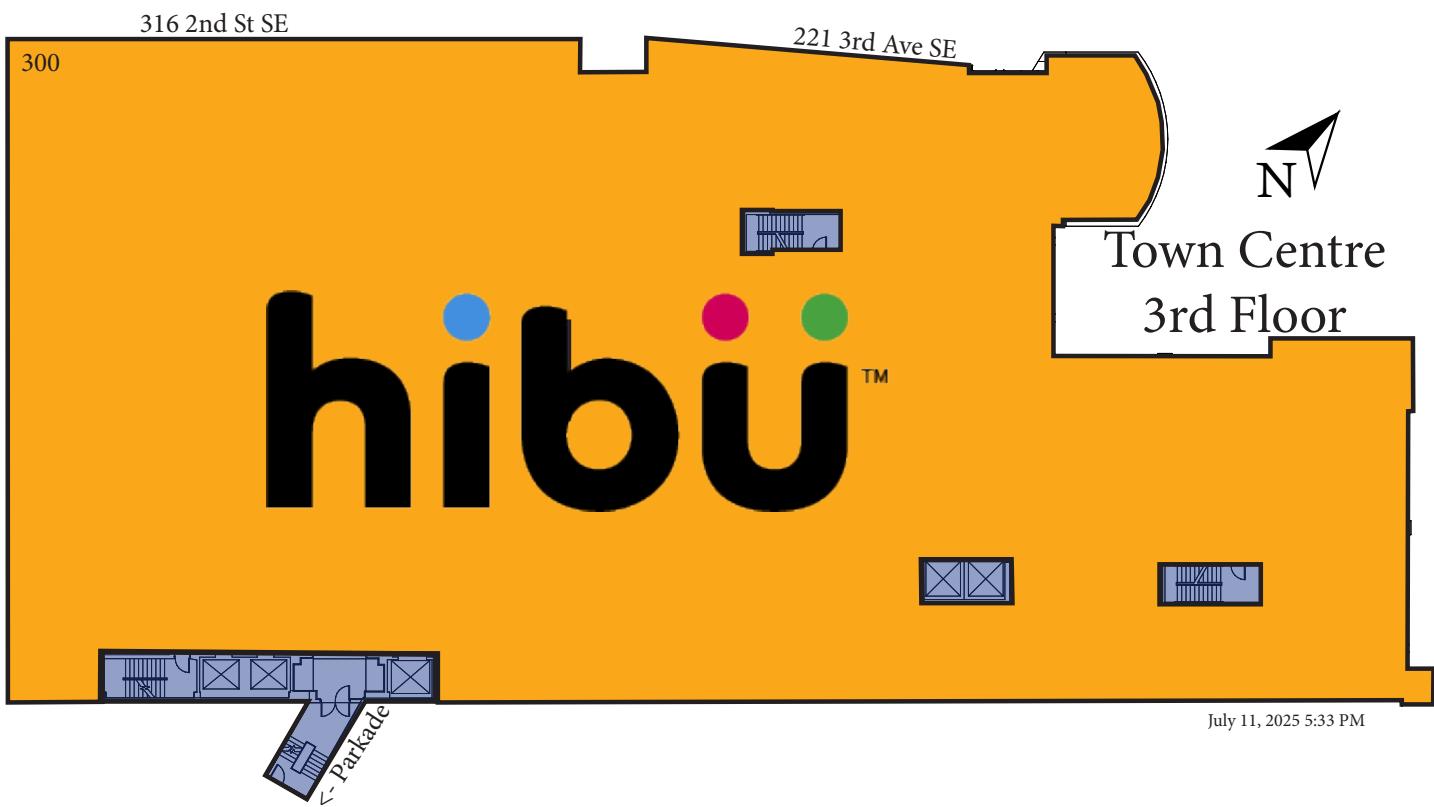
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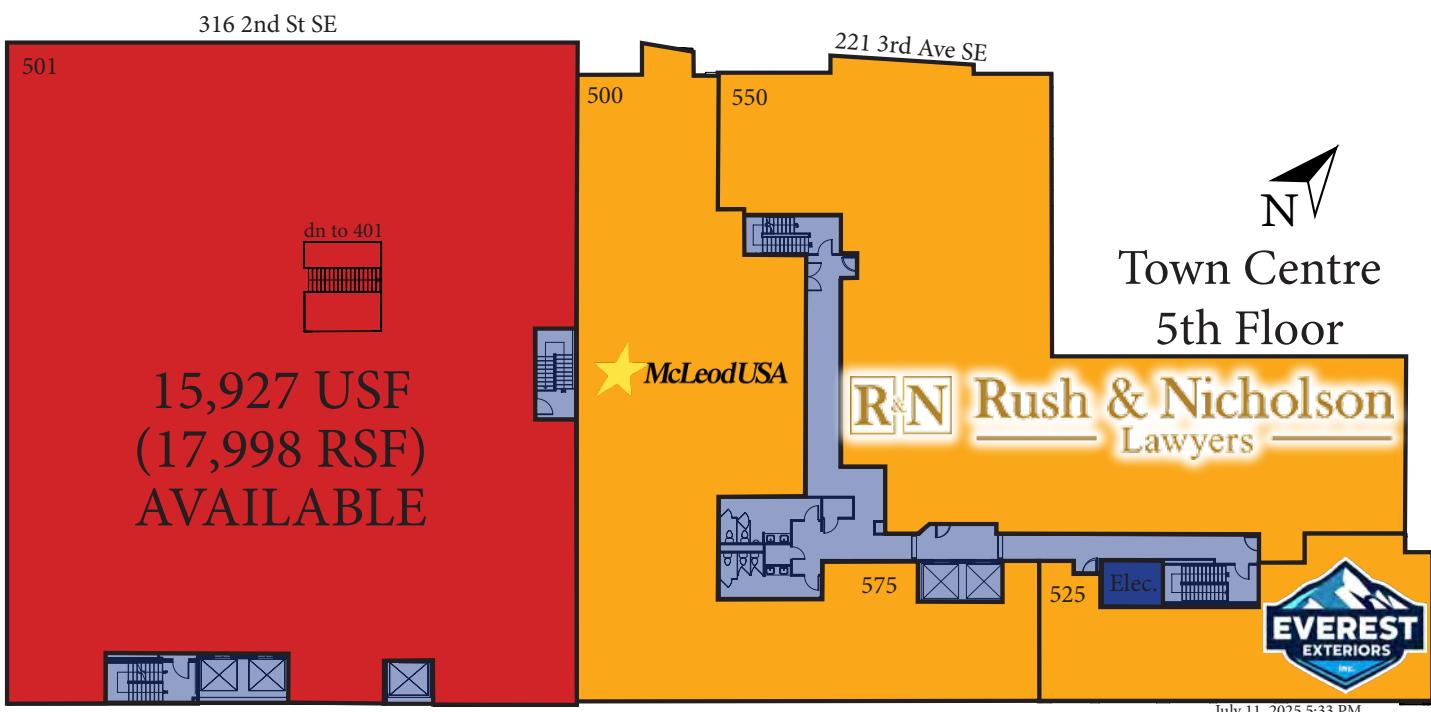
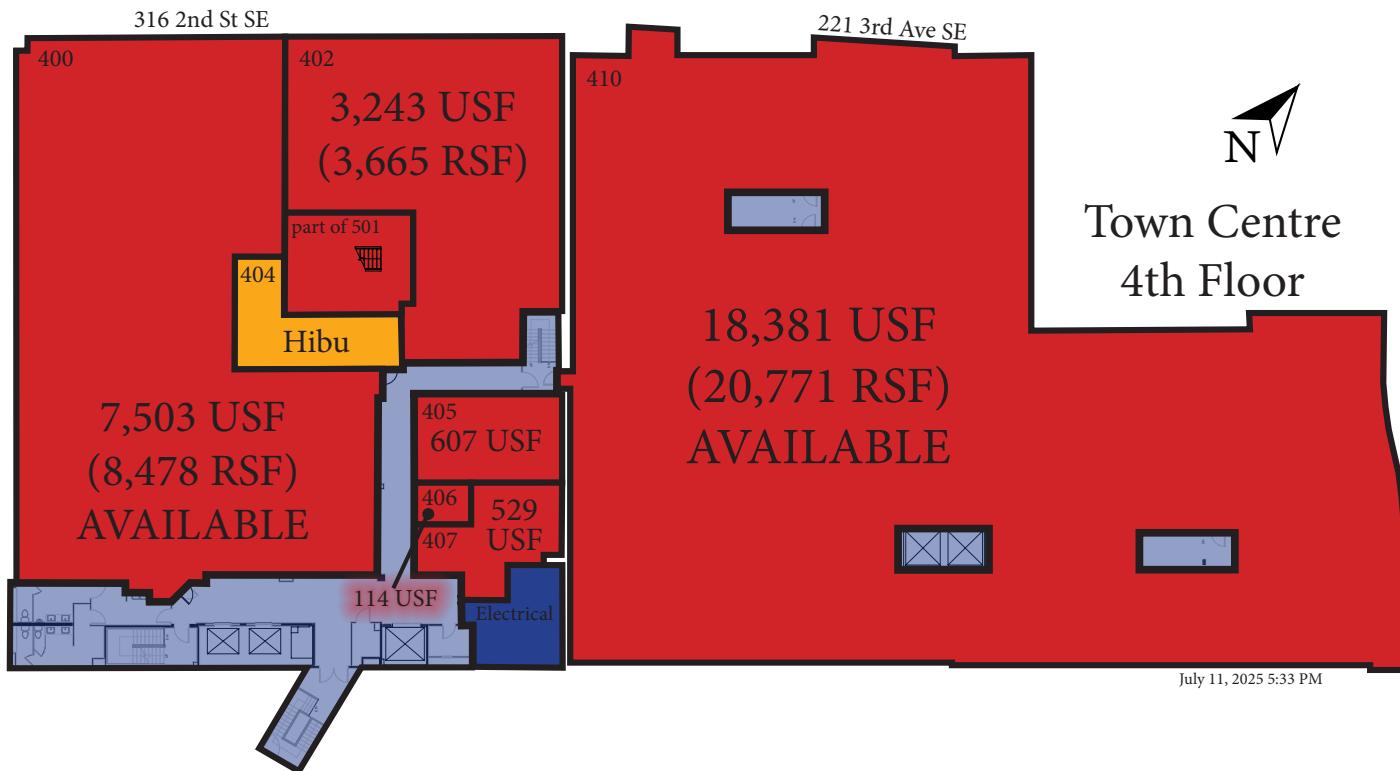
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Traffic data by CoStar Group 2022 dataset.
Map locations approximate



PROPERTY LOCATION

Greene Square Park

CEDAR RAPIDS PUBLIC LIBRARY



(817) 927-0050 | woodcrestcapital.com

TOWN CENTRE | Cedar Rapids, Iowa