



WOODCREST
CAPITAL, LLC

Town Centre

221 3rd Ave SE | Cedar Rapids IA
316 & 324 2nd St SE

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
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
I-380	84,253 VPD
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.

(817) 927-0050 | woodcrestcapital.com

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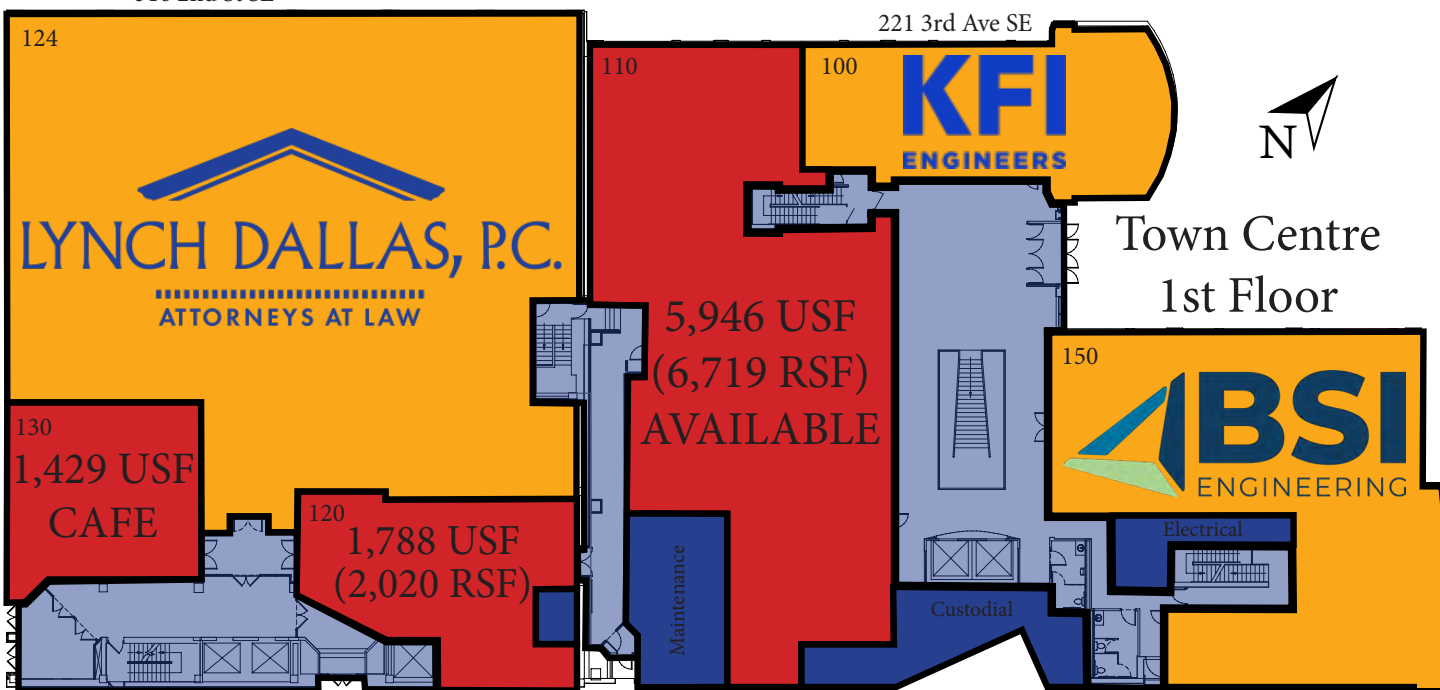
3113 South University Drive, Suite 600
Fort Worth, TX 76109

316 2nd St SE

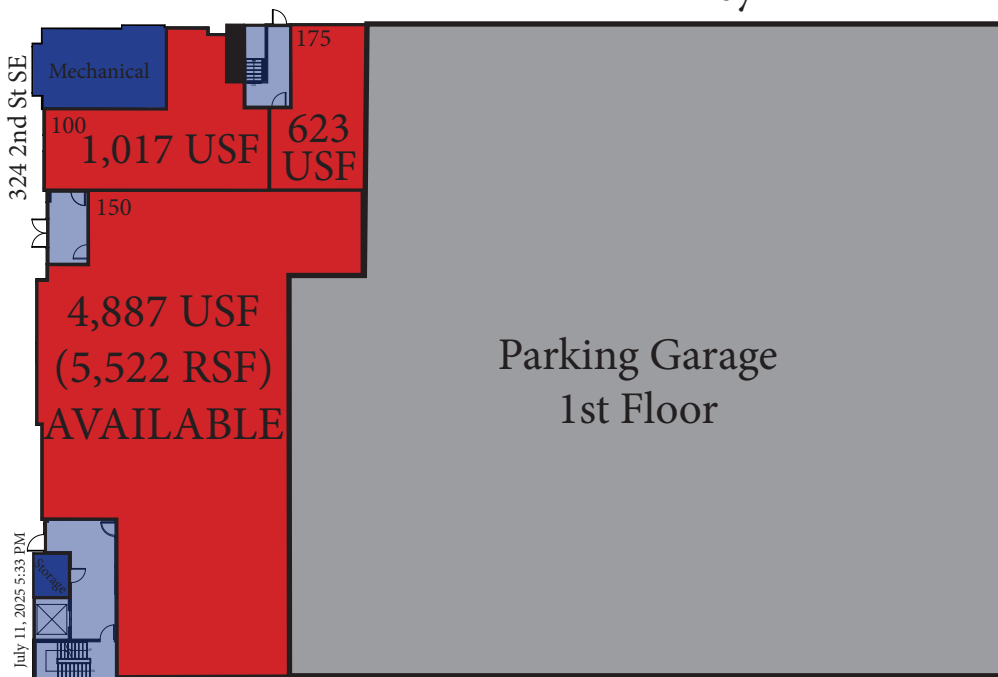
221 3rd Ave SE



Town Centre 1st Floor



<- Alley ->

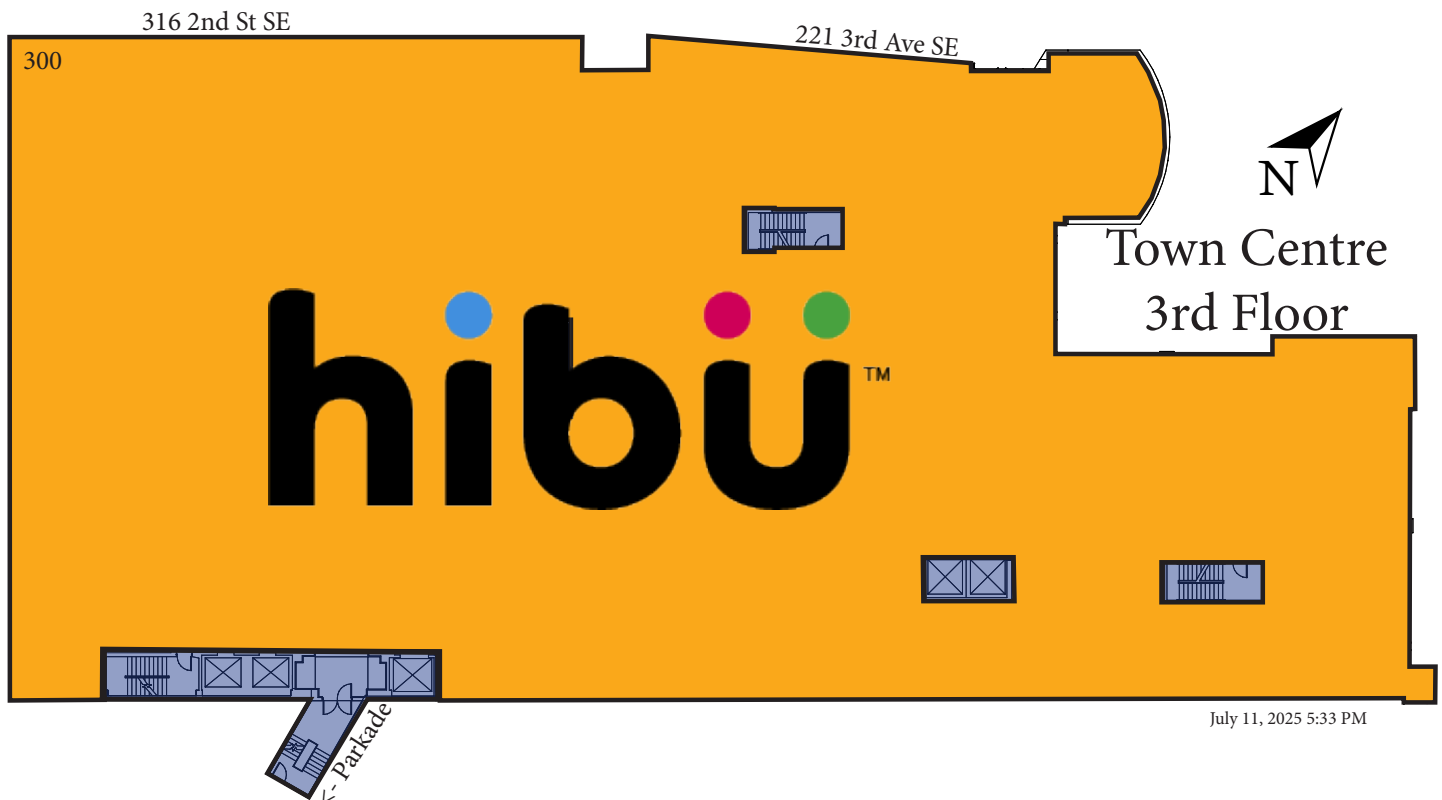
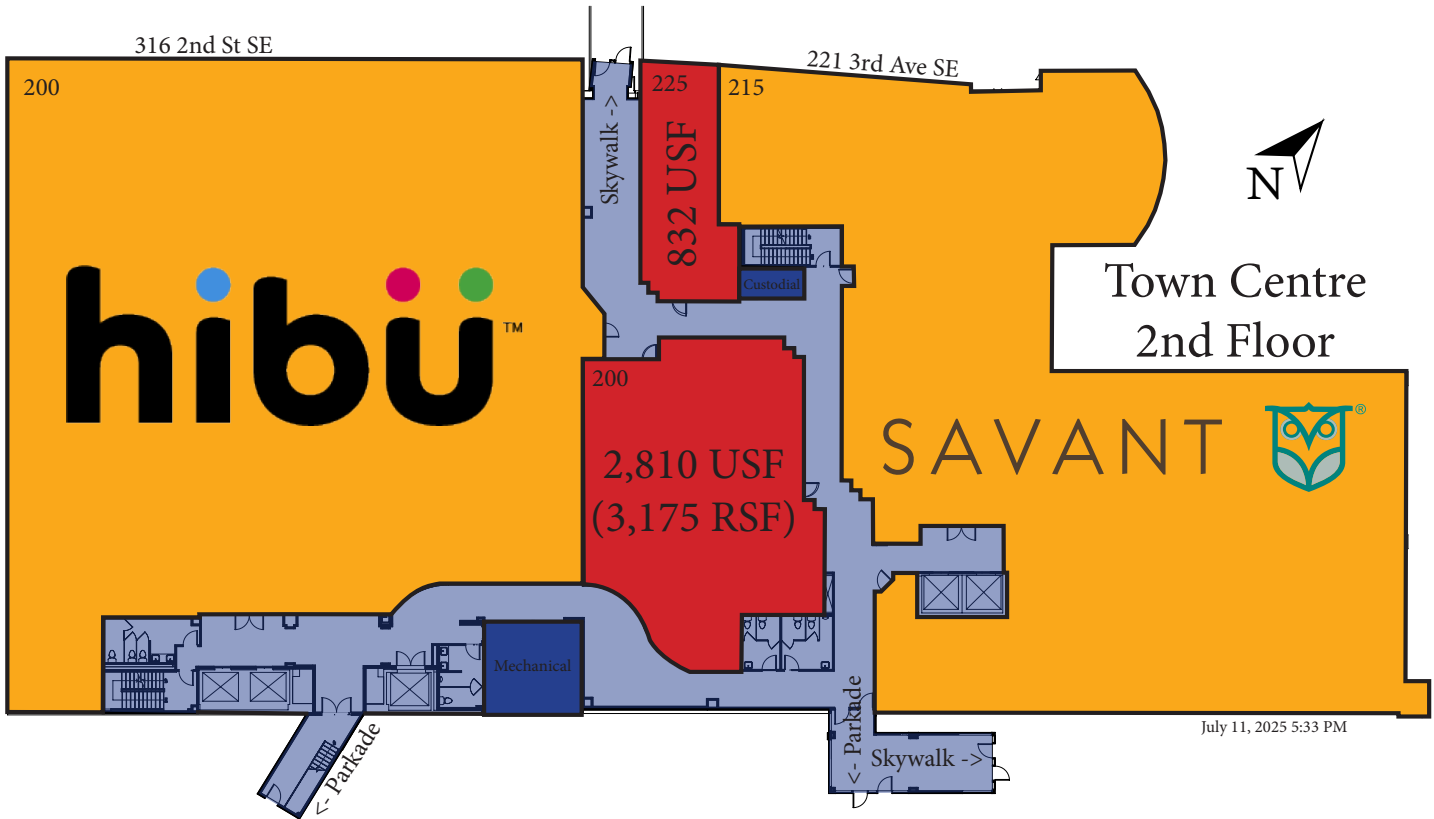


THIS BUILDING
IS NOT PART OF
TOWN CENTRE

EMBODY BRIDAL



TOWN CENTRE | Cedar Rapids, Iowa



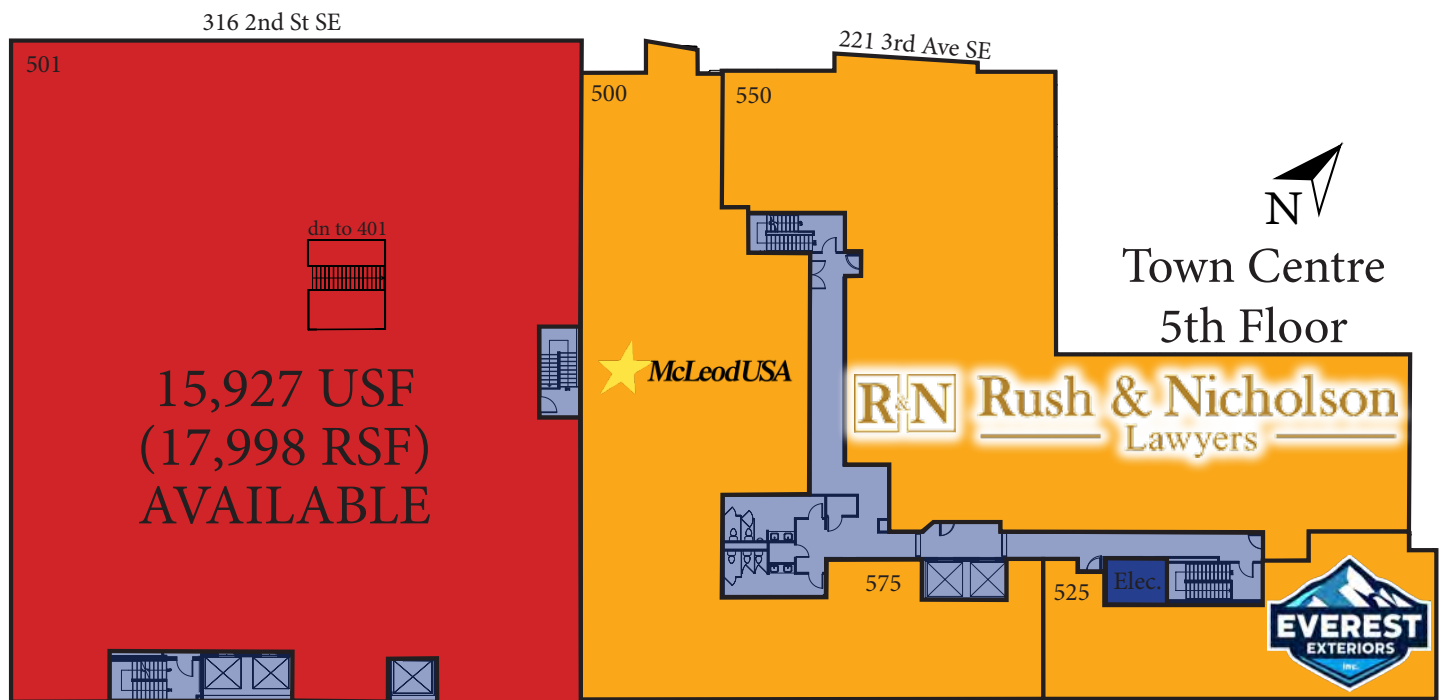
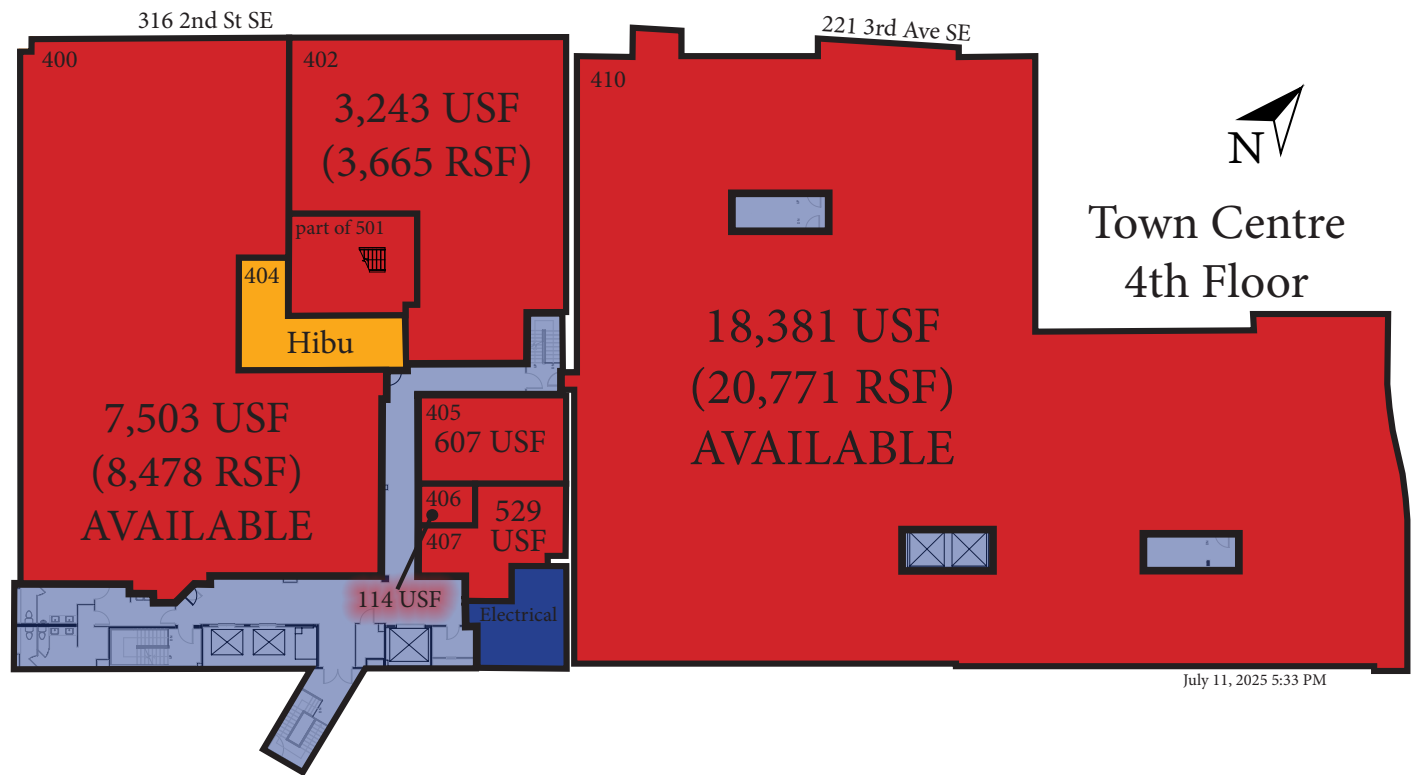
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