

1 1,995 sf - 5,254
sf SF Office/Retail
FOR LEASE

The Roosevelt

200 1st Ave NE
Cedar Rapids, Iowa 52401

Ben Kepple, Director of Commercial Leasing
P: (612) 843-4628
E: BKepple@Sherman-Associates.com
www.Sherman-Associates.com

Jake Gundershaug, Commercial Associate
P: (612) 604-0863
E: JGundershaug@Sherman-Associates.com
www.Sherman-Associates.com



PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



The Roosevelt

200 1st Ave NE
Cedar Rapids, Iowa 52401

- 1,995 sf - 5,254 sf of 1st floor multi-family Office/Retail space available for lease in The Roosevelt!
- Rent: \$11 - \$12 gross annual/psf depending on suite.
- Co-tenant with community convenient store Mods Market
- Fantastic potential corner exposure along 2nd St NE and 1st Ave E in downtown Cedar Rapids!
- In close proximity to Hwy 380 and Cedar River
- Signage opportunities available
- Retail/Office Units available in Multi-family complex
- Zoned C1 (Neighborhood Commercial Zoning District)

Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: BKepple@Sherman-Associates.com

www.Sherman-Associates.com

Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: JGundershaug@Sherman-Associates.com

www.Sherman-Associates.com

Demographics

	1 MILE	3 MILES	5 MILES
Population	8,741	77,699	143,735
Households	3,235	33,213	61,469
Daytime Pop.	28,173	90,164	170,245
Avg. HH Inc.	\$49,489	\$72,396	\$77,544

PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



Area Map



Trade Map



Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: BKepple@Sherman-Associates.com

www.Sherman-Associates.com

Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: JGundershaug@Sherman-Associates.com

www.Sherman-Associates.com

PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS

Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: BKepple@Sherman-Associates.com

www.Sherman-Associates.com

Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: JGundershaug@Sherman-Associates.com

www.Sherman-Associates.com



About Cedar Rapids

Cedar Rapids is the second-largest city in Iowa and is the county seat of Linn County. The city lies on both banks of the Cedar River, 20 miles north of Iowa City and 100 miles northeast of Des Moines, the state's capital and largest city. It is a part of the Iowa City/Cedar Rapids Region of Eastern Iowa which includes Linn, Benton, Cedar, Iowa, Jones, Johnson, and Washington counties.

A flourishing center for arts and culture in Eastern Iowa, the city is home to the Cedar Rapids Museum of Art, the National Czech & Slovak Museum & Library, the Paramount Theatre, Orchestra Iowa, Theatre Cedar Rapids, the African American Museum of Iowa, and the Iowa Cultural Corridor Alliance. In the 1990s and 2000s, several Cedar Rapiidians became well-known actors, including Ashton Kutcher, Elijah Wood, Terry Farrell, and Ron Livingston. The city is the setting for the musical The Pajama Game and the comedy film Cedar Rapids.

Cedar Rapids is nicknamed the "City of Five Seasons", for the so-called "fifth season," which is time to enjoy the other four. The symbol of the five seasons is the Tree of Five Seasons sculpture in downtown along the north river bank. The name "Five Seasons" and representations of the sculpture appear throughout the city in many forms. As of the 2010 United States Census, the city population was 126,326. The estimated population of the three-county Metropolitan Statistical Area, which includes the nearby cities of Marion and Hiawatha, was 255,452 in 2008. Cedar Rapids is an economic hub of the state, located at the core of the Interstate 380 corridor.

Mobility Scores



69

Somewhat Walkable



65

Some Transit



59

Bikable

PROPERTY

AREA MAP

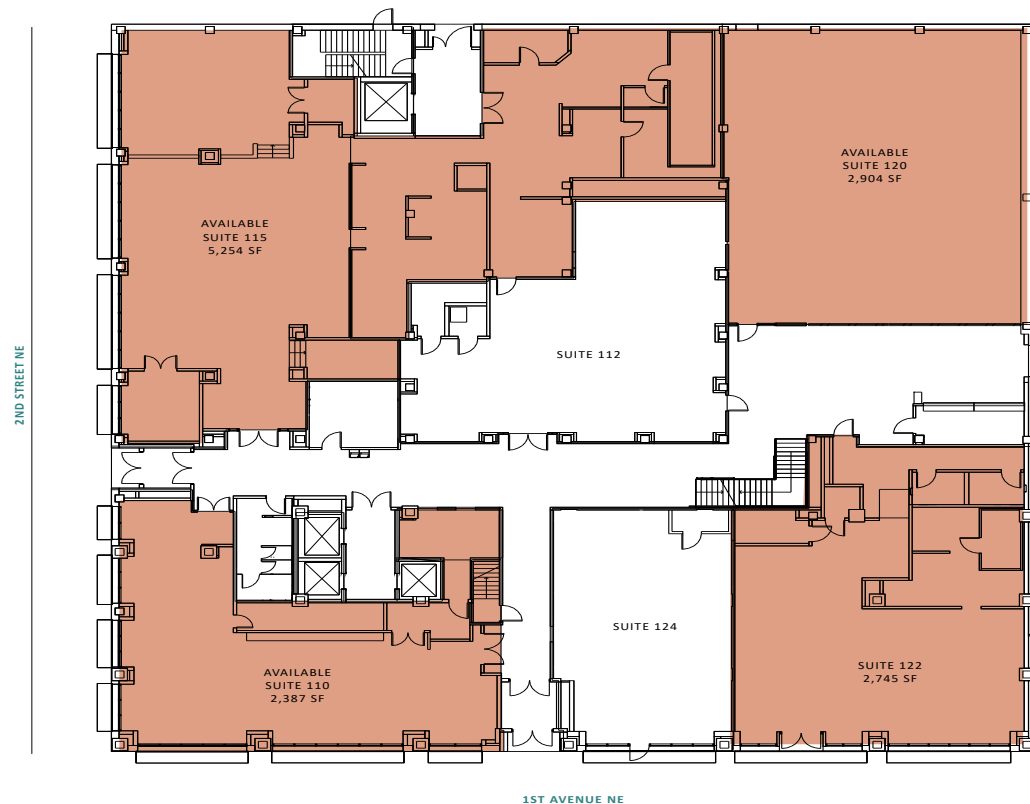
NEIGHBORHOOD

FLOOR PLANS

PHOTOS



Available Spaces



Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: BKepple@Sherman-Associates.com

www.Sherman-Associates.com

Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: JGundershaug@Sherman-Associates.com

www.Sherman-Associates.com

The Roosevelt

200 1st Avenue Northeast
Cedar Rapids, IA 52401

PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS

Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: BKepple@Sherman-Associates.com

www.Sherman-Associates.com

Jake Gundershaug

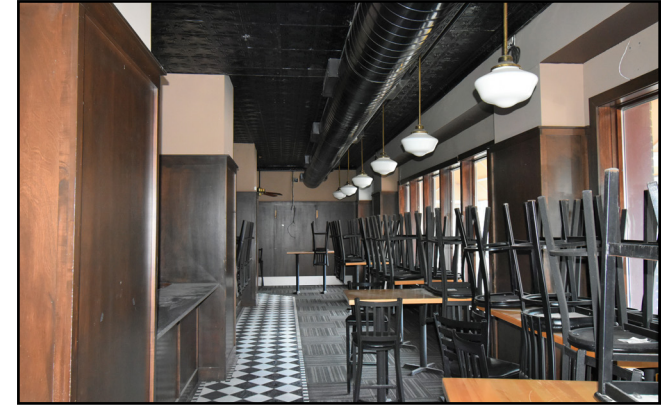
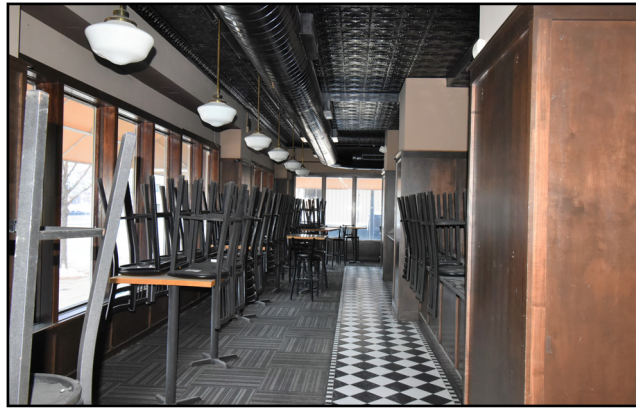
Commercial Associate

P: (612) 604-0863

E: JGundershaug@Sherman-Associates.com

www.Sherman-Associates.com

Suite 110



PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS

Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: BKepple@Sherman-Associates.com

www.Sherman-Associates.com

Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: JGundershaug@Sherman-Associates.com

www.Sherman-Associates.com

Suite 122



PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS

Ben Kepple

Director of Commercial Leasing

P: (612) 843-4628

E: BKepple@Sherman-Associates.com

www.Sherman-Associates.com

Jake Gundershaug

Commercial Associate

P: (612) 604-0863

E: JGundershaug@Sherman-Associates.com

www.Sherman-Associates.com

Suite 120

