

Cedar Valley Executive Suites- LEED Gold Certified

Available Sq. Ft: 48,250

ADDRESS

Beaver Hills Drive
Available Sq. Feet: 48,250
Cedar Falls, IA 50613 (Black Hawk)

PROPERTY AND AREA DESCRIPTION

The facility has been constructed to and received LEED Gold Certification. This beautiful office building is constructed of glass with touches of finished and unfinished granite, marble and bamboo. There is room for everyone, sitting 200 employees comfortably while still accommodating plenty of communal and meeting space.

Building amenities include a day care area, dine-in cafeteria with professional kitchen, gym with sauna, locker room and laundry facilities. Additional luxuries include: central air units for data center, underground parking garage, above ground parking and security gate.

The facility does not have any of the office furniture or amenity equipment.

BUILDING DETAILS

| | |
|--------------------------|--------------------------|
| Total Sq. Ft: 48,250 | Building Type: Office |
| Number of Stories: 2 | Year Built: 2008 |
| Ceiling Peak (ft): 0 | Ceiling Eaves (ft): 0 |
| Expandable: No | Can Subdivide: Yes |
| Zoning: Commercial | Construction Type: Other |
| Former Use: Office Space | Within City Limits: No |
| Site Size (Acres): 22.07 | Sale Price: \$9,900,000 |
| Lease Terms: Unknown | |

SITE DESCRIPTION

Land with Building(Acres): 22.07
Adjacent Land for Sale(Acres): 0
Within 100 Year Flood Plain: No

UTILITIES SUMMARY

Electric Distribution: Cedar Falls Utilities
Natural Gas Distribution: MidAmerican Energy
Sewer Distribution: Private
Water Distribution: Central Iowa Rural Water



ECONOMIC DEVELOPMENT CONTACT DETAILS

Contact Name: Lisa Skubal, CEcD, Alliance & Chamber CEO
Organization Name: Greater Cedar Valley Alliance & Chamber
Address: 10 W 4th Street, Suite 310
Waterloo, Iowa 50701
Phone: 319-232-1156
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BROKER CONTACT

No Data Available

TRANSPORTATION SUMMARY

Nearest Interstate: I-380- 14.7 miles
Nearest 4-Lane Highway: US Hwy 218- 5.6 miles
Nearest Commercial Airport: Waterloo Regional Airport- 8.3 miles
Rail Served: No