

# Cedar Valley Executive Suites- LEED Gold Certified

Available Sq. Ft: 48,250

## ADDRESS

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

## PROPERTY AND AREA DESCRIPTION

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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

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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

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

## UTILITIES SUMMARY

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



## ECONOMIC DEVELOPMENT CONTACT DETAILS

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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  
Fax:  
[www.cedarvalleyalliance.com](http://www.cedarvalleyalliance.com)

## BROKER CONTACT

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No Data Available

## TRANSPORTATION SUMMARY

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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