



## Office Space For Lease

# 6612 Chancellor Dr.

Cedar Falls, IA 50613



### Property Description:

Flex Space available in the Cedar Falls Industrial and Technology Park. The space features a mix of private offices, receptionist area, break room, conference room, and warehouse/manufacturing space with Professional Management. Easy access to US HWY 20 & HWY 218.

### Property Details:

- Available: 7,500 Sq. Ft.
- Zoned: M-1 (Light Industrial)
- Available: Immediate
- Estimated NNN Exp: \$2.94/SF
- **Lease Rate: \$7.50/SF NNN**



### Office Information:

3510 Kimball Ave, Ste H  
Waterloo, IA 50702  
Phone: (319) 234-5000  
Fax: (319) 291-7000

**Marketed By:**  
**Fred B. Miehle SIOR CCIM**  
Mobile: (319) 240-2266  
fred@mattandfred.com

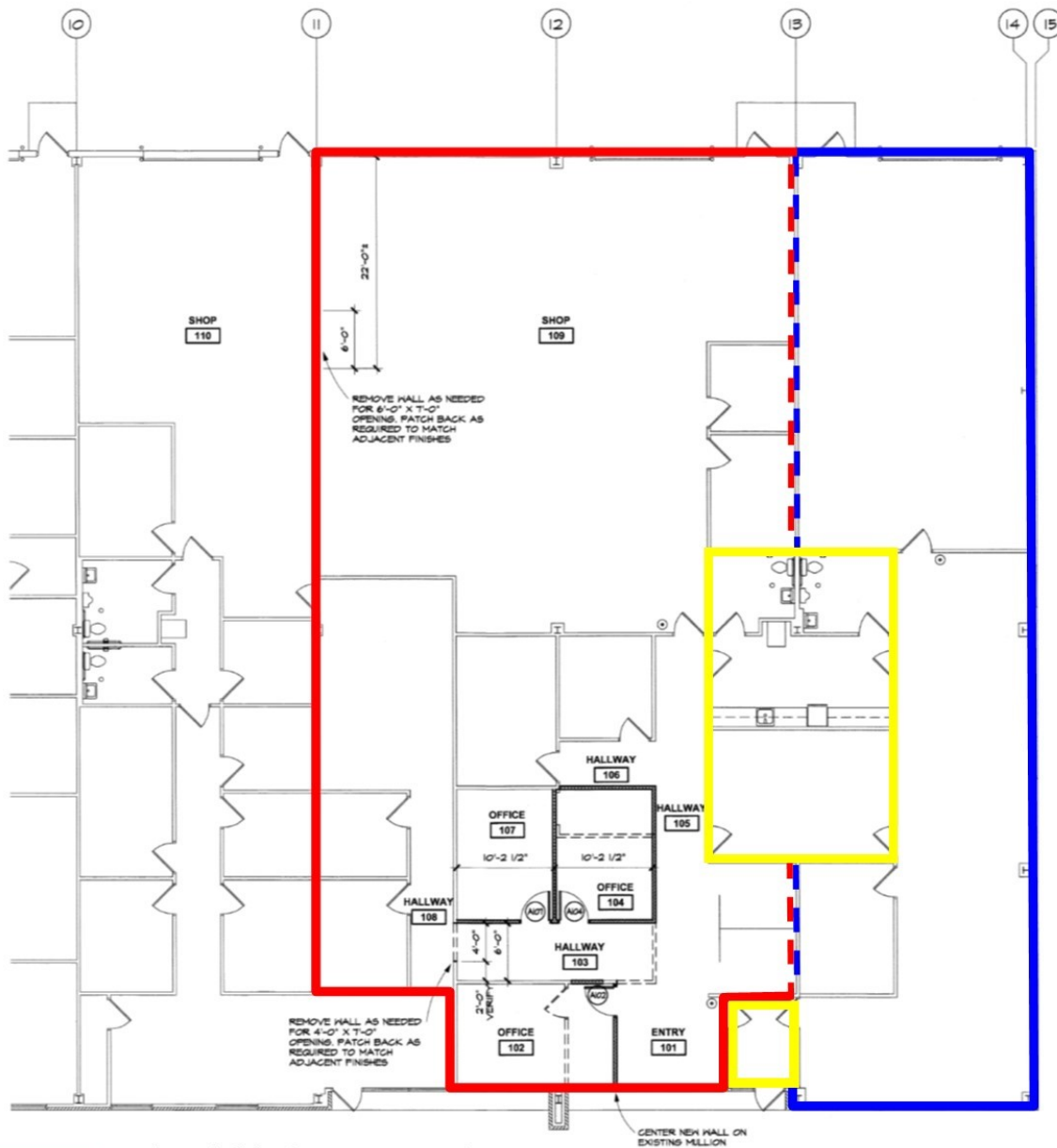
**Matt R. Miehle CCIM**  
Mobile: (319) 269-6222  
matt@mattandfred.com



# Flex Space For Lease

## 6621 Chancellor Dr.

Cedar Falls, IA 50613



Available Suite: 5,000 SF  
(+/- 50% Office / 50% Warehouse)



Available Suite: 2,500 SF



Common Areas  
Front Vestibule Entrance, Conference Room, & Restrooms

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