



CUSHMAN & WAKEFIELD

Iowa Commercial Advisors

FOR LEASE

Class A Office Space

4615 Chadwick Road / Cedar Falls, Iowa



1,500 SF Class A Office Space Lease Rate: \$14.00 PSF NNN

Property Highlights

- Zoned C-2
- Built in 2015
- Prime location just off Greenhill Road and Cedar Heights Drive
- Landlord is offering space for \$14.00/sf “as is”
- Tenant will have the opportunity to design the space to their own specification



Demographics

	1 Mile	3 Mile	5 Mile
Population	5,514	45,261	100,675
AVG. HH Income	\$69,883	\$66,136	\$62,093
Total Households	2,498	17,737	40,371

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