

FOR LEASE

US BANK BUILDING

OFFICE

421 W. BROADWAY, COUNCIL BLUFFS, IOWA



OFFICE SPACE

Excellent tenant mix including US Bank and Willson & Pechacek Law. Close proximity to restaurants.

+ Lease Rates

– **Suite 301* & 303*** - 1,255 SF - **\$10.00 PSF Gross**

Corner office suite with 3 private offices, Conference room and open office area.

– **Suite 305*** - 690 SF - **\$12.50 PSF Gross**

Includes 12' x 16' office, 15' x 18' executive office and 16' x 16' reception area.

– **Suite 311** - 874 SF - **\$12.50 PSF Gross**

Includes 11' x 17' executive office & open area

**Suites 301, 303 & 305 can be combined*

+ Property Features

- Tenants Pay Separately Metered Electrical
- New Chiller/Air Conditioning System
- Prime Location in Downtown Council Bluffs
- Surface Parking Available
- New Remodeled 1st Floor Lobby

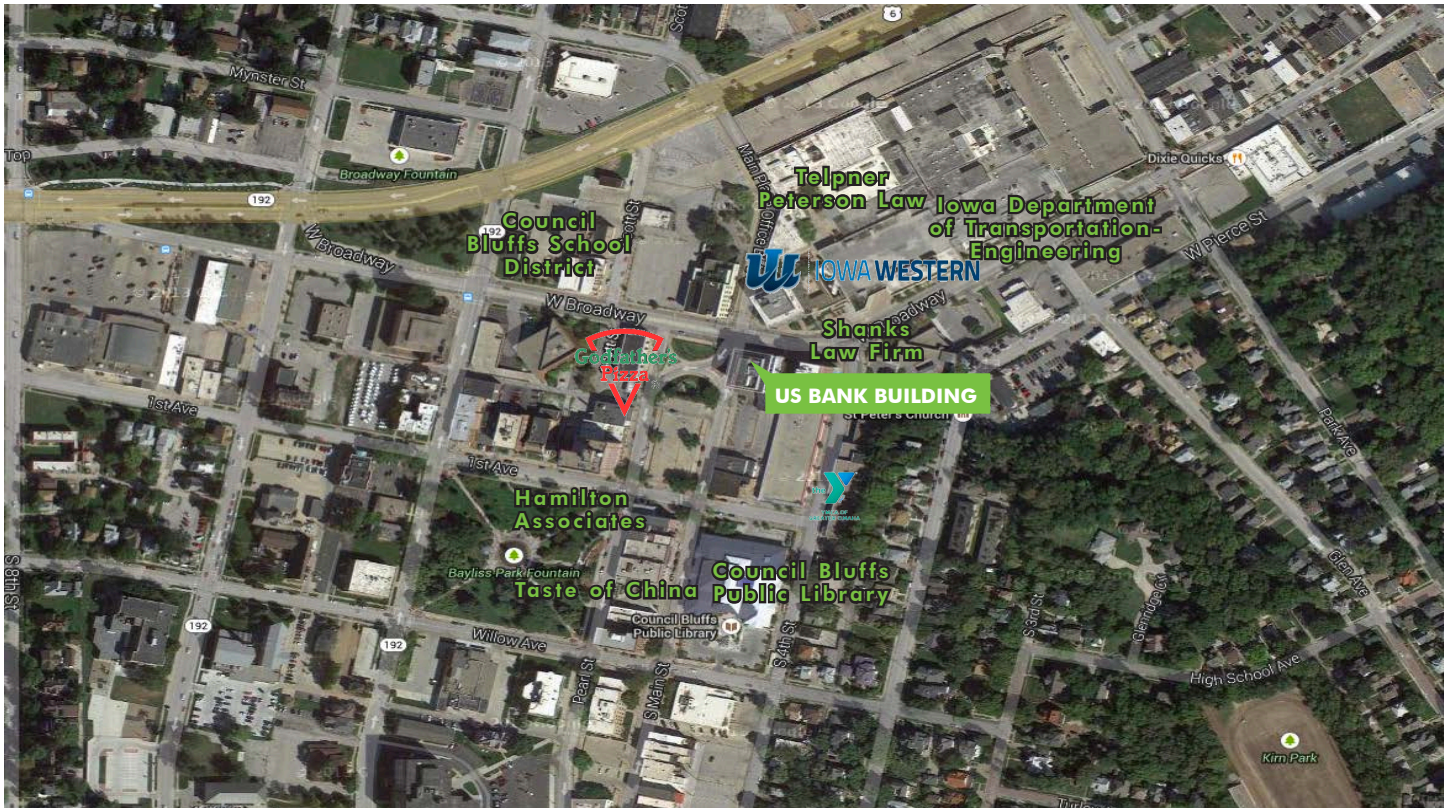
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6900 Westown Parkway
West Des Moines, Iowa 50266
www.cbrehc.com

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2016 EST. DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,523	55,672	92,750
Households	5,498	22,128	35,947
Average HH Income	\$52,175	\$58,578	\$60,773



CONTACT US

BILL WRIGHT

Senior Vice President

+1 515 221 6672

bill.wright@cbre-hubbell.com

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