



OFFICE SPACE | LOWER-LEVEL SUITE

FOR LEASE

1540 MIDLAND COURT NE | CEDAR RAPIDS, IA



WSG
CRE
SKOGLMAN
COMMERCIAL



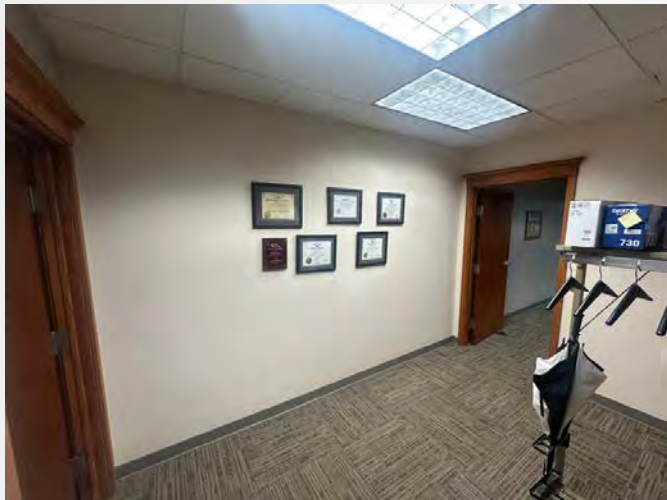
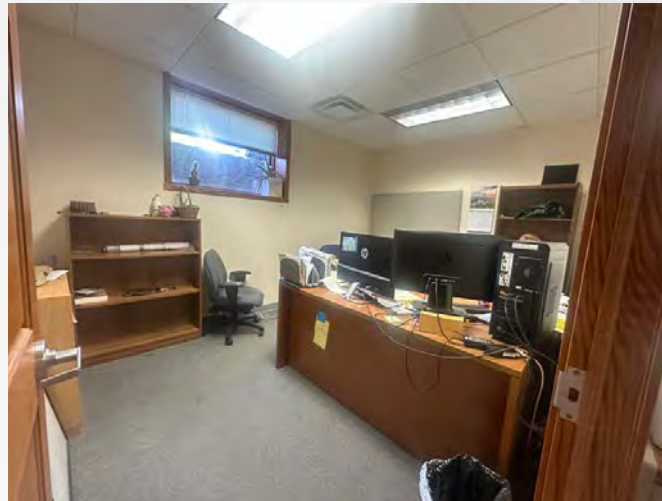
PROPERTY OVERVIEW

Property Details

Address	1540 Midland Court NE Cedar Rapids, IA 52402
Building Size	5,436 SF
Space Available	2,718 SF (Divisible into 2 suites)
Year Built	1997
County	Linn
Parcel #	14041-76002-00000
Lot Size	0.47 Acres
Zoning	S-MC
Legal Description	MIDLAND'S 2ND LOT 1 & P.O.S. #1048 PARCEL A STR/LB
Est. Pass Through Exp.	\$5.95/SF
Lease Rate	\$7.95/SF NNN

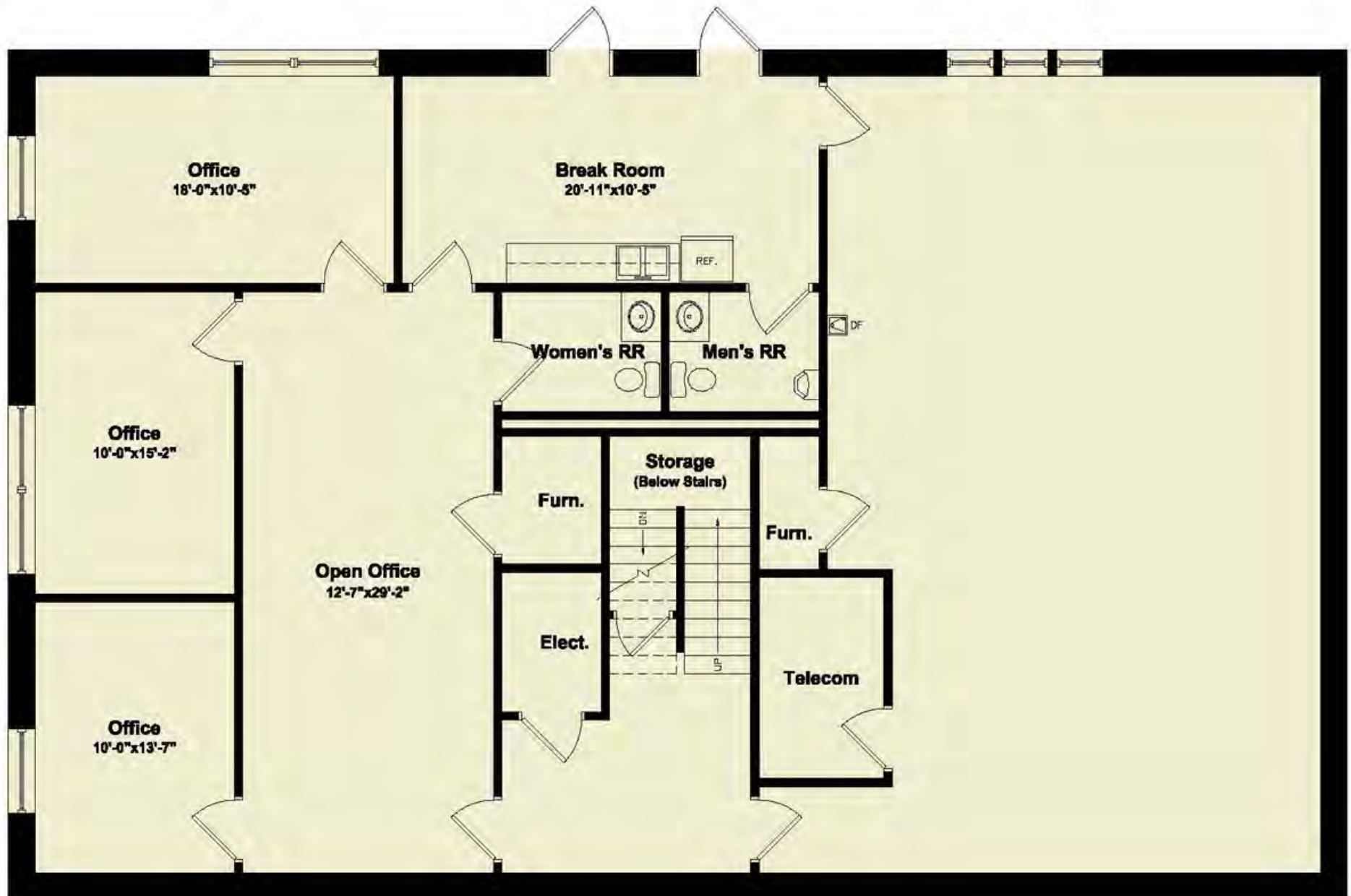
Professional office in a great NE side location between Collins Road and Blairs Ferry Road, near Panera and the movie theater. Easy access to I-380. Space is configured with 3 private offices and an open office area and a break room.





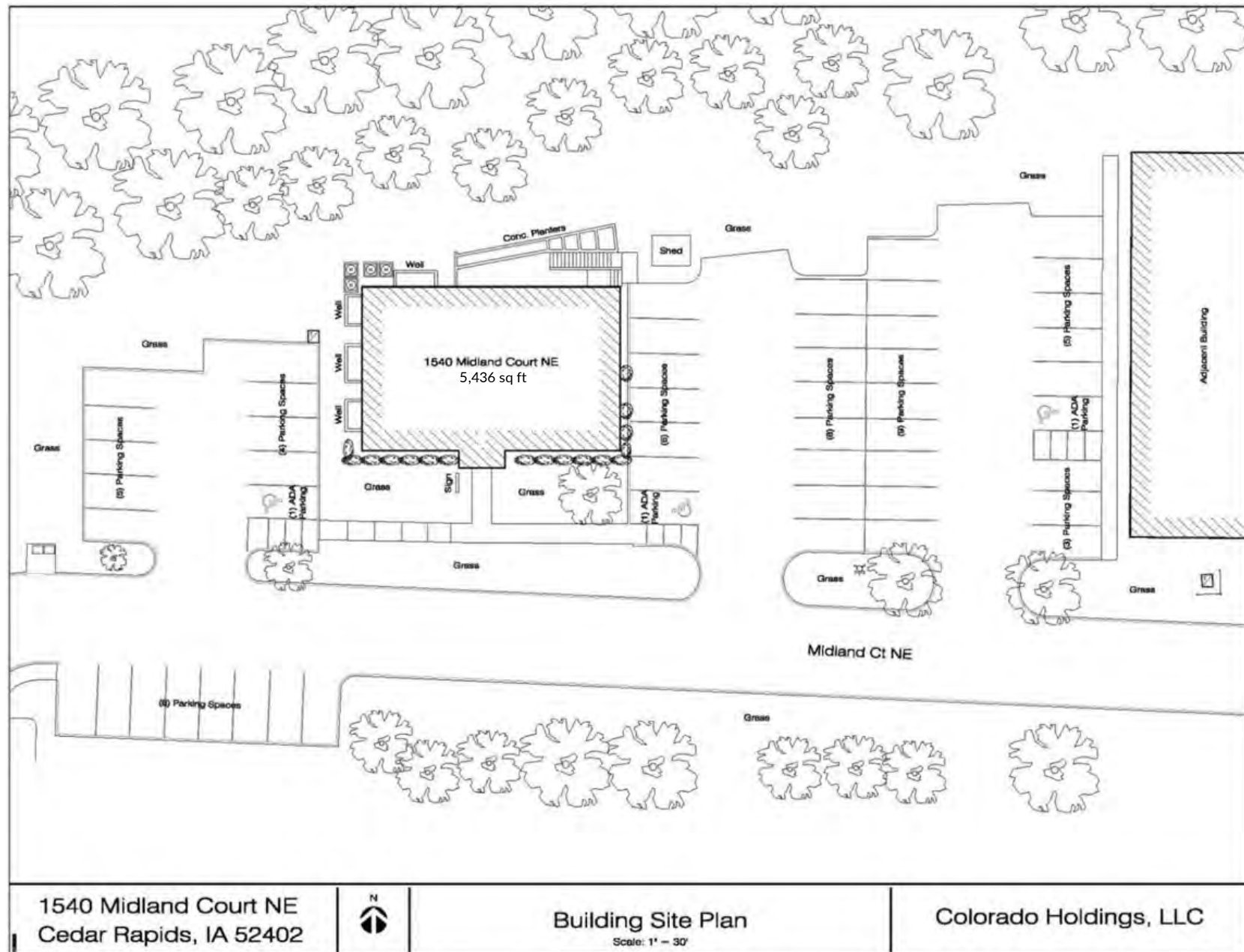


FLOOR PLAN





SITE PLAN



1540 Midland Court NE | Cedar Rapids, IA



PARCEL MAP



150 1st Ave NE, Suite 100 | Cedar Rapids, IA 52401

wsgcre.com



AERIAL MAP



BLAIRS FERRY RD

SITE

COLLINS RD NE

COUNCIL ST NE



CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	10,098	79,102	154,845
	2025 Population	7,795	65,424	143,159
	Annual Population Growth Rate	0.4%	0.2%	0.2%
	2025 Median Age	34.6	38.6	39.2
	2025 Total Households	3,802	28,842	60,541
	Annual Household Growth Rate	0.6%	0.4%	0.4%
	2025 Average Household Income	\$77,481	\$100,589	\$102,551
	Daily Traffic Count: 11,100 VPD			





CONTACTS



Tiffany Earl Williams

Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
tiffanywilliams@wsgcre.com
319-675-1694



Josh Seamans, CCIM, SIOR

Managing Partner/Owner Broker
Licensed Realtor in the State of Iowa
joshseamans@wsgcre.com
319-675-1694



Gabe Golberg

Vice President/Partner Agent
Licensed Realtor in the State of Iowa
gabegolberg@wsgcre.com
319-675-1694



Phil Williams

Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
philwilliams@wsgcre.com
319-675-1694



Luke Rogers

Senior Associate
Licensed Realtor in the State of Iowa
lukerogers@wsgcre.com
319-675-1694