

3706 Cedar Heights Dr.
3706 Cedar Heights Dr. | Cedar Falls, IA | undefined
Available SF: 27,584 | Sale Price: \$950,000



Building Type:	Office
Available SF:	27,584
Total SF:	27,584
Site Size:	1.59 Acres
Year Built:	1973
Within City Limits:	Yes
Construction Type:	Brick
Sale Price:	\$950,000
Sale Price Note:	950000
Last Updated:	Jan 24, 2025

Economic Development Contact

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Realtor/Owner Contact

Chris Fischels
Sulentic-Fischels Commercial Group
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Property and Area Description

Impressive office space in convenient location! Office space offers 11 individual offices and massive open work space area. Includes multiple conference rooms of various sizes, two lounges/break rooms and large receptionist/lobby area with tons of natural light from the large windows lining the front of the building. Features two private parking areas in both the front and rear of the building, and separate 3,584 sq. ft. shop space with overhead door. Lots of flexible use opportunities within this notable building!

Population

	122,810 10 Mile Radius	164,567 20 Mile Radius	210,874 30 Mile Radius
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Source: ESRI®, 2024

Households

	51,627 10 Mile Radius	68,054 20 Mile Radius	87,125 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 20 (6.2 mi.)
Nearest Airport: Waterloo Regional Airport (4.8 mi.)
Nearest Commercial Airport: Waterloo Regional Airport (4.8 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Cedar Falls Utilities