



Property Highlights

- Approximately 2,285 SF Class A medical office suite located in Blue Grass, IA
- Convenient access to US-61 and I-280
- Functional medical layout including 5 exam rooms, reception/waiting area, lab, nurses' station, procedure room, private office, and 2 restrooms
- Designed for efficient patient flow and daily operations
- Brick exterior with professional curb appeal
- Vestibule entry with additional side access
- Monument signage available
- Ample on-site parking to accommodate staff and patients
- Co-tenant building with Rock Valley Physical Therapy, creating a strong medical user environment
- Ideal for medical, therapy, or professional office users

Medical Office Suite

413 S. Mississippi St., Blue Grass, IA

FOR LEASE	\$16.00_{PSF NNN}
RETAIL SPACE	2,285 SF

Details

Operating Expenses	\$6.25 PSF
Estimated Monthly Rent	\$4,237/month
Parcel	720501201
Zoning	C-2
Parking	Ample Lot
Signage	Monument
Real Estate Taxes	\$15,796 (2024)



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