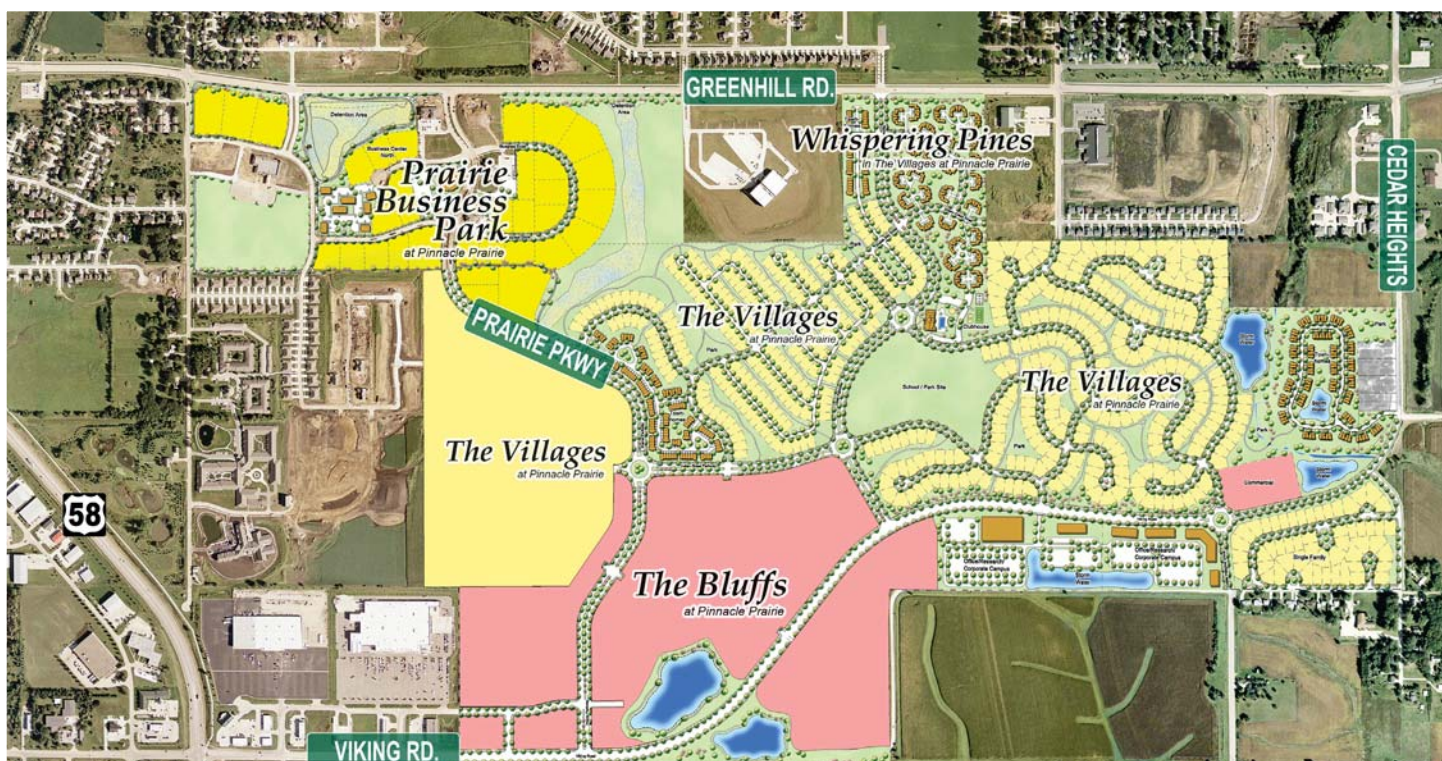


Prairie Business Park at Pinnacle Prairie



www.PinnaclePrairie.com

CEDAR FALLS, IA



For more information please contact:
Brady A. Gruhn, CCIM - Jack E. Jennings

4501 Prairie Parkway • Cedar Falls, Iowa 50613 • Office: 319.277.8000 • Fax: 319.277.8080 • www.LockardOnline.com
All information contained herein is given by sources deemed reliable. While we have no reason to doubt its accuracy, all information is provided without representation of warranty.

Office Condos

at Pinnacle Prairie

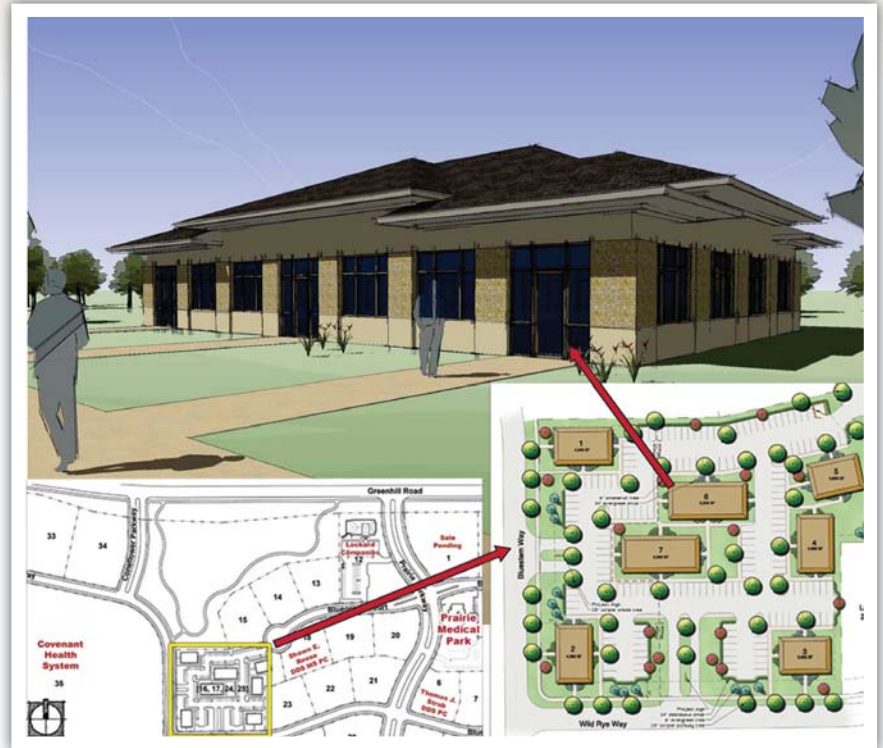


CEDAR FALLS, IA

Build Equity Into Your Business

Prairie Business Park is located at the north entrance of the 750 acre, master planned, Pinnacle Prairie development in Cedar Falls, Iowa. The office condo concept is one of the unique features adding to the Pinnacle Prairie Experience. These condominiums offer small business owners an opportunity to enjoy the benefits of care free ownership.

- Suites available from 750 sf to 9,000 sf
- Prime central location in high growth area
- Tax Benefits: mortgage interest, real estate taxes and depreciation are tax deductible
- Ownership Benefits: Customize your office space, long-term asset appreciation & control your own suite



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