

DEVELOPER NEWS



TENANT PROFILE

INTEGRUS Consulting, LLC

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222 3rd Avenue Southeast
Suite 299
Cedar Rapids
(319) 363-4462

Name of company

INTEGRUS Consulting LLC
Managing Directors Steve Hammes and Jim Schmitt

Purpose/Products/Services

Helping business owners plan for exiting their businesses and maximizing business value in preparation for an exit.

Core competencies - ownership succession strategies, management incentive compensation, financial structuring, business valuation and financing.

Years in business

4 years

Number of employees

2.5

How long have you been in the location?

4 years

How did you decide to locate there?

1) Convenient downtown location on the skywalk, 2) Armstrong support resources, 3) proximity to many other small business tenants, 4) the food court and 5) close to other downtown business professionals and banks downtown.

What was your experience like working with

Featured Property



New Construction

1204 Dina Court
Hiawatha, Iowa 52233

Listing's complete information can be found in the linked pdf file.

[1204 Dina Court
Hiawatha, Iowa 52233
Information Sheet.pdf](#)

For a complete listing of our properties for sale, lease, and build-to-suit opportunities, please visit our [website](#).

ARMSTRONG DEVELOPMENT

The Armstrong Development Company is a Cedar Rapids based real estate development company. By managing the properties we own, we are able to provide our tenants with the space that best meets their current and future needs. We look forward to helping you secure the right location for your business.

What was your experience like working with Armstrong Development?

Great. Pleasant support services and management; easy to work with..

What do you like about the Armstrong Centre? (Convenient access, food nearby, windows/amenities)

Sky walk and corner window offices, the food court and proximity to other business professionals and banks downtown

Do you customers like it?

Those who are downtown do. Others seldom visit our offices, parking can be an obstacle.

What do you like about the services of the Executive Suites?

The Executive suites offer the availability of a very nice conference room, and Armstrong offers software support from knowledgeable administrative staff. These things really set Armstrong apart from other serviced offices.



2011 Annual Fire Inspections

Annual fire inspections for the Downtown properties are scheduled for Tuesday, September 27th. Beginning at 8:30am, Armstrong Development staff will accompany Inspector Steve Dunham of the Cedar

Rapids Fire Department throughout each of the common and tenant areas of the Armstrong Centre, Granby Building, Arco Building, and Kubias Building. The inspector does require access to every area within tenant spaces upon request without exception. If you have a conflict that morning, please let us know as soon as possible so that we may attempt to work with your schedule as much as the inspector's schedule allows that morning.

2010's Most Commonly Found Violations:

1. Extension cords and multi-plug adapters. Power strips that are UL rated are okay as they are designed to cut power in a power surge or if over heated.

HISTORY

The Company was founded in 1960 as Armstrong-Race Realty Company and the name was officially changed to Armstrong Development Company in 2000 to better reflect the Company's commitment to creating future developments.

Please sign up for this complementary monthly newsletter

SIGN UP!

Get Involved

Ushers Ferry is looking for businesses and organizations that would like to sponsor a booth at their annual Safe Halloween on Sunday, October 23, 1:00-4:00pm. There is no charge for a booth, but the sponsoring company must provide the candy and personnel to hand it out to the kids:

Ushers Ferry Safe Halloween



Bring out the kids for an old-fashioned Halloween filled with trick-or-treating, games and costume contests. Bring your best decorated pumpkin for the jack-o'-lantern contest.



2. Personal heaters. Some are okay, though, which is why these can be tricky. Just be sure your personal heater has the safety features to automatically turn off should it tip over or over heat. He will test this by turning it on and tipping over.

3. Obstructed egress paths. The back halls and doors do make great storage areas, BUT they cannot be used as such. Paths to all means of exiting the suites and buildings need to be at least 40" wide and clear of debris that can trip or otherwise impede someone's travel.

4. Denied access to conference and server rooms. Please try to avoid scheduling usage of your conference rooms the morning of inspections. If it is unavoidable, please contact Christina at (319) 364-6533 so that we can work to adjust our inspections to cover your office when the room is not in use that morning.

Tenants found to be in violation of fire codes will receive an email from Armstrong Development containing information on the nature of the violation, suggested means of correcting the violation, and a copy of the section of the report from the Fire Department. The reports are completed by building, with all tenants of that building listed on the same, therefore any other tenant violations will be blacked out for privacy.



For information on participating, contact Teresa at (319) 286-5763 or Ushers Ferry at (319) 286-5699

Congratulations!

Rhonda at *SecurityCoverage* in the Granby Building is the proud, new Mom of baby Benjamin.



and...

Kaelee at *ActionCOACH* in the Armstrong Centre is the happy Mom of baby Shanna.



Congratulations Rhonda & Kaelee and a big Armstrong family welcome to Benjamin and Shanna!

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Armstrong Development Company

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