

# DEVELOPER NEWS



## TENANT PROFILE

### The Dancer's EDGE



750 North Center Point Road  
Hiawatha, IA 52233  
(319) 892-4340

**Name of company**  
The Dancer's EDGE

#### **Purpose/Products/Services**

The Dancer's EDGE was founded in June 2008 as an avenue for Charlie and Stephanie Vogl to continue teaching and sharing their passion for dance. It has since grown from 76 students in 2008 to over 400 students enrolled in the 2011-2012 school year session. The Dancer's EDGE is one of only a handful of studios in the Midwest to be certified by American Ballet Theatre to teach their National Training Curriculum. Faculty members strive not only to develop strong technical skills in their students, but also to inspire them to develop confidence, self-esteem, a strong work ethic, and a healthy lifestyle.

**Years in business**  
3 1/2 years

**Number of employees**  
15

**How did you decide to locate there?**  
We knew we wanted to stay in Hiawatha, and Tower Terrace Road was not far from our original location. Looking at the other Armstrong developments in the Hiawatha area, we knew that the Tower Commerce Center development would be an attractive location where our business could continue to grow.

**What was your experience like working with Armstrong Development?**

## Featured Property



### Kubias Building Suite 100

311 Third Avenue SE  
Cedar Rapids, Iowa 52401

2,896 rentable Sq. Ft.  
(RSF)  
plus dock area of 630 RSF

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

[Information Sheet.pdf](#)

[Floor Plan.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.

## HISTORY

We cannot say enough good things about Jon Dusek and his team. They have consistently gone above and beyond every expectation, and we appreciate the care with which they develop not only their buildings, but also their tenant relationships.

### What do you like about the location?

We love the Hiawatha area - city departments are helpful and responsive, great proximity to I-380, and we are excited about the future of the Tower Commerce Center development.

### What, to you, sets them apart as a landlord?

After having worked with a handful of landlords in the Cedar Rapids/Hiawatha area, it is clear that Armstrong is in a class all its own. You can tell that they take great pride in their work, they are genuinely interested in the success of their tenants, and they will go the extra mile to ensure that they are helping contribute to that success.

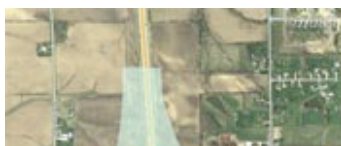
## Tower Terrace Overview



The Iowa 380 corridor between Hiawatha and Cedar Rapids is growing. The communities have made improvements to the local road system and in order to address transportation needs in the area, the Iowa Department of Transportation has initiated two separate, but concurrent and complementary studies—an Interchange Justification Report (IJR) and an Environmental Assessment (EA) to evaluate if any future improvements are needed to Tower Terrace Road and I-380.

The study goals are to:

- Determine what future transportation improvements, if any, in the vicinity of Tower Terrace Road and I-380 are needed.
- Evaluate the proposed improvements for environmental impacts, including natural resource, social, and economic impacts.
- Coordinate any proposed improvements with local, regional and state long-range plans.



The Iowa DOT has previously conducted studies of this area, but conditions have changed

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



Daffodil Days®

### American Cancer Society

March 12-16, 2012  
2012 Daffodil Days of Iowa

You can give hope to people facing cancer and save lives by supporting the American Cancer Society Daffodil Days program. While the Daffodil Days program involves offering daffodils every spring to donors in appreciation for their contributions, it is about more than just giving beautiful flowers - it is everyone's opportunity to create a world with less cancer and more birthdays, where cancer never steals another year from anyone's life.

Your support allows the



and now improvements to the area may be needed. The previous studies have given the following recommendations:

*I-380 Urban Corridor Feasibility Study*—this study is ongoing and is addressing the feasibility of improvements to I-380

throughout the Cedar Rapids urban area.

*Tower Terrace Road Corridor Management Plan (2010)*—this study suggested corridor preservation and an upgrade of Tower Terrace Road to a 5-lane arterial with a speed limit of 35 or 40 mph in the vicinity of I-380.

[Click here for the complete overview.](#)

Your support allows the American Cancer Society to save lives and create a world with more birthdays by helping people stay well and get well, by finding cures, and by fighting back against cancer.



Each Daffodil Days participant has the opportunity to donate a Gift of Hope in any denomination. A Gift of Hope donation funds cancer research, educational programs, advocacy, services for cancer patients and their families, and furthers the mission of the American Cancer Society. The Gift of Hope also enables your American Cancer Society to deliver flowers anonymously to cancer patients at medical centers and facilities in your community.

[Daffodil Days Web site](#)

For more information call Laura Fiala at 319-866-7100

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**Armstrong Development Company**

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