



RETAIL/OFFICE
SPACE FOR LEASE



FOR LEASE

916 16th Street NE, Suite 100, Cedar Rapids, Iowa

Brand New Mixed Use Development known as The Hub, features shell space For Lease in the heart of the Mount Mercy University and Coe College District. Space is compatible with office, retail and service based businesses. Along with commercial suites, the development will offer 186 market rate apartment units for rent. The Hub is conveniently located in a bustling neighborhood with a variety of dining options, grocery stores, and other service-based tenants, with easy access to I-380 / Highway 27.



REALTOR®

For more information on this property contact one of our listing agents:

Craig Byers, REALTOR

319-294-3339

Jason Rogers, BROKER

319-361-3958

1950 Boyson Road
Hiawatha, Iowa 52233
319-294-3339

Q4realestate.com



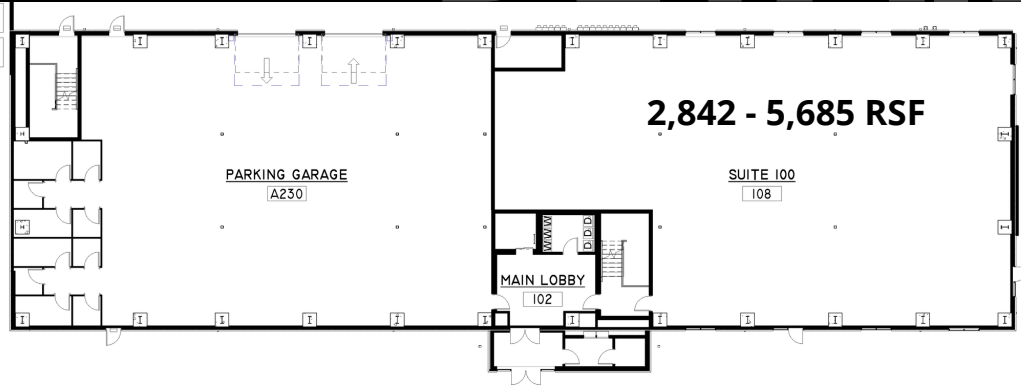
REAL ESTATE

An Ahmann Company



DETAILS

916 16th Street NE, Suite 100, Cedar Rapids, Iowa



DETAILS

- Square Footage: 2,842 - 5,685 SF
- Lease Rate: \$8.95 PSF NNN
- Est. Pass Throughs: \$5.25 PSF
- Tenant Improvement Allowance: \$10.00 PSF
- Zoning: T-MC
- Year Built: 2022 New Construction
- Brand New Shell Space
- Possession: August 2022



LOCATION

Located near the intersection of 16th Street NE and I Avenue NE behind Mount Mercy University baseball fields

SURROUNDING BUSINESS AND AMENITIES

Mount Mercy University, Rinderknecht Athletic Center, Coe College, JW Bell Aggregate Processing Specialist, Dairy Queen, Knights of Columbus, Moco Game Room & Hot Dog Bar, Treehouse Private Brands, Tic Toc Grill, Home Port, Vetter Parks Lumber Company, 5 Star Elements, Janda Motor Services, Shores Event Center, J.M. OMalleys, Studio 17, Flora Skin Therapy, Hawkeye Fire & Safety, Home Appliance Center, and so much more



SITE PLAN

EXISTING SIDE ALLEY

FUTURE BUILDING C -PHASE 3-

FUTURE PARKING -PHASE 2/3-

FUTURE BUILDING B -PHASE 2-

EXISTING BACK ALLEY

16TH ST NE

BUILDING A -PHASE 1-

RETAIL SPACE

PARKING GARAGE

NEW SIDE STREET

MT MERCY ATHLETIC CENTER

MT MERCY ADMIN OFFICE

MARESH SHEET METAL WORKS



TRUE NORTH