

OFFICE & RETAIL SPACE

FOR LEASE

KINGSTON YARD

151 & 275 1ST AVE SW
CEDAR RAPIDS, IA 52402



CRAIG BYERS, CCIM

319 360 7017

CBYERS@Q4REALESTATE.COM

JASON ROGERS

319 361 3958

JROGERS@Q4REALESTATE.COM

AUSTIN GEASLAND

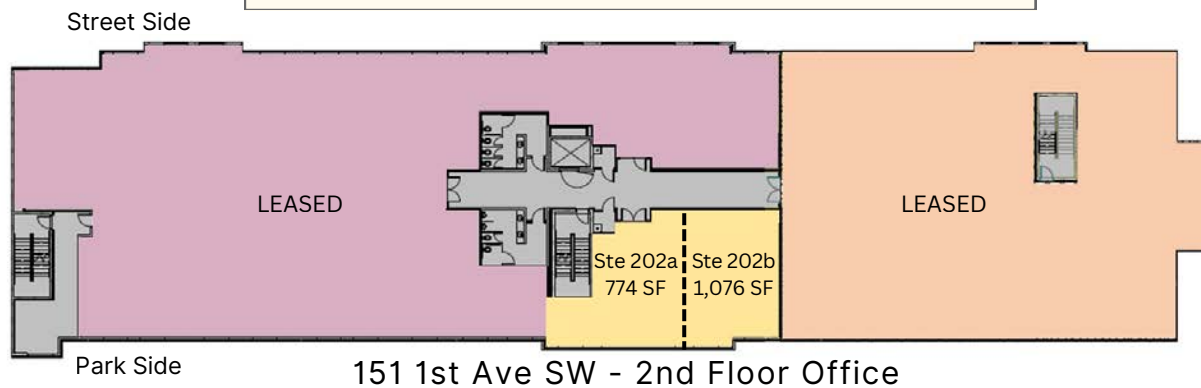
319 893 3279

AGEASLAND@Q4REALESTATE.COM

1950 BOYSON RD HIAWATHA, IA 52233 | 319 294 3339 | Q4REALESTATE.COM



REAL ESTATE



LEASE RATES

1st Floor Retail Lease Rates:

\$15.95 PSF NNN
 \$20.00 PSF Tenant Improvement Allowance available
 Base Lease Rates are subject to Annual Increases

2nd Floor Office Lease Rates:

\$21.50 PSF Modified Gross
 Base Lease Rate includes in-suite Utilities
 Tenant responsible for phone/data/internet
 Landlord to deliver a built-out suite for Tenant
 Contact Listing Broker for buildout specifications
 Base Lease Rates are subject to Annual Increases

Pass-Throughs:

First Year Pass-Throughs estimated at \$7.65 PSF
 (Property Taxes, Insurance, and CAM)

SITE HIGHLIGHTS

- **Possession:** Immediate
- **Zoning:** U-DC
- **Suite Square Footages** are **Flexible** to accommodate for Tenant's optimum size requirements
- Space to be delivered as a '**Vanilla Box**' - please contact listing agent for buildout specifications
- **Park-Side Patio** space available for all retail users
- **Permanent Parking Structure** servicing the development to be completed by **Fall of 2025**

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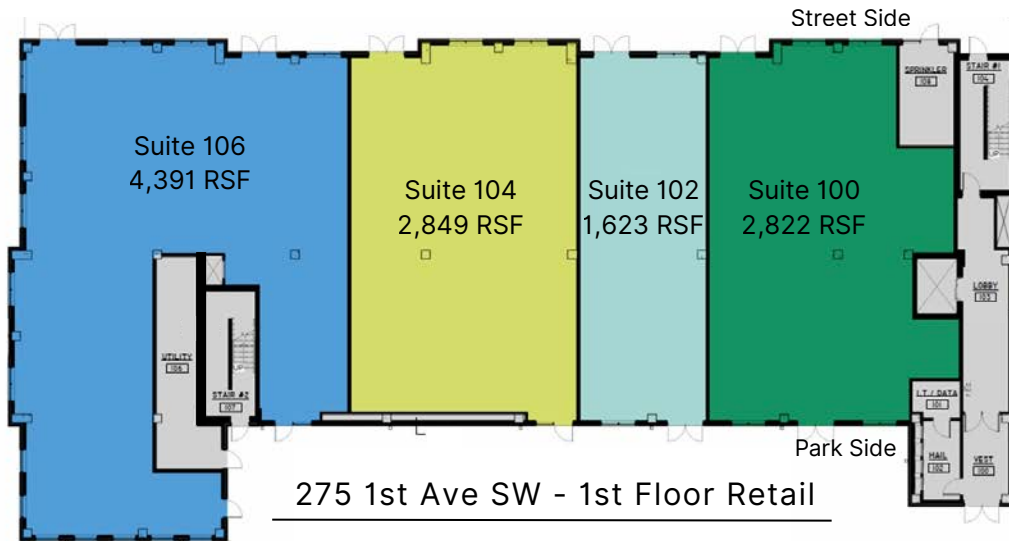
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LEASE RATES

Construction Special Rates:

Months 1-3: \$8.00 PSF NNN

Months 4-6: \$12.00 PSF NNN

Months 7-12: \$15.95 PSF NNN

Base Lease Rates are subject to Annual Increases

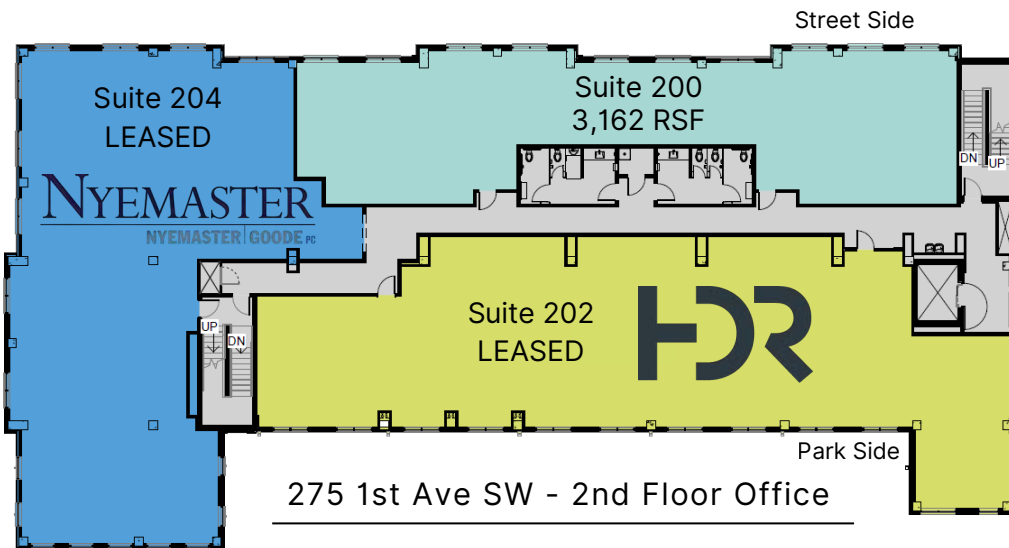
Pass-Throughs:

First Year Pass-Throughs estimated at \$7.65 PSF
(Property Taxes, Insurance, and CAM)

Tenant Improvement Allowance:

1st Floor Retail - \$15 PSF TIA

2nd Floor Office - \$10 PSF TIA



SITE HIGHLIGHTS

- **Possession:** Immediate
- **Zoning:** U-DC
- **Suite Square Footages** are **Flexible** to accommodate for Tenant's optimum size requirements
- Space to be delivered as a '**Vanilla Box**' - please contact listing broker for buildout specifications
- **Permanent Parking Structure** servicing the development to be completed by **Fall of 2025**. Parking Structure will have direct access to all tenants' premises.

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SITE PLAN



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LOCATION MAP



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AERIAL PHOTOS



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