

RETAIL SPACE

FOR SUBLEASE - 13,225 SF

\$14.00/SF MODIFIED GROSS



205 FRANKLIN ST | WATERLOO, IA

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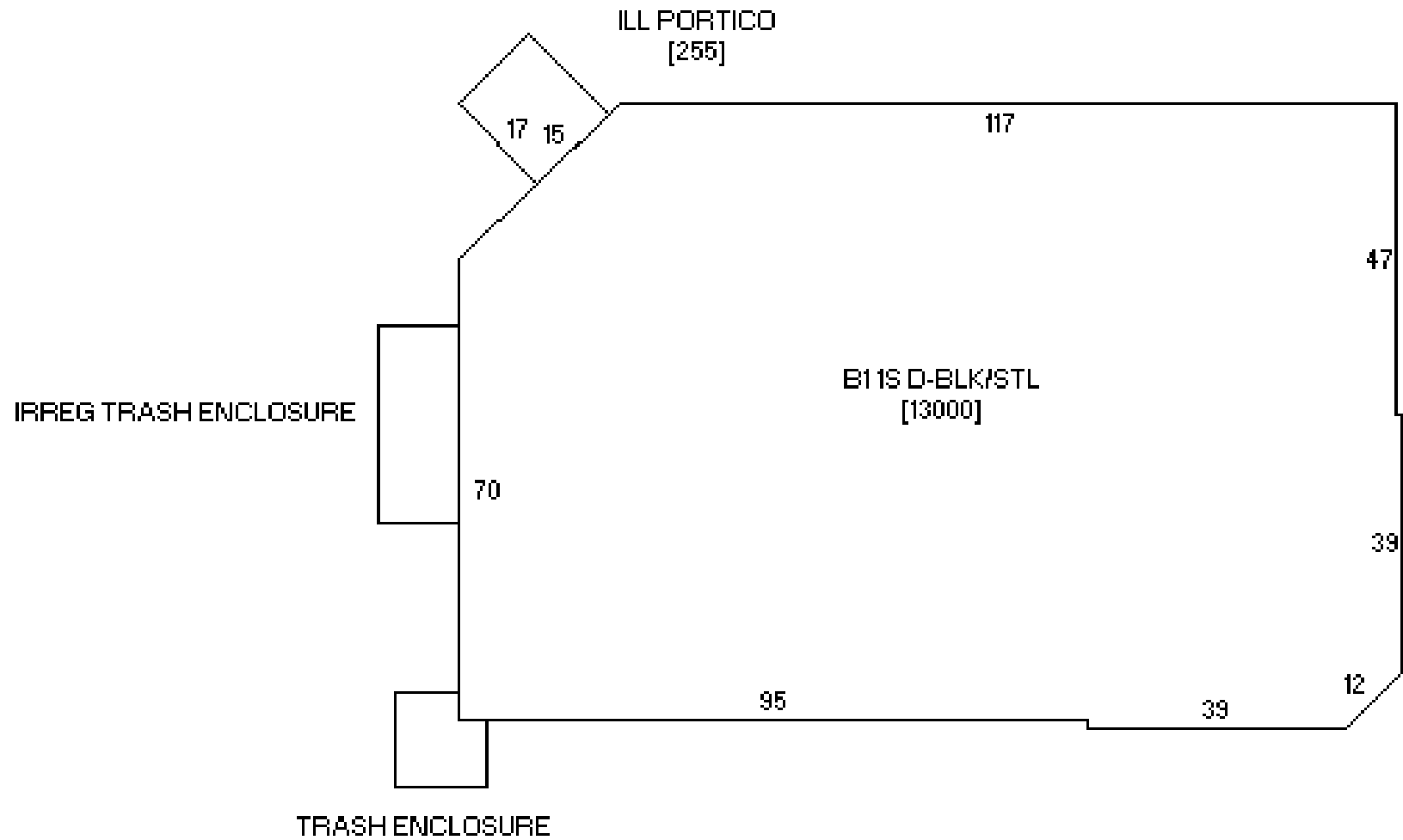
13,225 RENTABLE SF
\$14.00/SF MODIFIED GROSS
SUBLEASE THROUGH 1/31/39

- Drive-thru currently in place
- Insurance and CAM responsibility of tenant
- 2024 taxes: \$107,103 (\$8.10/SF)
- Building developed in 2012
- Featured amenities include: drive-thru access and private parking lot
- Suitable for retail or service-oriented businesses
- High visibility and accessibility



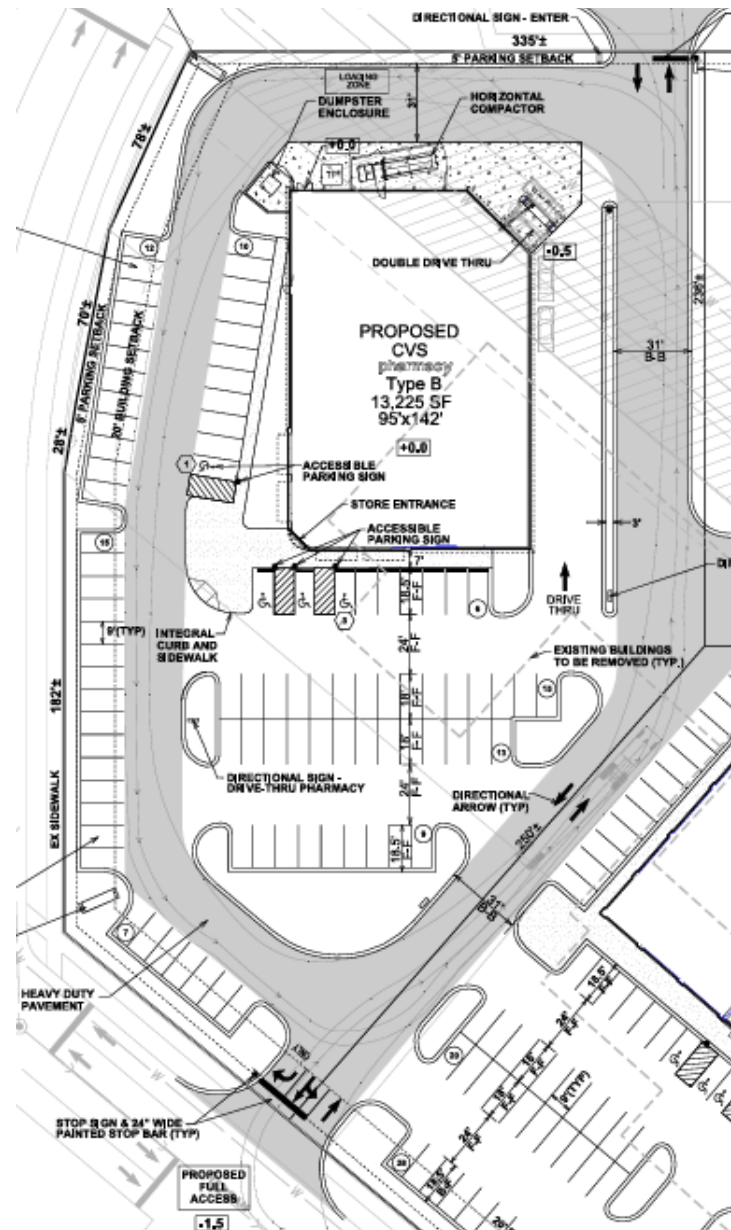
FLOOR PLAN

205 FRANKLIN ST | WATERLOO, IA



SITE PLAN

205 FRANKLIN ST | WATERLOO, IA



LOCATION

WATERLOO, IA





**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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