


**NEW LEASE INCENTIVES – 6 months free rent**
**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$14.00 PSF
<b>Lease Type:</b>	Gross
<b>Availability:</b>	878 – 5,300 SF
<b>Lincoln Way:</b>	23,600 VPD

**PROPERTY HIGHLIGHTS**

- New lease incentive – six (6) months free rent
- New mixed-use student housing with first floor retail, restaurant or office space
- Outstanding location near Campustown and the heart of Iowa State University
- Iowa State University population now over 33,000 active students
- High visibility and high traffic count
- Adjacent to Lincoln Way
- Over 900 students living within one block of this space

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,349	20,477	27,657
Total Population	15,855	55,593	71,950
Average HH Income	\$42,050	\$51,563	\$54,400



