



Middlebrook

MIDDLEBROOK MAIN STREET



*I-35 & Highway G-14
Cumming, Iowa 50061*



Middlebrook Main Street (LOT 2 | WEST BUILDING)

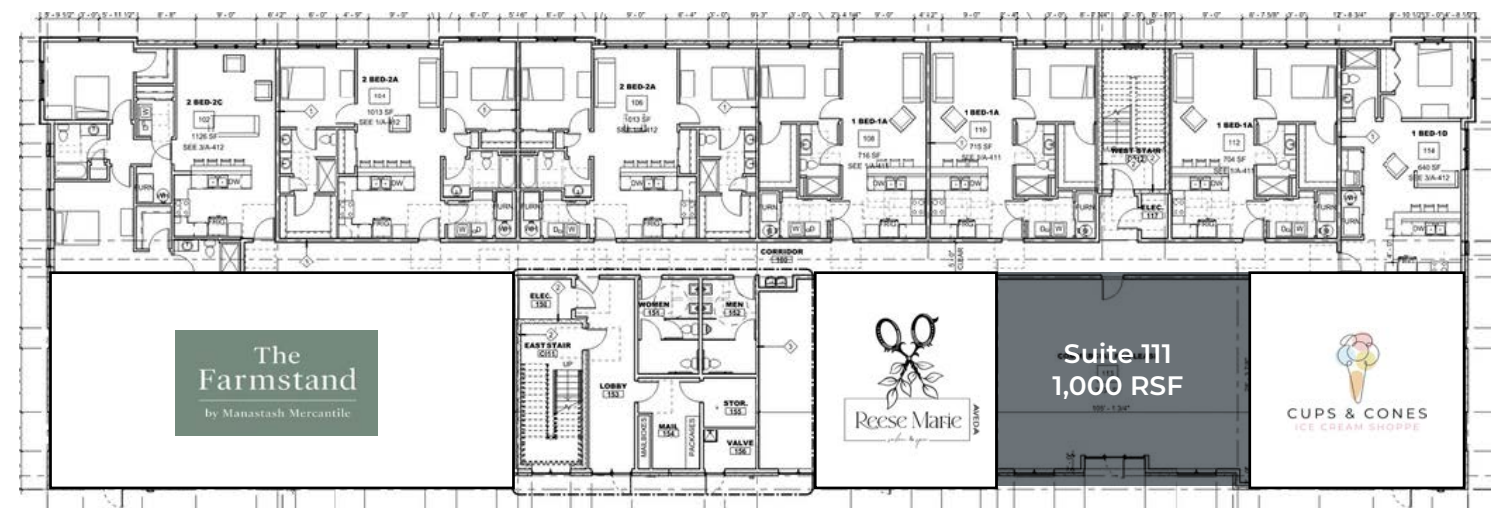
PROPERTY SPECIFICATIONS

Availability:

- Suite 111: 1,000 RSF

Lease rate: \$3,400 Modified Gross/bay

- +/- 1,000 SF bays, approx. 35' x 28' deep bays
- Access to shared restrooms
- Available now!
- Coming soon: Freebird & Bloom Play Co.



Middlebrook Main Street (LOT 4 | EAST BUILDING)

PROPERTY SPECIFICATIONS

Availability: Up to 3,856 SF contiguous

- Suite 1: 2,051 SF
- Suite 2: Peoples Company
- Suite 3: 1,918 SF
- Suite 4: 1,938 SF

Lease rate: \$25/SF NNN

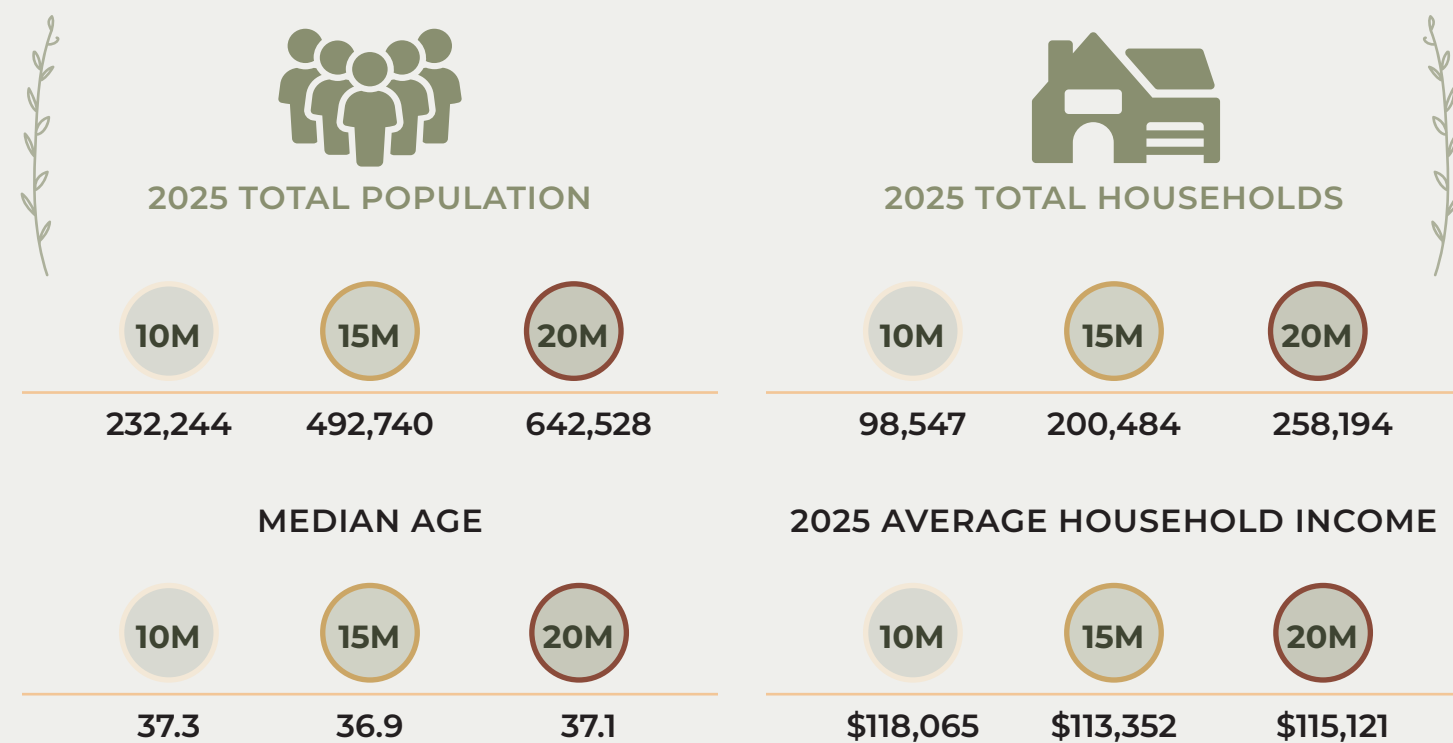
TI Allowance: Negotiable

- Available now!
- All bays have a back patio overlooking the plaza



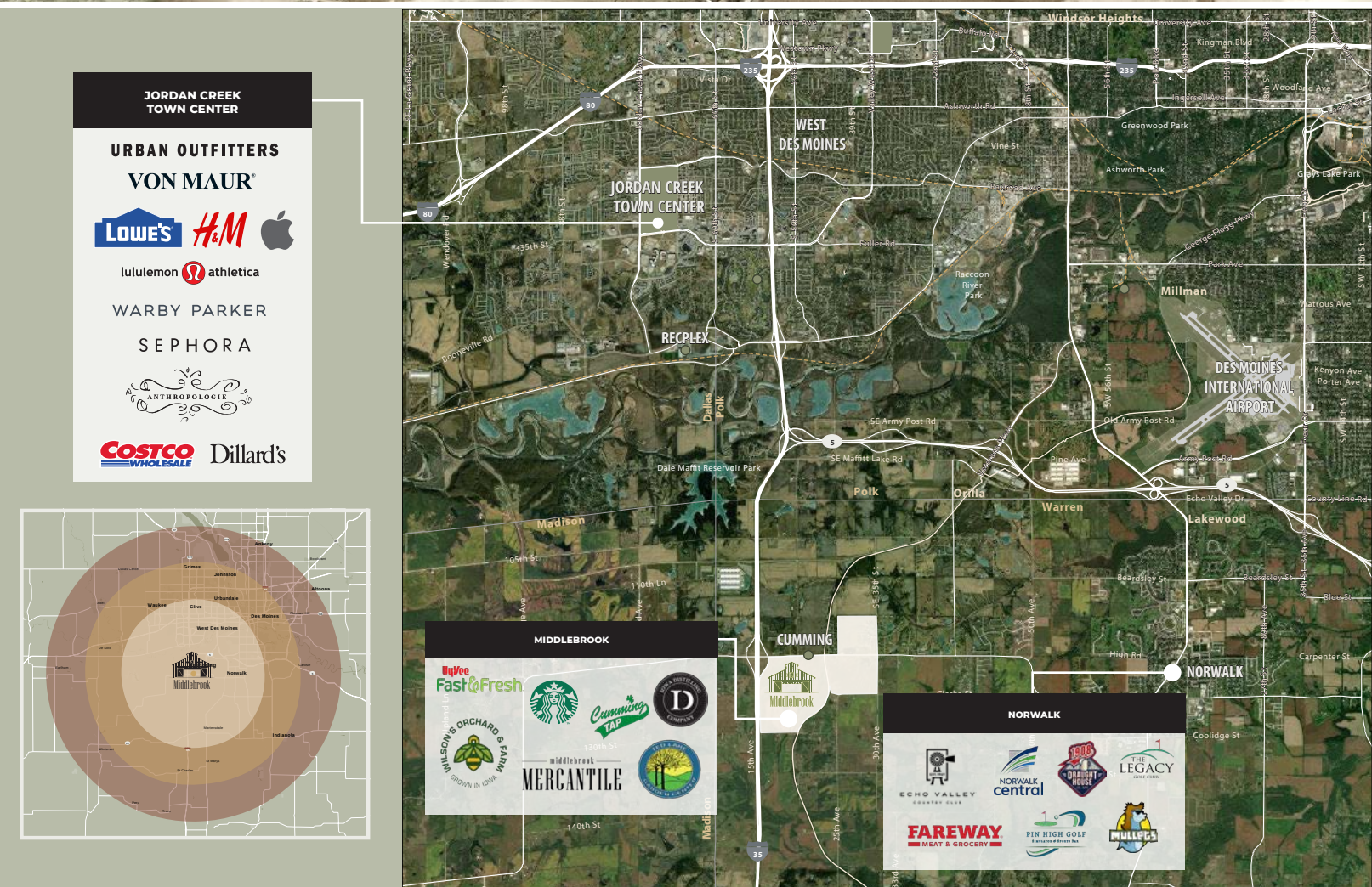


SURROUNDING AREA



IOWA'S FIRST AGRIFOOD

The 800+ acre Middlebrook project supports amenities and regional ties, enabling the development to reach new heights. The vision is to build a vibrant network of neighborhoods that foster community through healthy food, farming, lively events, and diverse local businesses creating a deep rooted pride and attachment to the land.





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A decorative line art illustration of a plant branch with several leaves, extending from the bottom right corner of the page.