

NEW RETAIL/OFFICE FOR LEASE

Fulton Lofts

Available SF: 1,040 - 3,360 SF

1220 3RD ST SE
CEDAR RAPIDS, IA 52401

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$15.95 - 16.95 SF/yr (NNN)
Operating Expense Estimate:	\$7.95/SF
Building Size:	39,960 SF
Available SF:	1,000 - 6,000 SF
Lot Size:	0.771 Acres
Year Built:	2024
Zoning:	Urban Form District

LOCATION OVERVIEW

Located along 3rd Street SE in NewBo, next to Brewhemia

PROPERTY OVERVIEW

3 months of Free Rent. These remarkable retail/office units are part of the newly developed commercial complex called Fulton Lofts, located along 3rd Street SE in Newbo. Fulton Lofts is a 4-story mixed use building with commercial suites on the main floor and 34 housing units above. The 34 residential units are 100% leased up. Common area hallways, restrooms, lobby and vestibule are shared between tenants to provide a more efficient and practical space for your retail business. Take advantage of the this bustling retail environment where you can benefit from neighboring businesses, shared amenities and increased foot traffic. The project will also feature local artwork and greenspace for the public to enjoy. Landlord is offering a \$20.00/SF TI allowance on the useable square footage. Common area load factor: 15%. Onsite parking for the commercial tenants may be available, contact Listing Agent for additional information.

PROPERTY HIGHLIGHTS

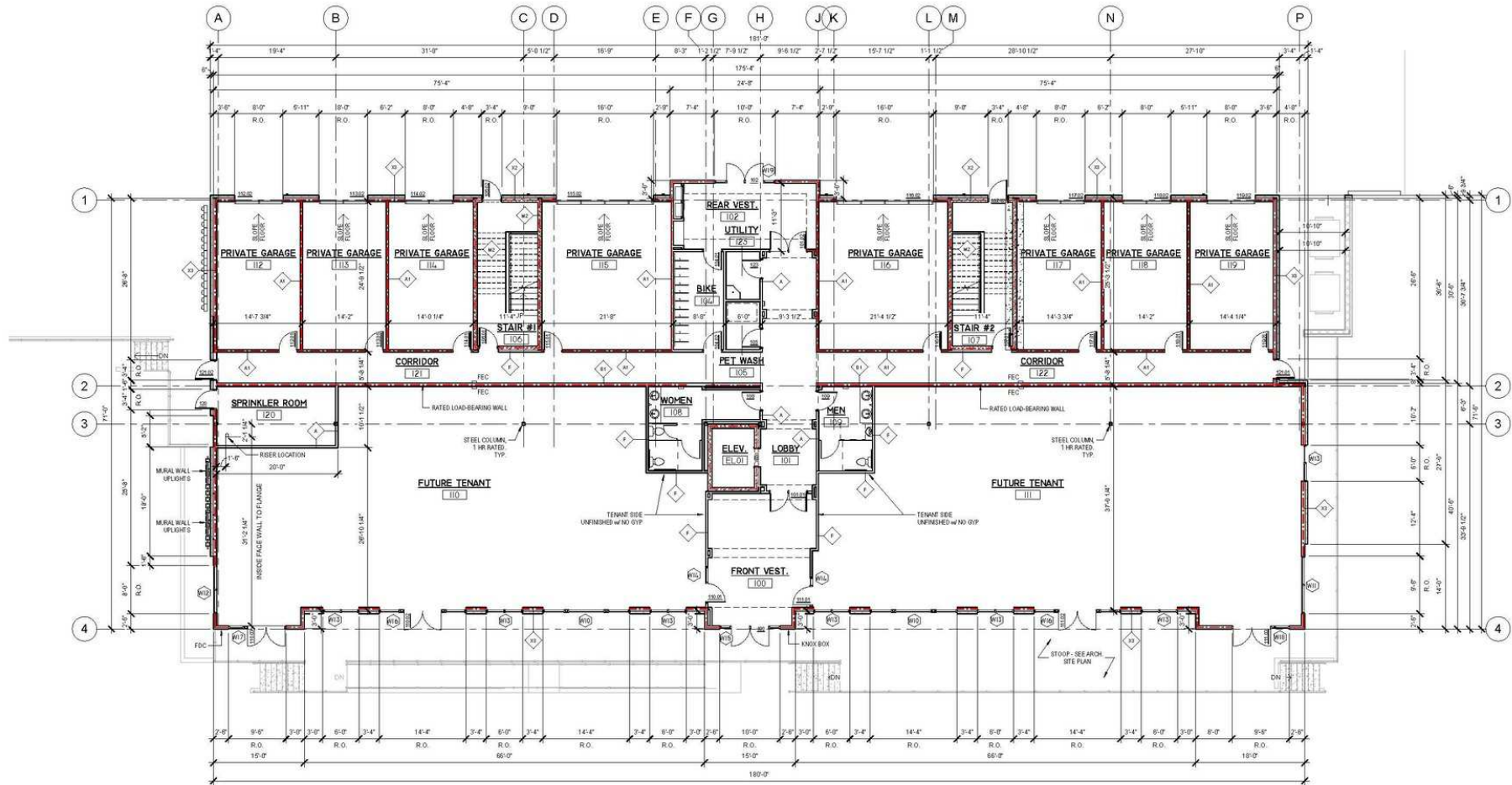
- Located in NewBo, a high foot traffic neighborhood
- Newly developed mixed use building
- Approximately 550 residential units existing or planned in NewBo

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

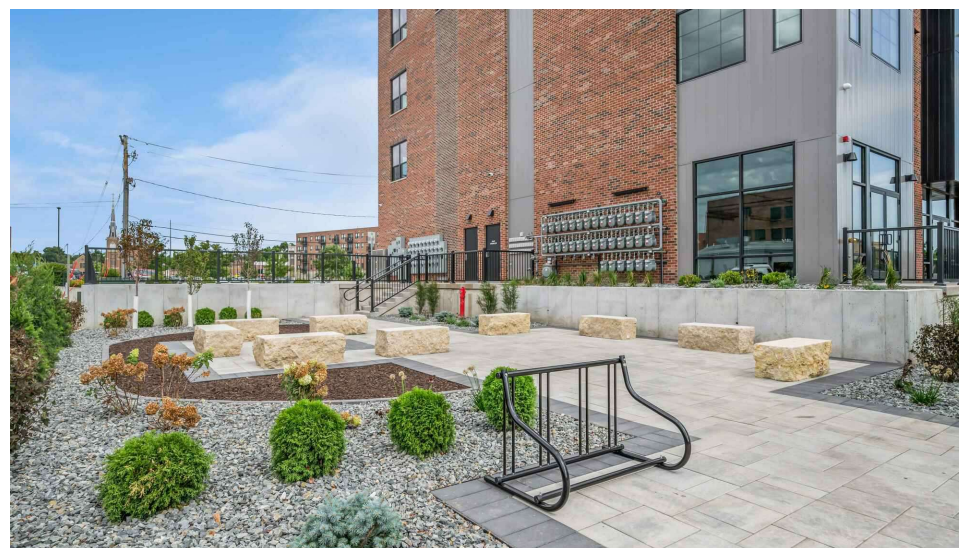
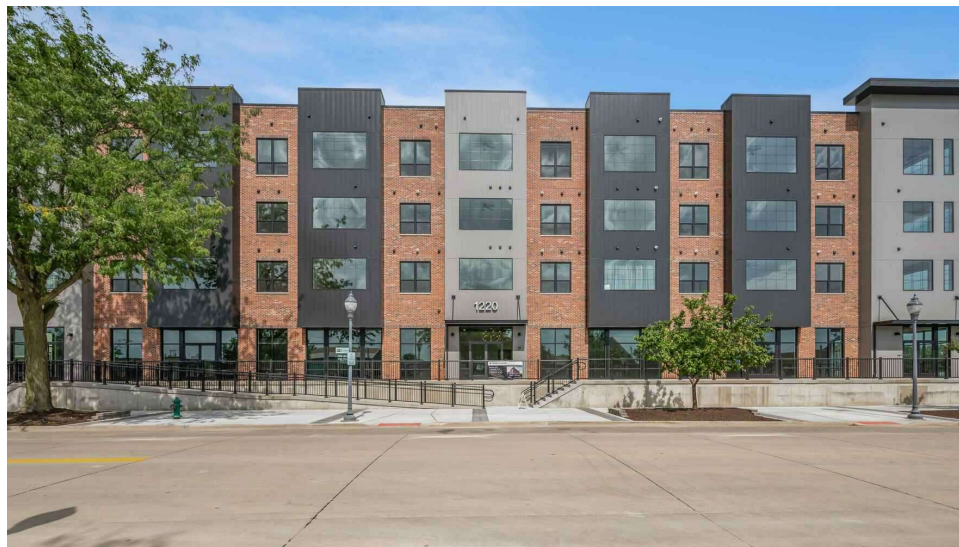
FLOOR PLAN



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EXTERIOR PHOTOS



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RETAIL/OFFICE SPACE



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LOBBY



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AERIAL MAP



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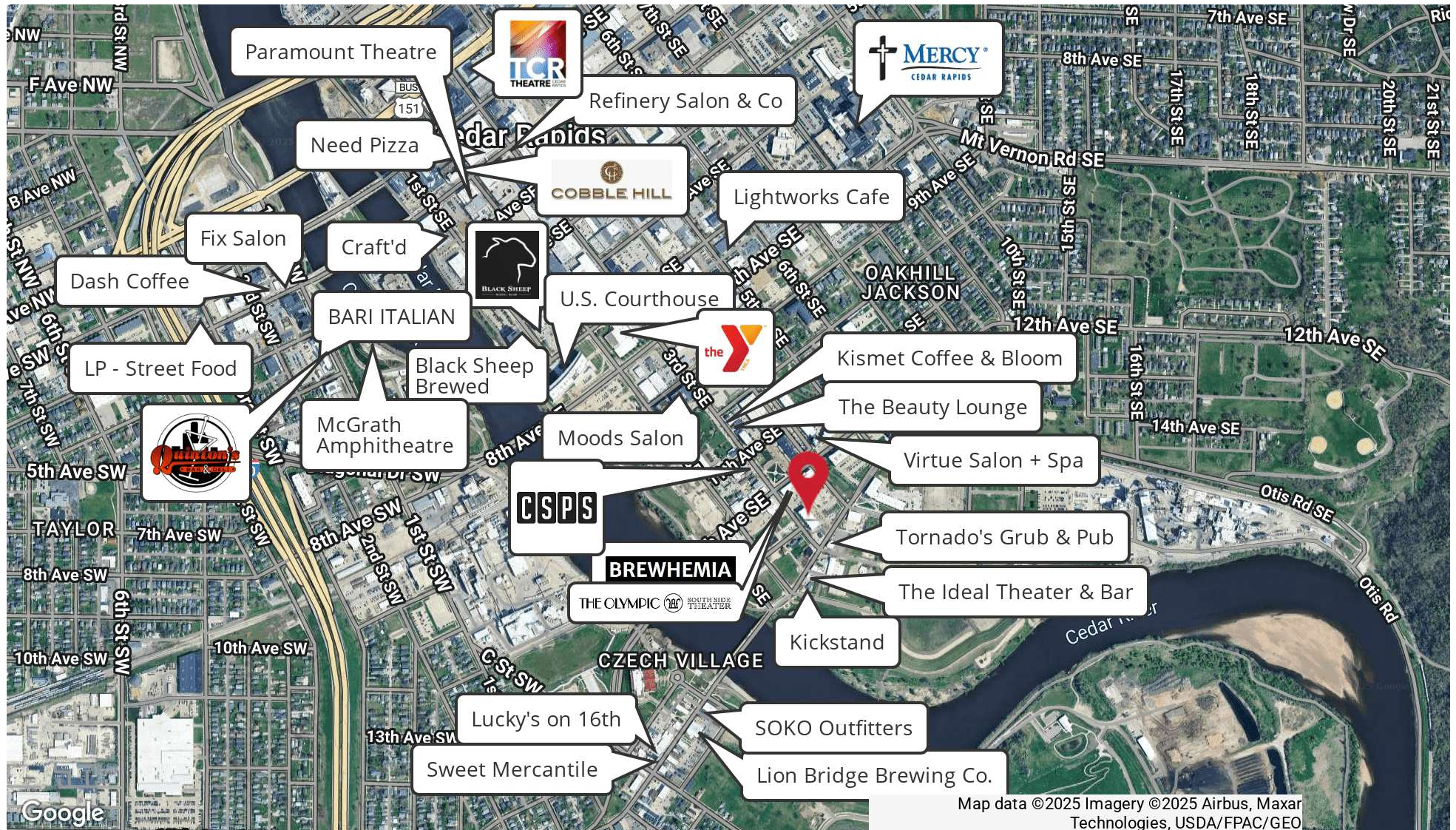
PUBLIC PARKING



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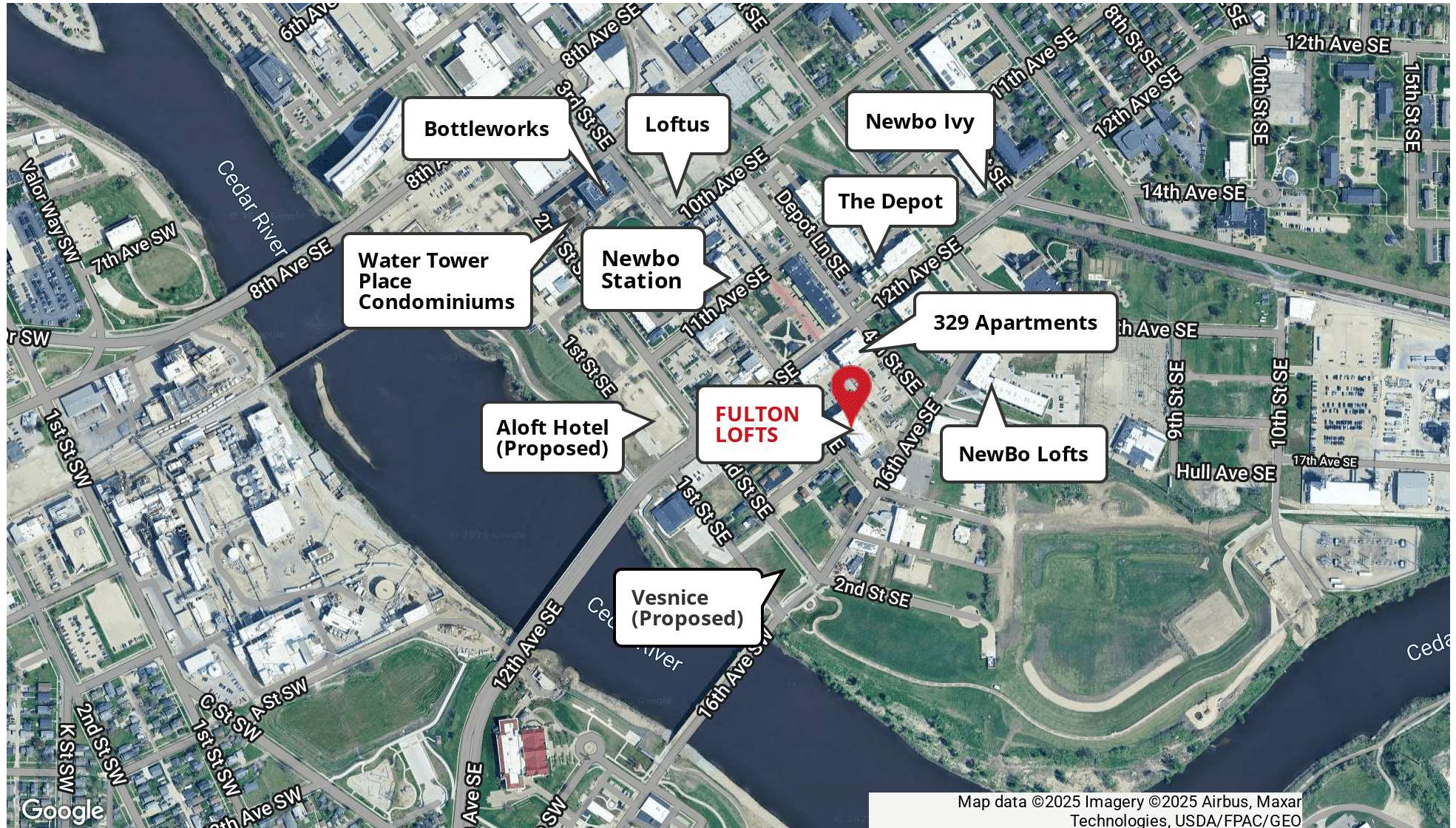
RETAILER MAP



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MULTIFAMILY MAP



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NEWBO HOTEL



PROPOSED ALOFT HOTEL BY MARRIOTT

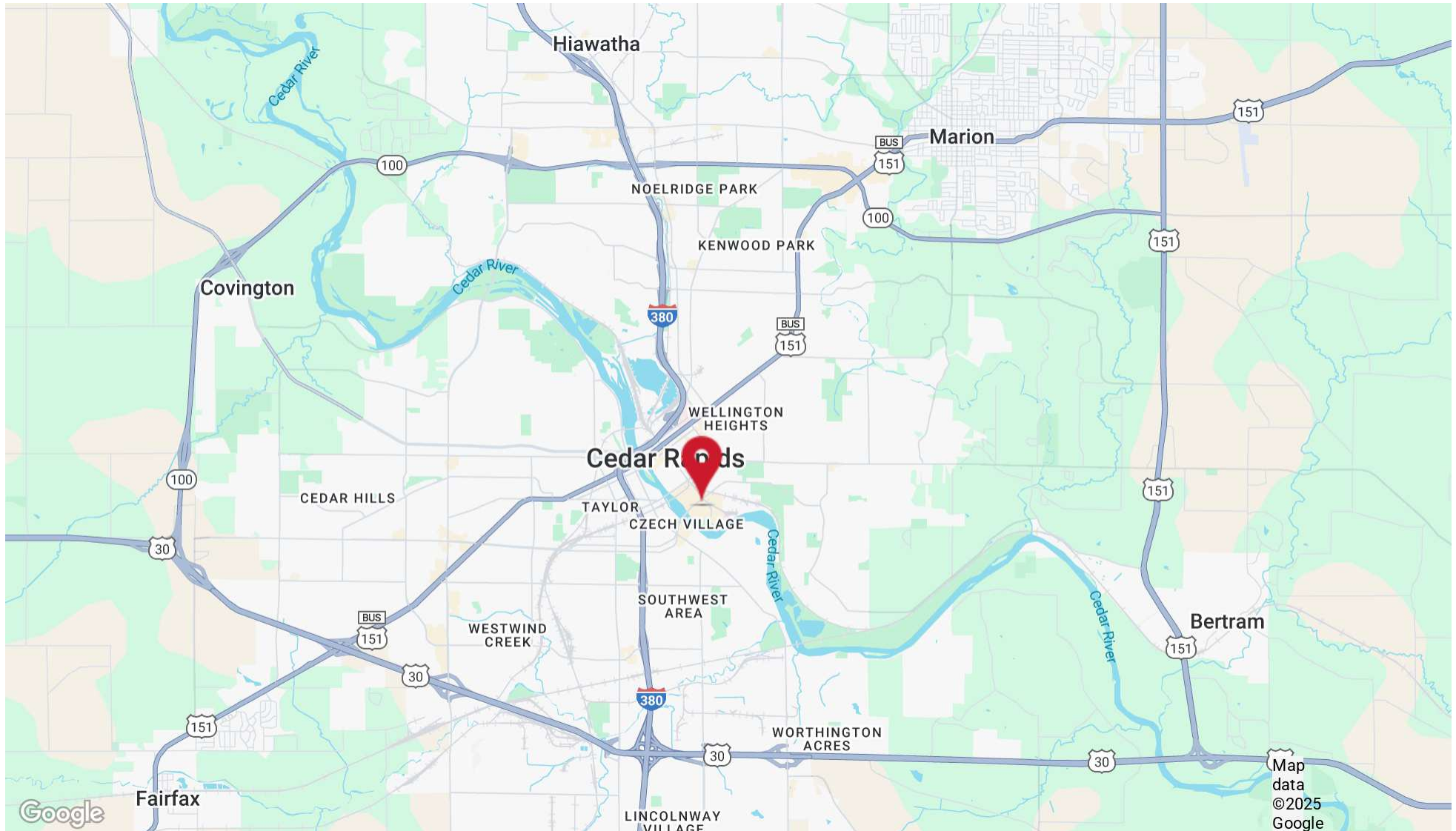
In September of 2024, the Cedar Rapids City Council approved a new contemporary 136-room hotel to be built on a city owned parking lot in the NewBo District. A local construction company is interested in developing the parking lot located at 1001 2nd St SE. The hotel would likely be under the Marriott flag, specifically the Aloft brand. More hotel beds would likely create a tourism boost as larger events could be booked in the area.

The goal of the developer is to offer walkability for guests to access restaurants and shops in the area. When choosing the right hotel, the developer looked for the right hotel that fits a cool vibe and was upbeat and contemporary. Younger travelers will be drawn to an arts and cultural hub like NewBo. Construction could start in the spring of 2025 with a completion likely in the summer of 2026.

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LOCATION MAP



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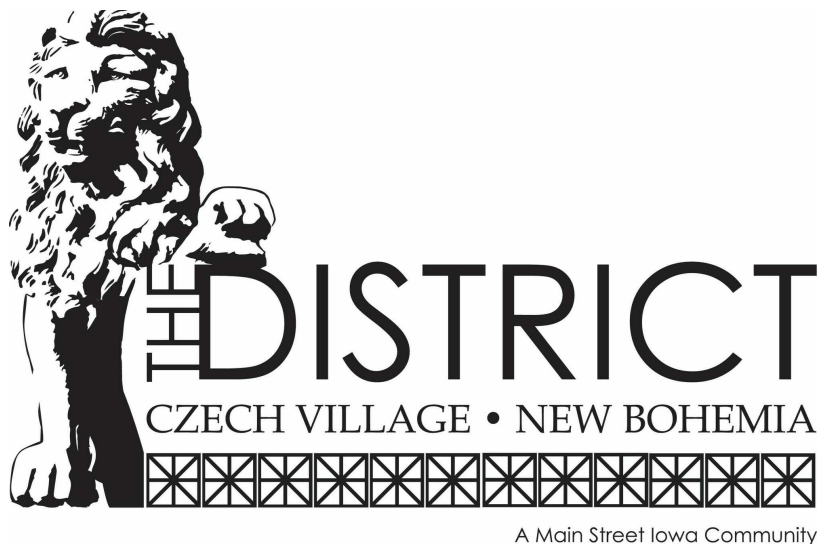
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WHY 'THE DISTRICT'



YESTERDAY AND TODAY

The Czech Village & New Bohemia District has a noble past. With settlement beginning in the 1870's, its past is full of immigrant stories of hard work and sacrifice while constructing amazing buildings that were -and remain- monuments to arts, culture, and sociability. Today, the District stands as a shining example of the perseverance of its past residents and business owners. Carrying on the legacy of early settlers, the District represents a wide mix of small businesses, arts, culture and entertainment venues, and multi-family housing. Czech Village & New Bohemia neighborhoods banded together into a District in order to breathe new economic life into a historic area of Cedar Rapids. Today the District is bustling with excitement - retail locations are sought after, new housing is in the works, and music and art are everywhere. The DISTRICT is truly vibrant, unique, and thriving.

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ABOUT THE DISTRICT

The District is located on the south end of the city center of Cedar Rapids. This 40-block district consisting of two hip, historic neighborhoods straddles the banks of the Cedar River and offers fun and unique dining, shopping, music, and art. New Bohemia on the east side of the river, can be found on 3rd St E, south of 8th Ave, including the old Sinclair Packing House site. Czech Village, on the west side, is 10 blocks centered on 16th Ave SW from D St SW to the river.



NEWBO CITY MARKET

As a gathering place in the heart of the District, business incubator, and event center, NewBo City Market services many different needs for a wide spectrum of people and organizations. This remarkable nonprofit organization is home to unique food and retail business start-ups; farmers and artisans markets; and numerous community arts, entertainment, and educational events. The Market is a showcase of the local talent and resources throughout Iowa. It supports entrepreneurship and small business, and is a proponent of the farm-to-table movement and locally-sourced foods and products.