
BENSON LOFTS



705 Douglas St., Sioux City, IA 51101

Residential | Commercial

The Benson Lofts



REAL
ESTATE
GROUP



COMING TO YOU

AUGUST 2023

PROJECT
DESCRIPTION

Harkay Development has acquired the Benson Building, a six-story brick building originally built in 1920 at 705 Douglas Street, with plans to rehab the building and convert it into over **16,400 FT of commercial space** and **83 one- and two-bedroom luxury apartments**. The developer has been awarded City, State, and Federal Tax Credits for the restoration of this building, which requires strict adherence to the historical guidelines and limits the flexibility of the space. The building has had many uses over its life, from one of Sioux City's first motor marts to a furniture company headquarters. This next phase will notably be the best use the building has ever experienced.



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COMMUNITY AMENITIES

- Dog Park
- Pet Wash
- Bike Repair and Docking Stations
- Heated Underground Parking
- Surface Parking
- Rooftop Venue
- 6th Floor Rooftop Fitness Center
- Community Room
- Commercial Spaces Available
- Work from Home Kiosks
- Elevator

and all of the amenities you need to call home!

The residents will enjoy luxury finishes with tasteful reminiscence of the vast history of the building throughout their units, the corridors and the community spaces.



DOG WASH / BIKE REPAIR & DOCKING STATION





STONE GROUP
ARCHITECTS

COFFEE TENANT



STONE GROUP
ARCHITECTS

SURFACE PARKING



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ROOFTOP FITNESS CENTER



NW UNIT



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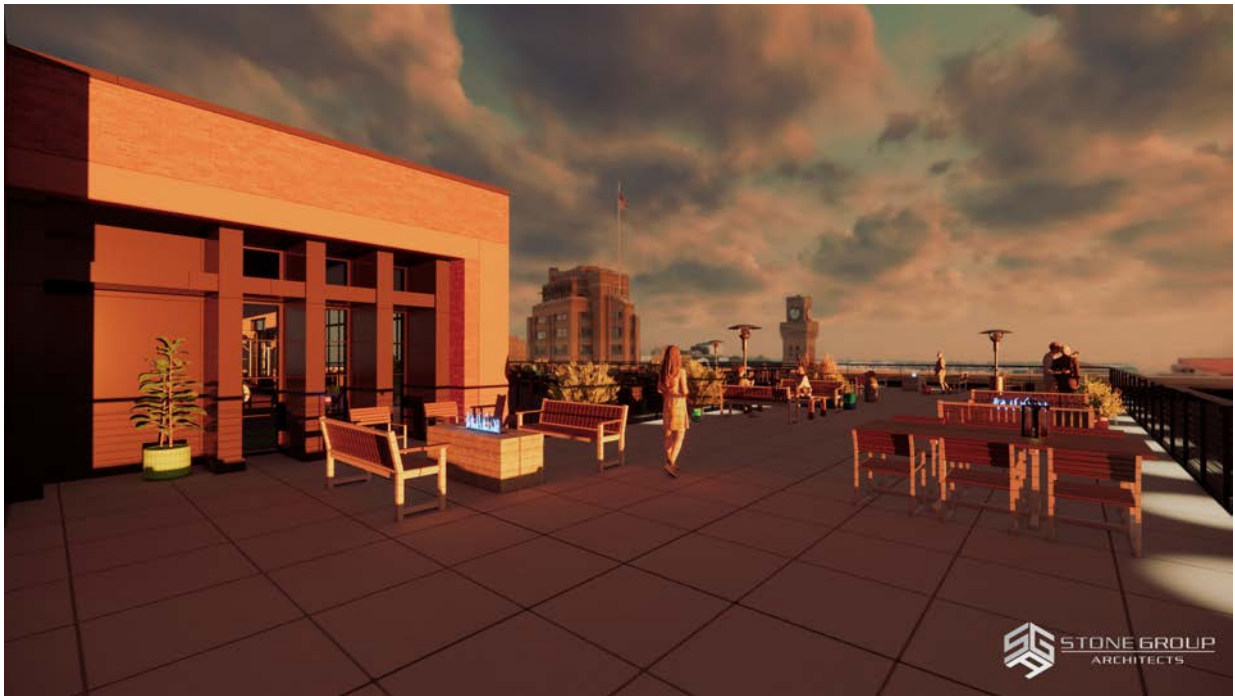


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ROOFTOP VENUE



CLUBROOM



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CLUB ROOM 360 RENDERINGS



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ROOF DECK PLAN



Adding to the overall appeal, many additional amenities will be put into places. One of them is a roof top fitness center and gathering space overlooking downtown, providing views of the Hard Rock Hotel and Casino and their concert venue.



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COMMERCIAL SPACE

With over 16,400 FT of commercial space within the building that will include:



Professional Office Space

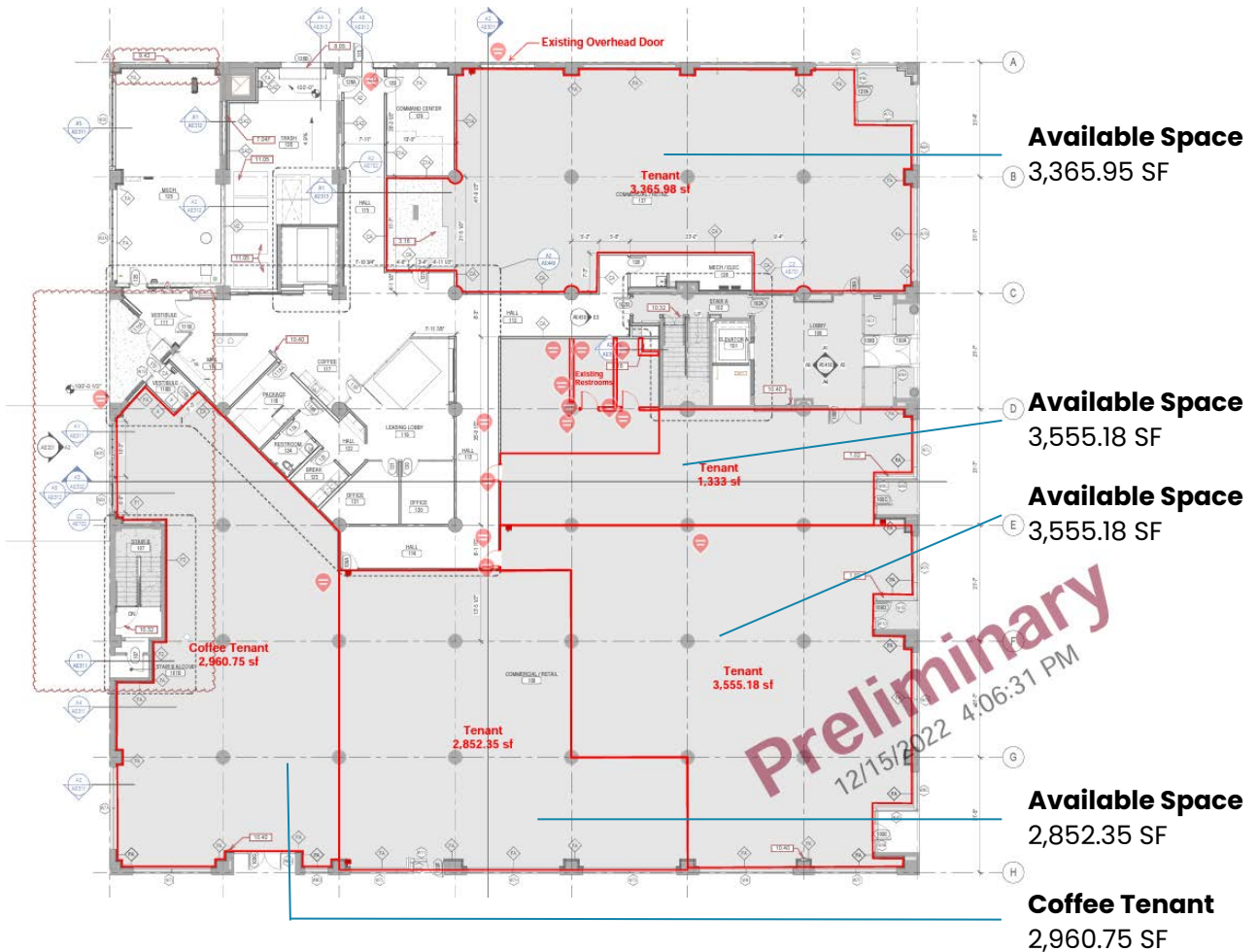


Restaurant



Coffee Shop

as well as other tenants.



LEASE RATE

\$12 /SF plus CAM for a NNN lease.



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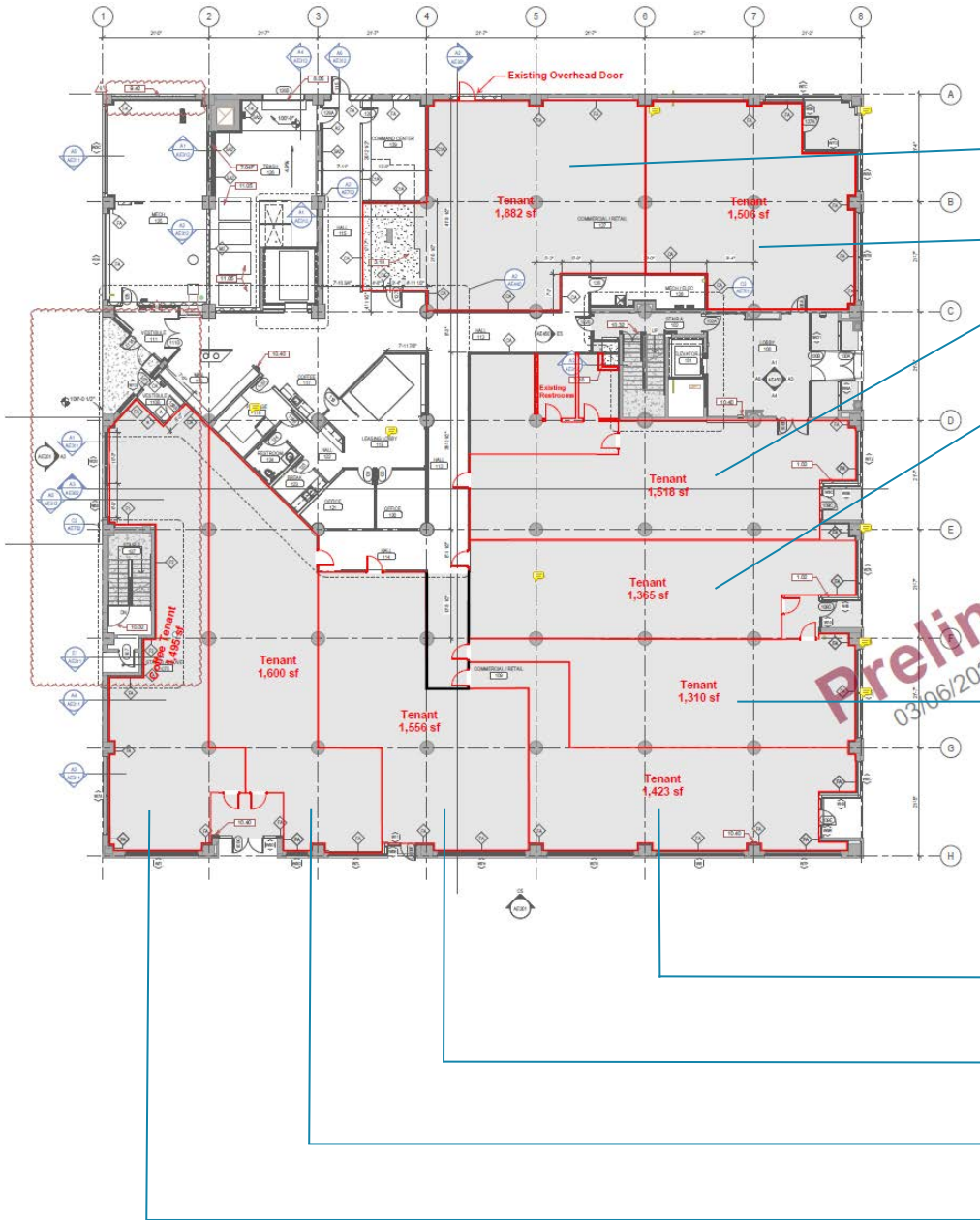
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PRELIMINARY COMMERCIAL SPACE PLAN



Available Space
1,882 SF

Available Space
1,506 SF

Available Space
1,518 SF

Available Space
1,365 SF

Available Space
1,310SF

Available Space
1,423 SF

Available Space
1,556 SF

Available Space
1,600 SF

Coffee Tenant
1,495 SF

LEASE RATE

\$12 /SF plus CAM for a NNN lease.



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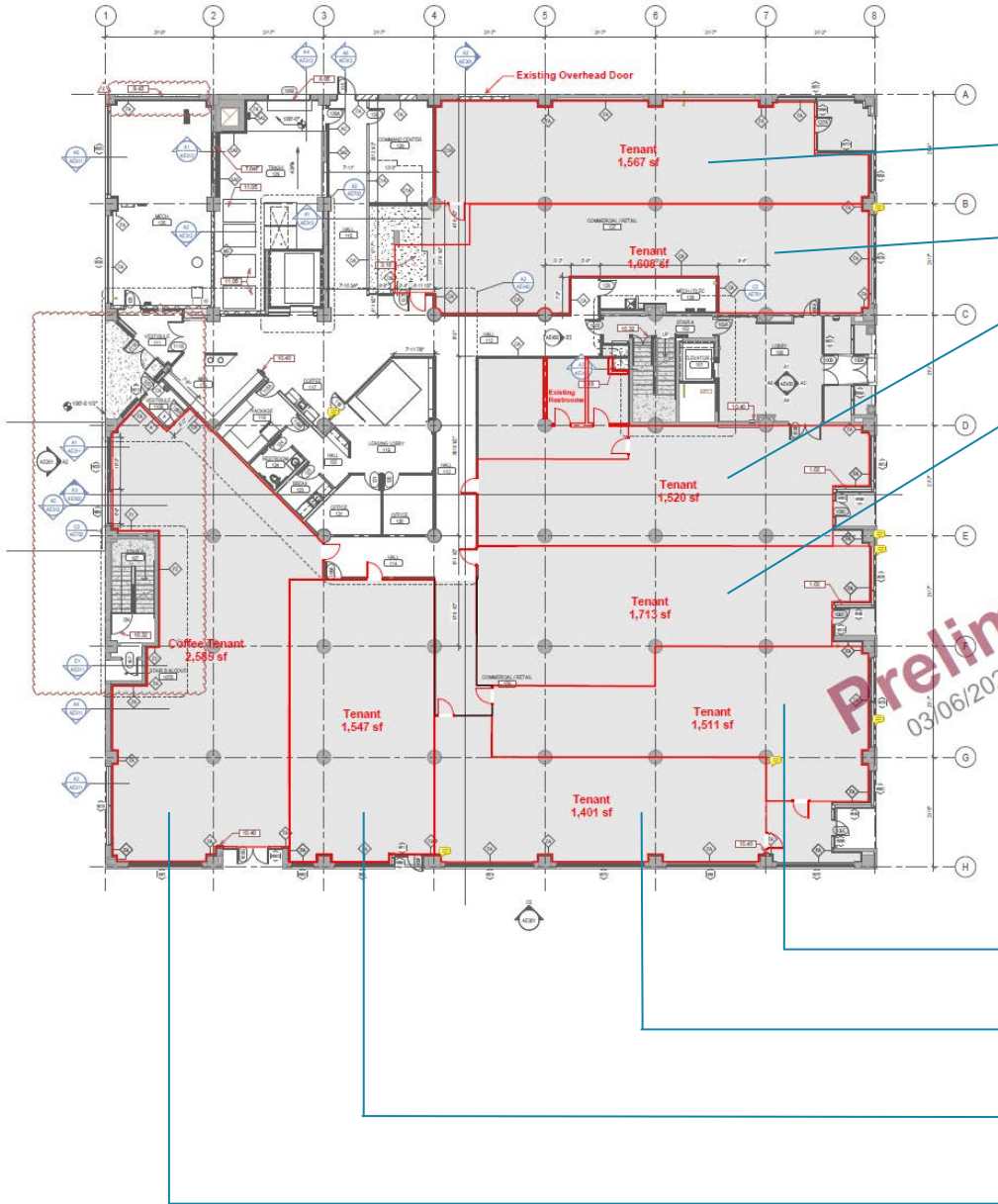
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PRELIMINARY COMMERCIAL SPACE PLAN



Available Space
1,567 SF

Available Space
1,608 SF

Available Space
1,520 SF

Available Space
1,713 SF

Available Space
1,511 SF

Available Space
1,401 SF

Available Space
1,547 SF

Coffee Tenant
2,585 SF

LEASE RATE

\$12 /SF plus CAM for a NNN lease.



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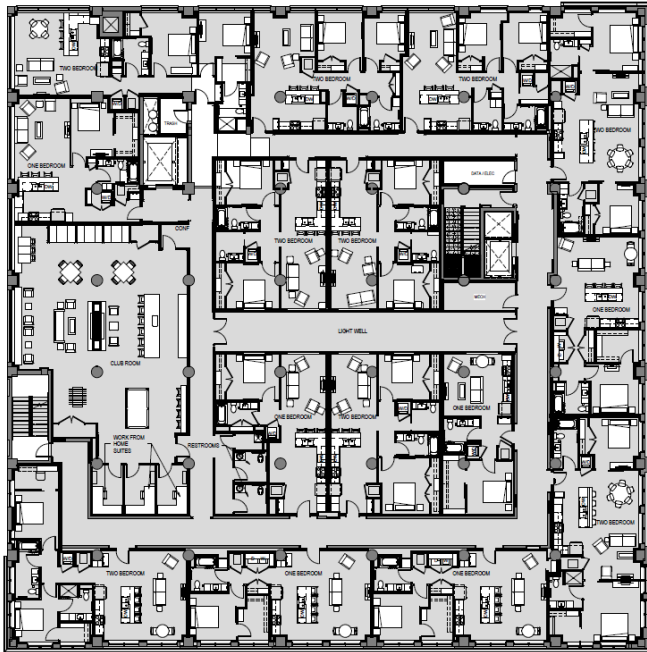


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RESIDENTIAL PLAN



LEVEL 2 PLAN

RESIDENTIAL SPACE

83 Spacious Luxury Apartments



897 to 1,292 Square Foot

UNIT TYPES



1



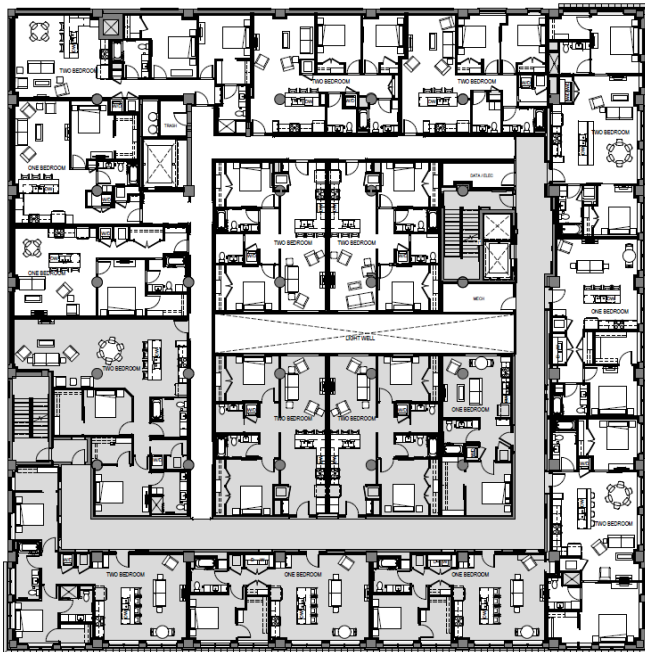
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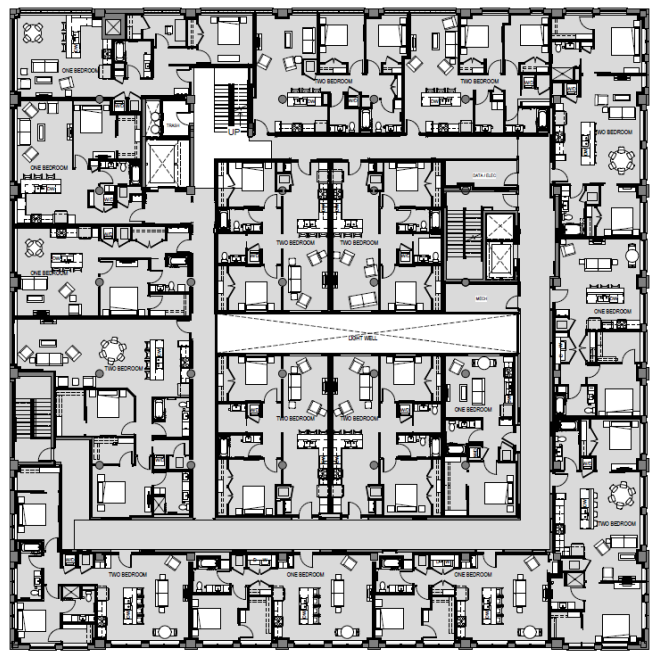
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2



LEVEL 3 & 5 PLAN



LEVEL 6 PLAN



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The neighborhoods in central Sioux City have undergone revitalization from the new Launch Pad Museum, parks and green space and a new Center for the Performing Arts that is underway.

The largest city in Siouxland is **Sioux City, Iowa** which has a population of **85,797** and home to more than 35 parks.



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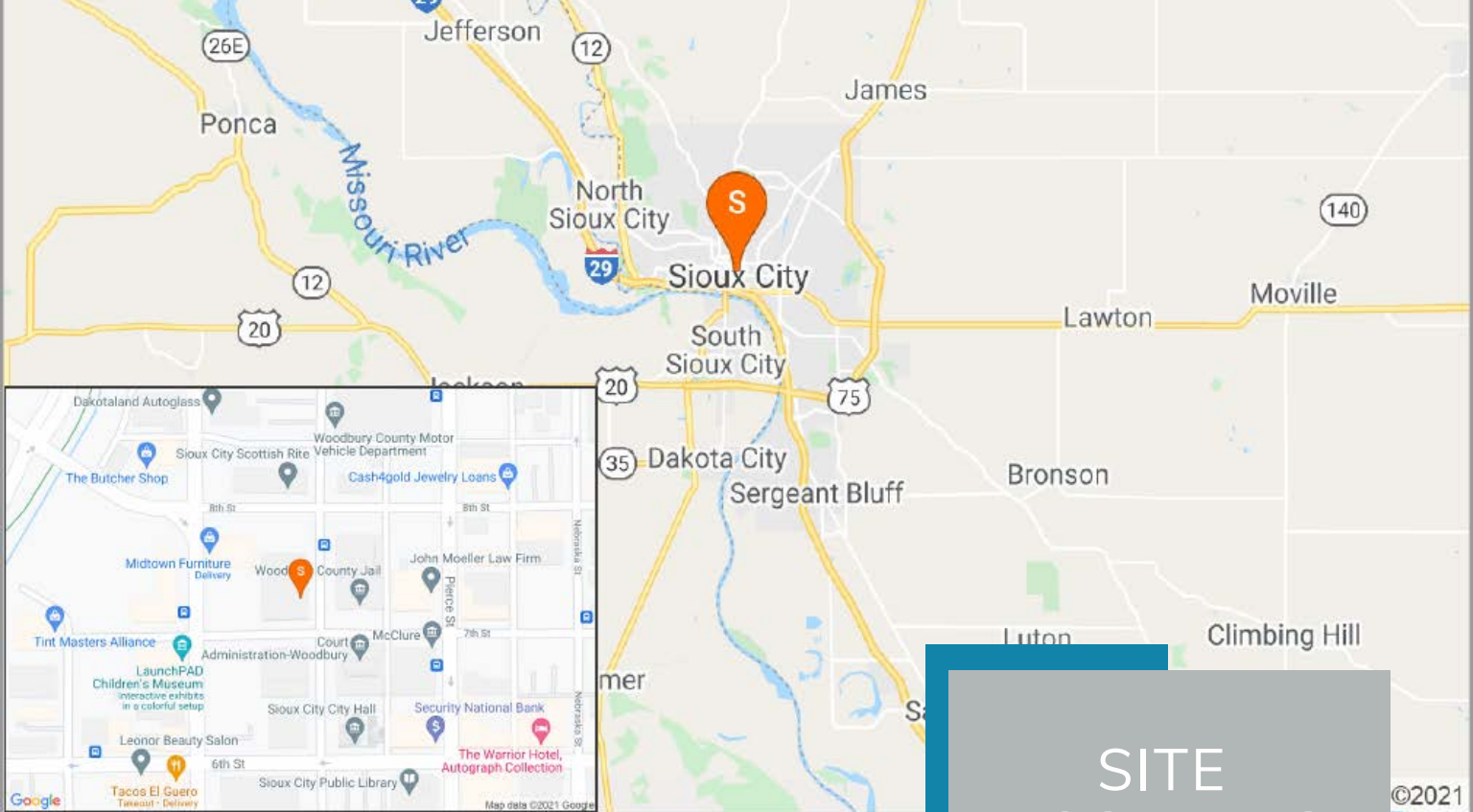


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Siouxland

The building is located in a unique geographic and demographic location. Situated in the heart of downtown Sioux City, the site will benefit from both the vibrancy of downtown, which has undergone significant recent investment and re-development, as well as the placement within Siouxland, the tri-state region of Iowa, Nebraska, and South Dakota. Being located in this area brings numerous advantages including access to large employers, abundant career opportunities, affordable cost of living, quality education, safe communities, and a wide variety of amenities and recreational opportunities.

SIouxLAND TOP EMPLOYERS



More than 4,500



More than 2,500



1,916



1,631



UnityPoint Health

1,570



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BENSON LOFTS



Luxury & Commercial Manager
REALTOR, Salesperson
Firm Licensed in IA, NE & SD

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