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Restaurant Space For Lease

Restaurant Space at The **BASEBALL** Building

Property Features:

The BASEBALL Building and the Hall of Dreams are owned by actor Dwier Brown, who played Kevin Costner's father in the movie Field of Dreams.

- * 4.5 miles to the \$100,000,000 Field of Dreams Development
- * Historic Building with limestone walls
- * Corner location with outdoor seating and great parking
- * Baseball themed building attracting thousands of tourists
- * There are very few restaurants currently in Dyersville
- * The right price points can attract both tourists and locals

Lease Rate:

- * \$14.00/SF Modified Gross

Property Highlights:

- * The BASEBALL Building is the newest baseball attraction in Dyersville, 4.5 miles from the \$100,000,000 Field of Dreams development and Major League Baseball Stadium. Located in the historic 1860 building and already featuring the new If You Build It Museum and the new Baseball Hall of Dreams and soon to be the only place in the world housing THREE baseball museums.

**310 2nd St SE
Dyersville, IOWA
52040**

Contact:

Eric Slater
Operations Manager
sales@thebaseballbuilding.com
+1 (661) 406-7741





Restaurant/ Space Concept (not actual photograph)

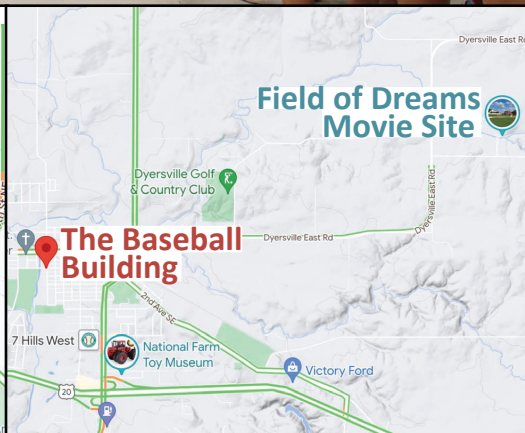
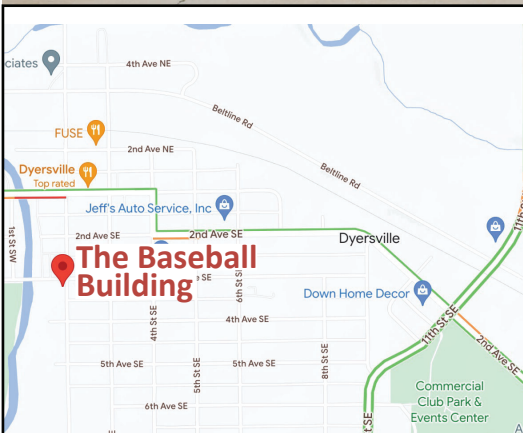


This photo shows Dwier & friends at the opening of the Hall of Dreams

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First Floor- Restaurant Availability Floorplan

Available Space

- * Perfectly laid out for a restaurant with 2,100 SQFT or 3,200 SQFT of seating and 1,100 SQFT kitchen
- * Right next to new Batting Center
- * Includes outdoor seating overlooking the river
- * Sophisticated, rustic ambiance with limestone walls and wooden beams

