

FOR LEASE

THE 329 BUILDING

329 12th Avenue SE
Cedar Rapids, Iowa 52404

1st Floor space available in The 329 Building, a planned mixed-use building located adjacent to The National and across from the Newbo City Market. The Newbo area is a vibrant neighborhood which has undergone a revitalization and continues to grow with \$34 million of planned development in the next two years.

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



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Location

Located at the corner of 12th Avenue & 4th Street in the heart of the NewBo district adjacent to The National and across from NewBo City Market.

Details

Available SF: 2,400 - 9,600 SF

Building Size : 38,400 SF

Construction Starts: Summer 2017, completion Spring 2018

Zoning: C-3

1st Floor: Retail / Office

2nd & 3rd Floor: Apartments

4th Floor: Condos

Lease Rate

\$14.95 PSF NNN

\$5.00 Estimated pass through

Tenant Improvement Allowance

\$20.00 PSF



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