

FOR LEASE

NEWBO STATION

1028 3rd Street SE, 2nd Floor
Cedar Rapids, Iowa 52401

Space available in NewBo Station, a 4-story mixed use building in the heart of the New Bohemia district. This space is located on the 2nd floor which is well suited for retail or office.

NewBo 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 in the heart of the New Bohemia (NewBo) district adjacent to the NewBo City Market.

Details

Available SF: 2,700 SF on 2nd floor
Building Size : 24,640 SF
Date Available: ready for tenant build-out
Year Built: 2015
Zoning: C-3
FREE parking for all building tenants

Lease Rate

\$13.75 PSF NNN
\$4.85 Estimated pass through

Tenant Improvement Allowance

\$25 PSF

Co-Tenants

1st & 2nd Floors—RAYGUN (retail)
Pig & Porter (restaurant)
3rd & 4th Floors—Residential



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