

COMMERCIAL SPACES FOR RENT IN DOWNTOWN CEDAR FALLS

#	Address	SQ Footage	Level	Contact
1	116 W 4th St.	Office/Retail	Street	319-266-7628
2	110 Main St.	1400 SF, basement included	Street	319-242-7784
3	125 Main St. #2	675 SF, available Aug. 1	Upper	319-830-4501
4	319 Main St.	2200 SF, Retail Space + Basement	Street	319-240-5584 (Tim)
5*	410 Main St.	640 SF, Retail Space + 2 parking spaces	Street	319-504-9893
6*	115-119 E 4th St.	Office Space	Street	319-240-8005
7*	200 State St.	3625 SF (commercial)	Street	319-277-0007
8	200 State St.	1306 SF (commercial)	Street	319-277-0007
9	600 State St. Suite D	1060 SF	Street	319-231-1266 (Jan Hanson)
10	602 State St. Suite A1	700 SF (commercial)	Street	319-277-5630
11	602 State St. Suite B1	800 SF (commercial)	Street	319-277-5630
12	602 State St.	900 SF, available Oct. 1	Street	319-277-5630

*Tour scheduled at this potential location. See attached sheet for more detailed property information.

Match the number in the far left column to the corresponding number on the reverse side.





200 STATE STREET



Downtown's newest property on up-and-coming State Street; First floor commercial space with sidewalk seating and patio. Proximity to the Public Plaza (event opportunities), trails and future river recreation. Upper floors house 30 high-end lofts and entrepreneur community in 11,000 sf of office and co-working space. Build-to-suit.



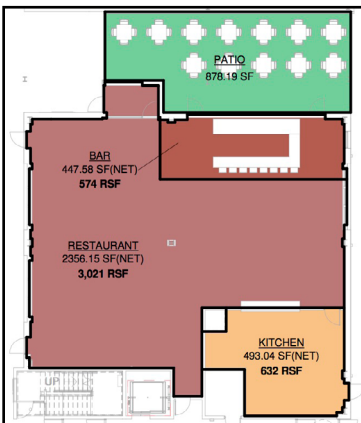
Future Public Plaza



State Street Corridor

DETAILS

LOCATION: 200 State Street; River Place development
TYPE: 1st Floor Commercial Space in a mixed-use property
SIZE: 3595 sf interior, 878 sf patio
CONSTRUCTED IN: 2015
PARKING: Private lot for employees; 2 and 4-hour on street
RENT: \$16/sf triple net

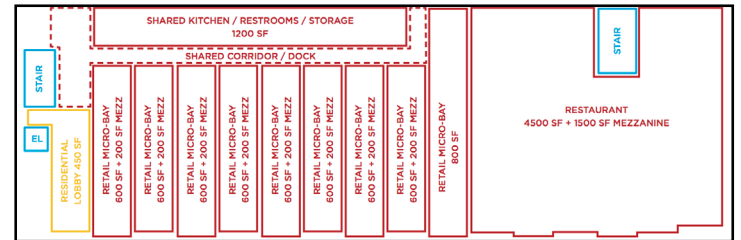


Top: Front Entrance
 Left: Floor Plan
 Right: 100 E 2nd Mezzanine Connection to Plaza

100 E 2ND STREET



A two-story riverfront commercial space in the future mixed-use property at 100 E 2nd Street (planned opening 2018). Top floor mezzanine walks out onto the river levee for trail and future river recreation connections. Mezzanine connects to Public Plaza (event opportunities). Shares commercial 1st floor with micro retail bays.



Floor Plan

DETAILS

LOCATION: 100 E 2nd Street; River Place development
TYPE: Two-story commercial space in a mixed-use property
SIZE: 4500 sf interior, 1500 sf mezzanine
CONSTRUCTED IN: Anticipated 2017-2018
PARKING: 2 and 4-hour public lot; public street parking
RENT: \$16/sf triple net



415 STATE STREET



A rare, free standing property and adjacent paved parking lot with 14 dedicated spaces. One of the largest properties downtown Cedar Falls. Building highlights include in-floor heat, men's and women's restrooms, vaulted entry, office space and open floor plan. Two blocks from the downtown trailhead and 1 block off Main Street.



Parking Spaces



Front Entrance

DETAILS

LOCATION: 415 Main Street

TYPE: Single story, EIFS Exterior

SIZE: 4956 sf

CONSTRUCTED IN: 2002

PARKING: 14 dedicated lot spaces; public street parking

RENT: Negotiable

Interior; Open Concept Floor Plan



The Neighborhood



Be part of a vibrant, award-winning Main Street district made of 152 local business owners and growing.

Access to business resources and grant opportunities (BI Committee).

60+ programmed events downtown every year; live music and pop up events encouraged.

\$87 million private dollars invested since Community Main Street was formed in 1987.

River Place development adding \$35 million private investment in downtown riverfront; 120+ new downtown residents, 200+ new downtown workers.

Positioned on a major trailhead with access to 100+ miles paved trails.

River recreation opportunities in planning: white water course, surfing hole.

Dedicated a Great American Main Street

Downtown Cedar Falls: "Where Good Friends Meet!"