



RETAIL/OFFICE  
SPACE  
FOR LEASE



# FOR LEASE

*151 And 275 1st Avenue SW, Cedar Rapids, Iowa*

Kingston Yard is a mixed-use, destination-style, master-planned development featuring new and unique amenities to the area that will undoubtedly attract hundreds of thousands of visitors to the property each year. With its prime location, this development presents an exciting opportunity for retail, office, and all commercial tenants to establish themselves in a project that delivers a variety of synergistic attractions that will appeal to multiple generations during all four seasons.



REALTOR®

For more information on this property contact one of our listing agents:

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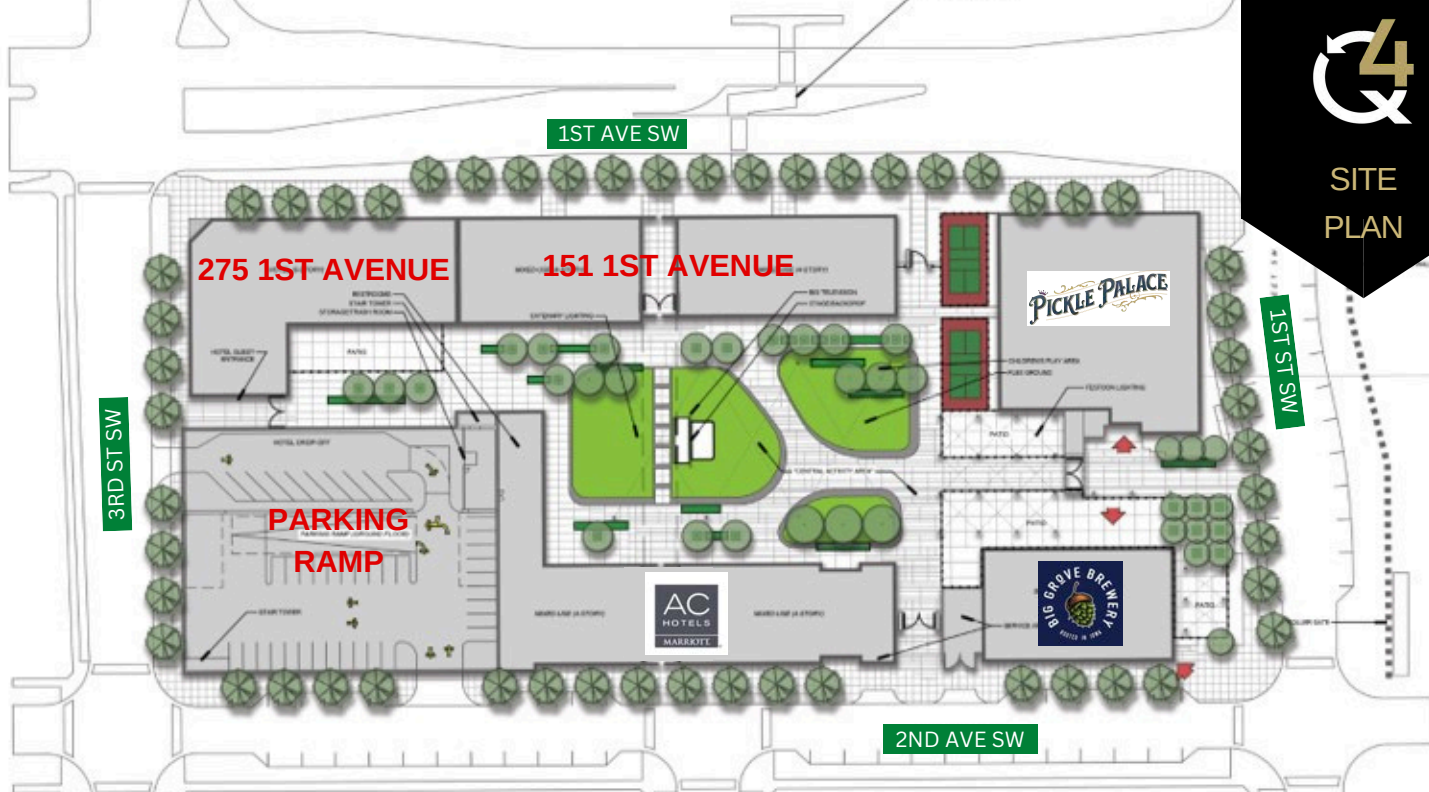
[Q4realestate.com](http://Q4realestate.com)



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An Ahmann Company



SITE PLAN



# DETAILS

151 and 275 1st Avenue SW, Cedar Rapids, Iowa

### DEVELOPMENT DETAILS AND DEMOGRAPHICS

Kingston Yard is located within the Kingston Village District and is an exciting mixed-use development project that promises to bring new life to the district and the heart of downtown Cedar Rapids. Located at the intersection of 1st Ave. and 1st St. SW, this development offers a dynamic blend of commercial, retail, and residential spaces that are designed to appeal to a diverse range of customers and clients. The industrial design of the development incorporates green spaces, public meeting areas, and a central park that will drive patrons to the development all year round, making this development not only visually appealing but also synergistic for all types of businesses.

Kingston Yard will be the home to Pickle Palace, Big Grove Brewery and AC Marriott Hotel. Pickle Palace is set to be a popular local eatery and will offer patrons the ability to play pickle ball on one of its six indoor/outdoor courts. Big Grove Brewery, a well-known Iowa craft brewery, will provide a new location for beer enthusiasts to enjoy their favorite brews and foods in a stylish and modern space. The AC Marriott Hotel will provide a luxurious lodging option for both locals and tourists, complete with top-of-the-line amenities such as a pool, social gathering spaces, and meeting spaces large enough to accommodate any sized corporate event. Together, these exciting new businesses will further enhance the appeal of Kingston Yard as a vibrant and thriving destination for all individuals and families.

Other surrounding amenities include McGrath Amphitheatre, Downtown Farmers Market, and the Cedar Valley Nature Trials.



# ADDITIONAL INFORMATION

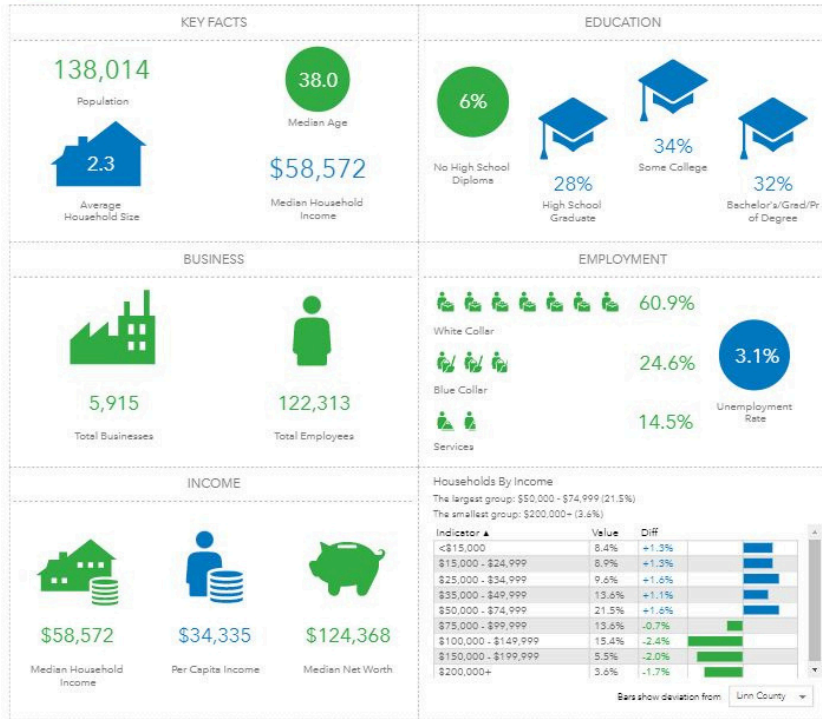
Over the past decade, downtown Cedar Rapids has experienced a significant increase in the development of residential apartments and condominiums, and this growth is set to continue for years to come. The development of these new, modern, and luxurious living spaces has breathed new life into the downtown area, creating a vibrant and thriving community that is attracting new residents and businesses alike. With easy access to a range of amenities and cultural attractions, such as theaters, restaurants, and museums, living in a downtown apartment or condominium offers a unique and exciting lifestyle. Moreover, the development of these properties has helped to revitalize the local economy, bringing new jobs and investment into the area. As the population of Cedar Rapids continues to grow, the demand for downtown living spaces is set to increase, ensuring that the trend of residential development will continue for years to come, driving continued economic growth and urban renewal in the heart of the city.

Overall, the development of residential apartments and condominiums in downtown Cedar Rapids represents a positive trend that is transforming the area into a dynamic and desirable place to live and work.

Cedar Rapids is the 2nd largest city in Iowa and is located in Linn County. It boasts several large company headquarters including Collins Aerospace, CRST, United Fire Group, and TransAmerica.

## Key Facts

100 1st St SW, Cedar Rapids, Iowa, 52404  
Ring of 5 miles



Due to low unemployment, affordable housing and a strong job growth, Cedar Rapids is one of the healthiest economies in the country. Cedar Rapids job growth has increased by 2.6% in the past 10 years. Future job growth is predicted at 25.1%.

## AREA MAP





FLOOR PLAN  
RETAIL



# DETAILS

151 1st Avenue SW, Cedar Rapids, Iowa

## RETAIL SPACE DETAILS

<b>Available Space:</b>	Suite 110 - 917 SF Suite 114 - 2,883 SF Suite 116 - 3,068 SF
<b>Lease Rates:</b>	\$15.95 PSF NNN *Base rate is subject to annual increases
<b>Est. Pass Throughs:</b>	\$6.95 PSF
<b>TI Allowance:</b>	\$20.00 PSF

## ADDITIONAL RETAIL SPACE DETAILS

**Possession:** Immediate

**Zoning:** U-DC

**Suite Square Footages are Flexible** to accommodate for Tenant's optimum size requirements

Space to be delivered as a **'Vanilla Box'** - please contact listing agent for buildout specifications

**Park-Side Patio** space available for all retail users

**Permanent Parking Structure** servicing the development to be completed by **Summer of 2025**





FLOOR PLAN  
OFFICE



# DETAILS

151 1st Avenue SW, Cedar Rapids, Iowa

## OFFICE SPACE DETAILS

Available Space: Suite 201 - 2,302 SF

### Construction Special

#### Lease Rates

Months 1-3:	\$6.00 PSF NNN
Months 4-6:	\$9.00 PSF NNN
Months 7-9:	\$11.95 PSF NNN
Months 10-12:	\$14.95 PSF NNN

\*Base rates are subject to annual increases

Est. Pass Throughs: \$6.95 PSF

TI Allowance: \$20.00 PSF

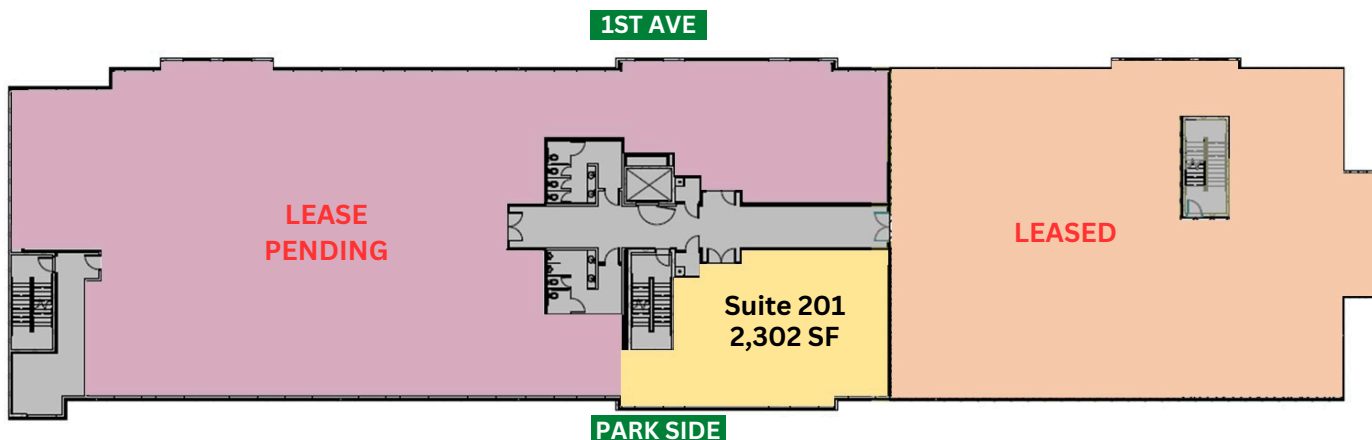
## ADDITIONAL OFFICE SPACE DETAILS

Zoning: U-DC

Space to be delivered as a 'Vanilla Box' - please contact listing agent for buildout specifications

**Fully Built-Out** Common Area Restrooms

**Permanent Parking Structure** servicing the development to be completed by **Summer of 2025**





FLOOR PLAN  
RETAIL



# DETAILS

275 1st Avenue SW, Cedar Rapids, Iowa

## RETAIL SPACE DETAILS

<b>Available Space:</b>	Suite 100 - 2,822 SF Suite 102 - 1,623 SF Suite 104 - 2,849 SF Suite 106 - 4,391 SF
<b>Total Space Available:</b>	11,685 SF

## Construction Special Lease Rates

<b>Months 1-3:</b>	\$ 8.00 PSF NNN
<b>Months 4-6:</b>	\$12.00 PSF NNN
<b>Months 7-12:</b>	\$15.95 PSF NNN
	*Base rates are subject to annual increases

**Est. Pass Throughs:** \$6.95 PSF

**TI Allowance:** \$15.00 PSF

## ADDITIONAL RETAIL SPACE DETAILS

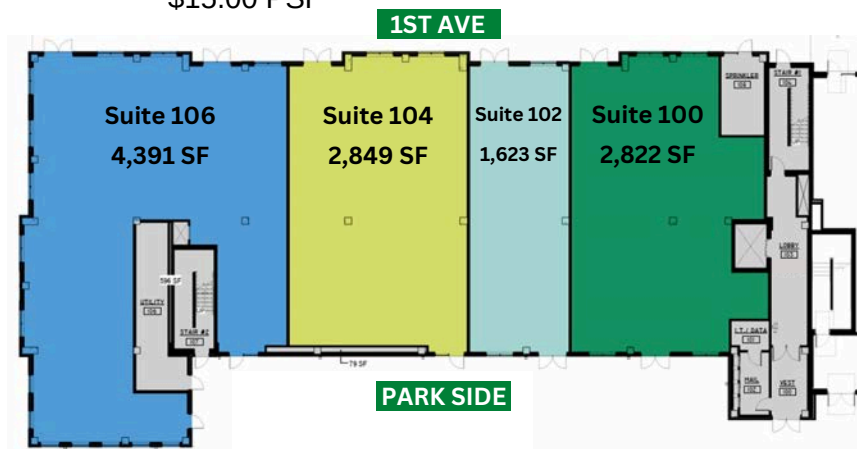
**Possession:** Immediate

**Zoning:** U-DC

**Suite Square Footages are Flexible** to accommodate for Tenant's optimum size requirements

Space to be delivered as a **'Vanilla Box'** - please contact listing agent for buildout specifications

**Permanent Parking Structure** servicing the development to be completed by **Summer of 2025**. **Parking Structure** will have direct access to all tenants' premises.





FLOOR PLAN  
OFFICE



# DETAILS

275 1st Avenue SW, Cedar Rapids, Iowa

## OFFICE SPACE DETAILS

<b>Available Space:</b>	Suite 200 - 4,082 SF Suite 202 - 4,123 SF
<b>Total Space Available:</b>	8,205 SF

### Construction Special Lease Rates

<b>Months 1-3:</b>	\$ 8.00 PSF NNN
<b>Months 4-6:</b>	\$12.00 PSF NNN
<b>Months 7-12:</b>	\$15.95 PSF NNN
	*Base rates are subject to annual increases

<b>Est. Pass Throughs:</b>	\$6.95 PSF
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<b>TI Allowance:</b>	\$10 PSF
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## ADDITIONAL OFFICE SPACE DETAILS

**Zoning:** U-DC

**Suite Square Footages** are **Flexible** to accommodate for Tenant's optimum size requirements

Space to be delivered as a **'Vanilla Box'** - please contact listing agent for buildout specifications

**Fully Built-Out** Common Area Restrooms

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