

RETAIL SPACE FOR SUBLEASE

\$14.00/SF MODIFIED GROSS



205 FRANKLIN ST | WATERLOO, IA

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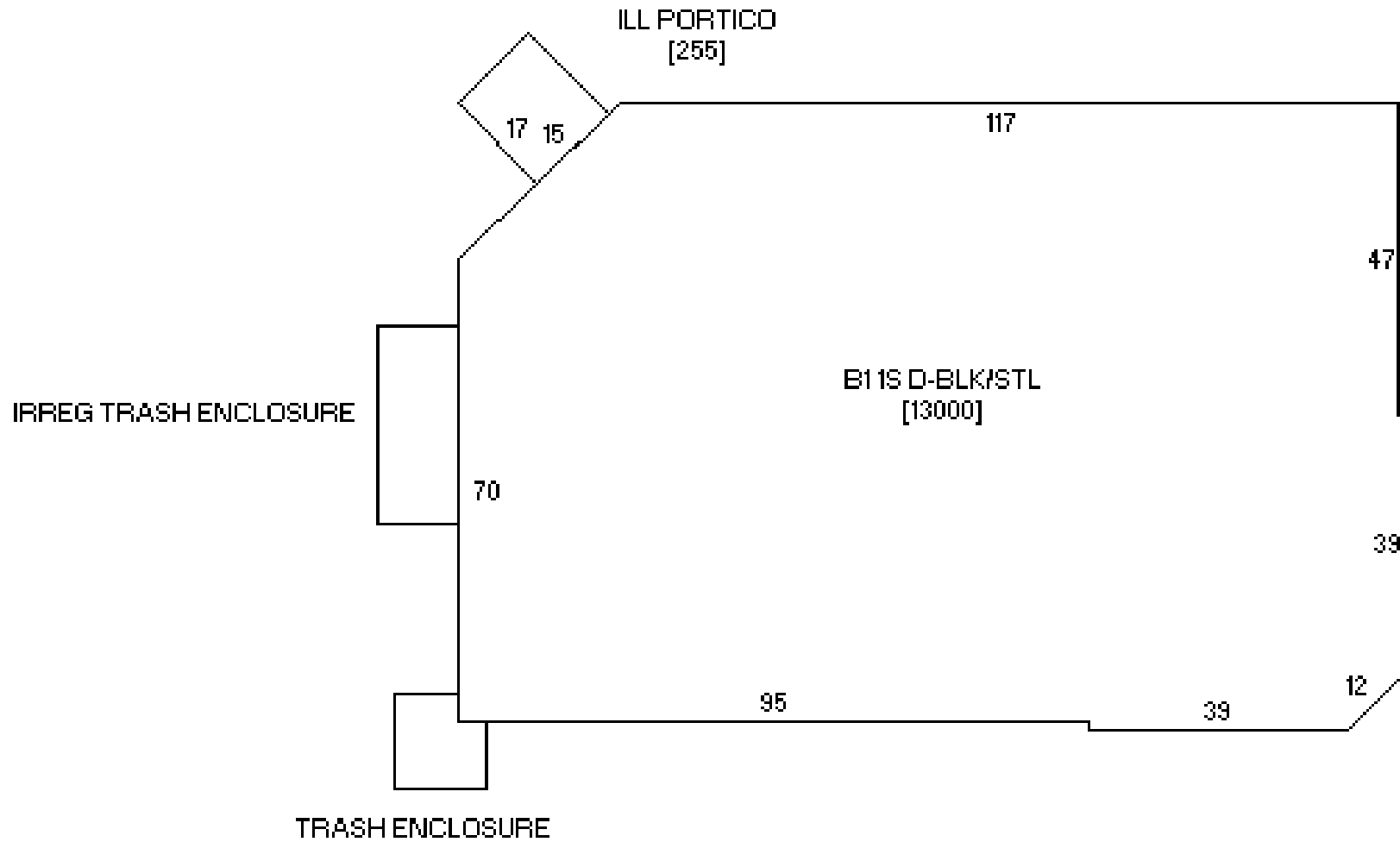
13,225 RENTABLE SF \$14.00/SF MODIFIED GROSS SUBLEASE THROUGH 1/31/39

- Insurance and CAM responsibility of tenant
- 2024 taxes: Includes taxes of \$107,103 (\$8.10/SF)
- Building developed in 2012
- Featured amenities include: drive-thru access and private parking lot
- Suitable for retail or service-oriented businesses
- High visibility and accessibility



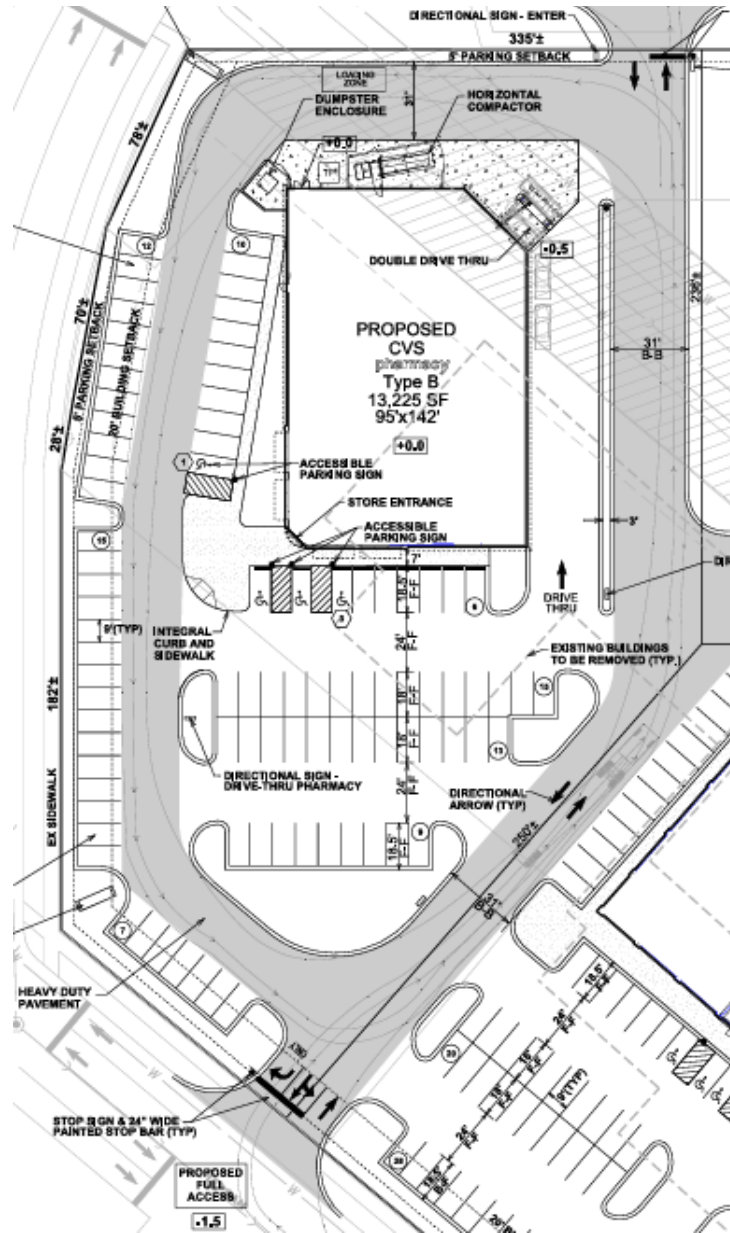
FLOOR PLAN

205 FRANKLIN ST | WATERLOO, IA



SITE PLAN

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LOCATION

WATERLOO, IA



Logos in Legend:

- Kwik Trip, Kwik Star, Pizza Ranch, the Y, JJ
- goodwill, Great Clips, Caribou Coffee, U-HAUL
- McDonald's, Walgreens, DOLLAR GENERAL
- TRACTOR SUPPLY CO, Godfather's Pizza, O'Reilly Auto Parts



**CUSHMAN &
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