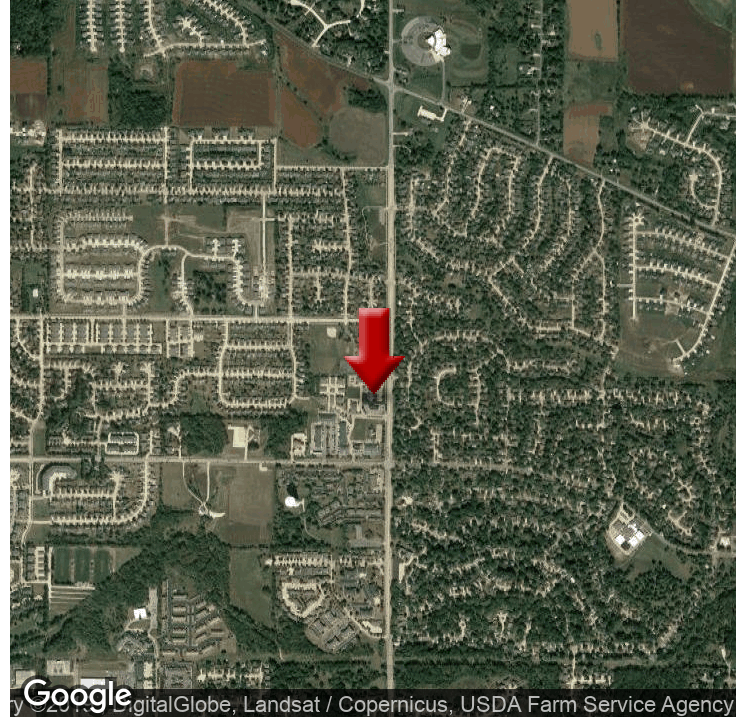


# Executive Summary



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,065 SF
<b>LEASE RATE:</b>	\$11.95 SF/yr (NNN)
<b>LOT SIZE:</b>	0 Acres
<b>YEAR BUILT:</b>	2003
<b>BUILDING SIZE:</b>	5,045 SF

## PROPERTY OVERVIEW

Excellent office/retail space located within Bowman Square. This site has great visibility, monument signage, and a large display window. Includes private restrooms and kitchenette.

## PROPERTY HIGHLIGHTS

- Visibility from high traffic intersection (Boyson Rd and C Ave)
- Co-tenancy (Scooter's Coffee and Cappy's Pizzeria)
- Close proximity to Bowman's square which includes:
- Bank of Iowa, Kerndt Brother's Bank, Java Creek (coffee), Riley's cafe, Butcher Block, Allstate, and Farrell Body Shaping.
- Buildout new (as of 2017)
- Private Restrooms
- Large Display Windows

# Additional Photos

