



1050 & 1120 Depot Lane SE, Cedar Rapids, Iowa

First floor retail/office space is now available in Building C and D at The Depot, a six acre mixed-use work/live/play development comprised of main floor office/retail with residential above. Each building has dedicated off-street parking. The Depot sits behind NewBo City Market in the heart of New Bohemia Main Street (NewBo) District. With its pedestrian/bike friendly structure and location along the Cedar Valley Nature Trail system, there is so much to see and do in the area, including a wide variety of unique destinations including retail shops, restaurants, coffee shops, salons, bars and more.



REALTOR®

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

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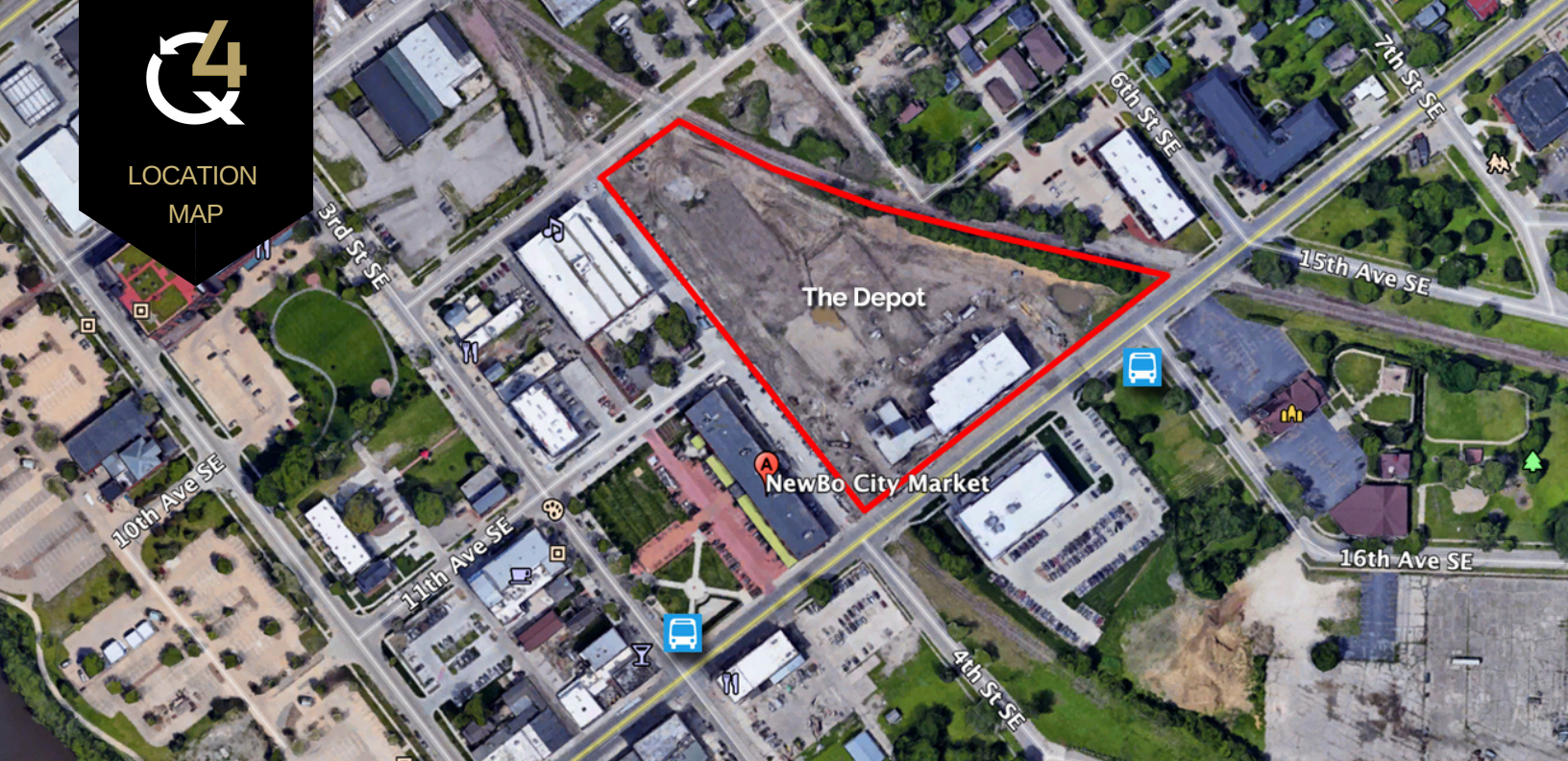
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LOCATION
MAP



DETAILS

1050 & 1120 Depot Lane SE, Cedar Rapids, Iowa

Depot C



Depot D



DETAILS

Square Footage: 1,732 SF (Depot C)
1,950 SF (Depot D)

Lease Rate Schedule for Depot C and Depot D:

6 months free base rent (tenant pays CAMS)

Year 1: \$10.95 PSF NNN

Year 2: \$12.95 PSF NNN

Year 3: \$13.35 PSF NNN

Year 4: \$13.75 PSF NNN

Year 5: \$14.15 PSF NNN

TI Allowance - Depot C: \$10.00 PSF

TI Allowance - Depot D: \$20.00 PSF

Est. Pass Throughs (1120): \$7.06 PSF

Est Pass Throughs (1050): \$6.14 PSF

Zoning: U-NG

Year Built: 2017

LOCATION

Located in the heart of New Bohemia (NewBo) district adjacent to NewBo City Market near downtown Cedar Rapids

SURROUNDING BUSINESS

Newbo City Market, Raygun, Crosby's, Illuminations, Brewhemia, Chrome Horse Salloon, The Bohemian, Fong's Pizza, Lu's Deli, Tornado's Grub & Pub, Bo Mac's, African American Museum of Iowa, Geonetric, Virtue Salon + Spa, Goldfinch Cyclery, and so much more