

4201 RIVER'S EDGE PARKWAY, COUNCIL BLUFFS, IA 51501

# RIVER'S EDGE

# \$21.00 SF/YR NNN



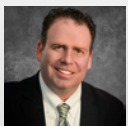
**INVESTORS  
REALTY INC.**

MATTERPORT 3D TOUR

VIEW PROPERTY VIDEO

LEASE BROCHURE

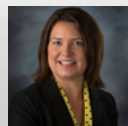
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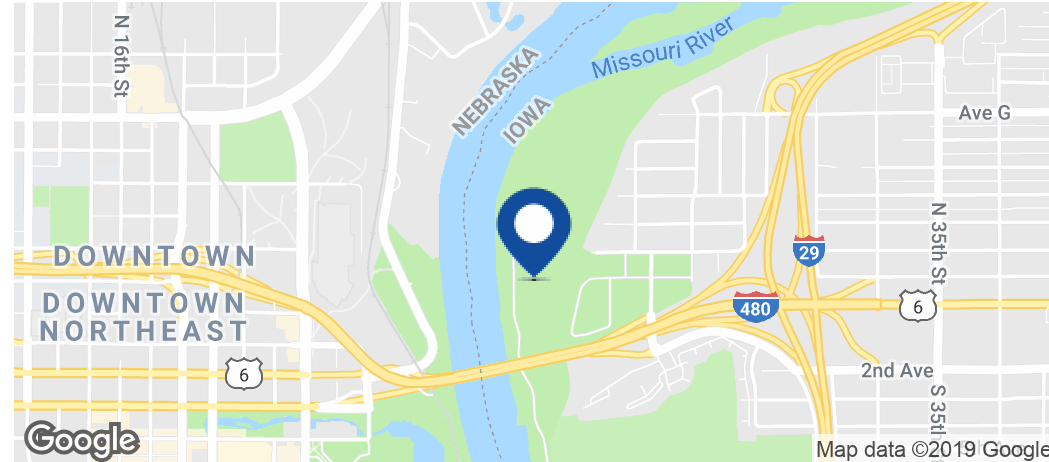
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# RIVER'S EDGE

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

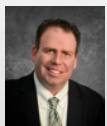
|                |                   |
|----------------|-------------------|
| Available SF:  | 2,000 - 53,791 SF |
| Lease Rate:    | \$21.00 SF/YR NNN |
| Est. NNN Exp:  | \$10.00 SF/YR     |
| Year Built:    | 2018              |
| Building Size: | 64,224            |
| Zoning:        | Commercial        |

## PROPERTY OVERVIEW

Join Iowa West Foundation in this Premier Class A development along the riverfront. Multi use development allowing for a live, work, play lifestyle.

## PROPERTY HIGHLIGHTS

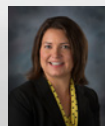
- Premier Class A development along the riverfront
- The project overlooks Tom Hanafan Park, a host to many community events including concerts and festivals
- Multi use development allowing for a live, work, play lifestyle
- Building signage opportunity visible to the Interstate



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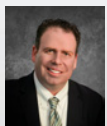
# RIVER'S EDGE

## AVAILABLE SPACES

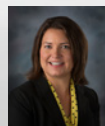
**LEASE TYPE** | NNN  
**TOTAL SPACE** | 2,000 - 53,791 SF  
**LEASE TERM** | Negotiable  
**LEASE RATE** | \$21.00 SF/yr



| SUITE   | TENANT    | SIZE (SF)          | LEASE TYPE | LEASE RATE    | DESCRIPTION  |
|---------|-----------|--------------------|------------|---------------|--|
| Level 1 | Available | 6,166 - 53,791 SF  | NNN        | \$21.00 SF/yr | Suites divisible to 2,000 sf and contiguous to 53,791 sf |
| Level 1 | Available | 4,042 - 53,791 SF  | NNN        | \$21.00 SF/yr | Suites divisible to 2,000 sf and contiguous to 53,791 sf |
| Level 2 | Available | 17,674 - 53,791 SF | NNN        | \$21.00 SF/yr | Suites divisible to 2,000 sf and contiguous to 53,791 sf |
| Level 3 | Available | 17,674 - 53,791 SF | NNN        | \$21.00 SF/yr | Suites divisible to 2,000 sf and contiguous to 53,791 sf |
| Level 4 | Available | 8,235 - 53,791 SF  | NNN        | \$21.00 SF/yr | Suites divisible to 2,000 sf and contiguous to 53,791 sf |



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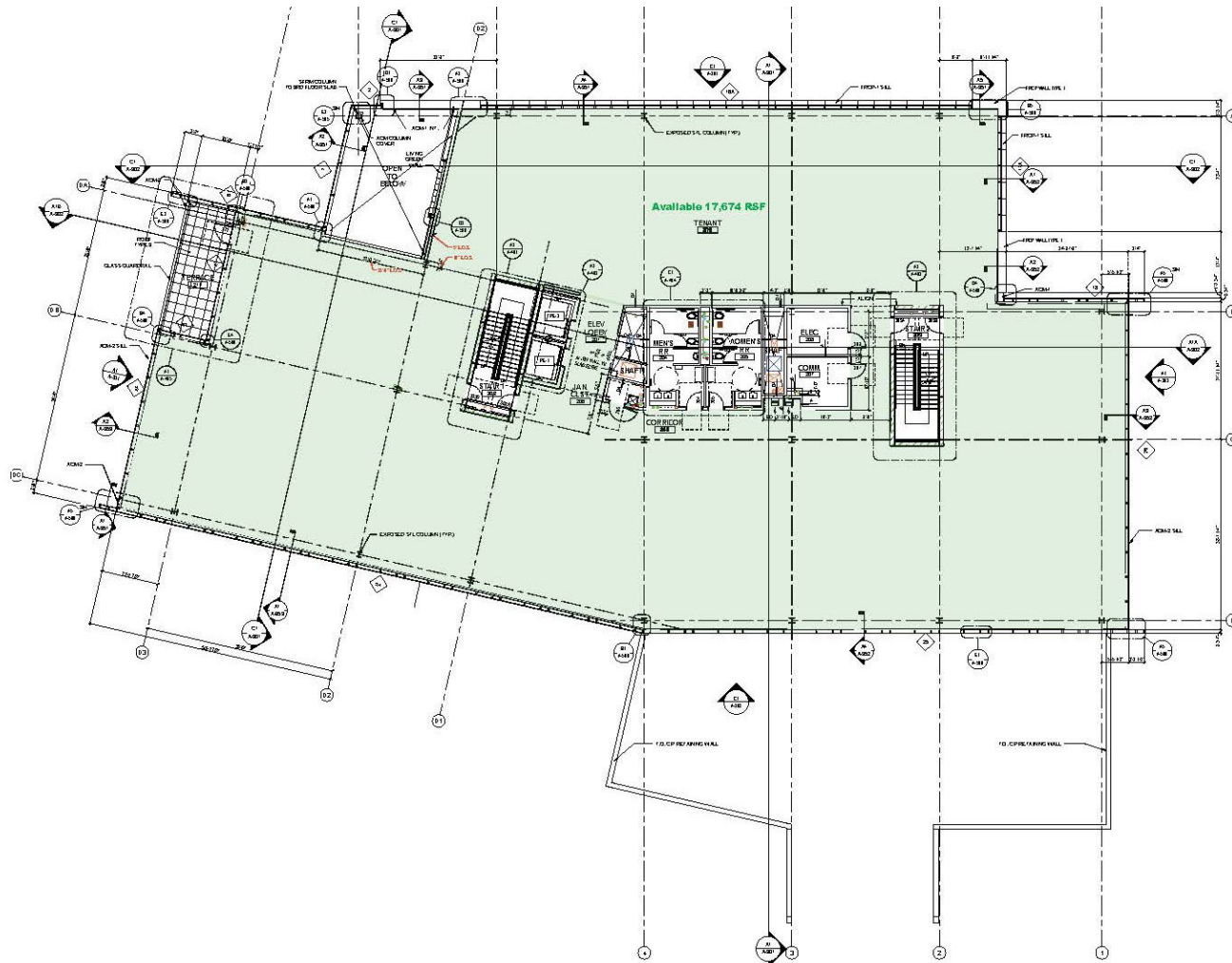
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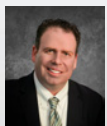






A1 LEVEL TWO FLOOR PLAN  
W-14F

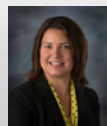
0 10' 20' 30'



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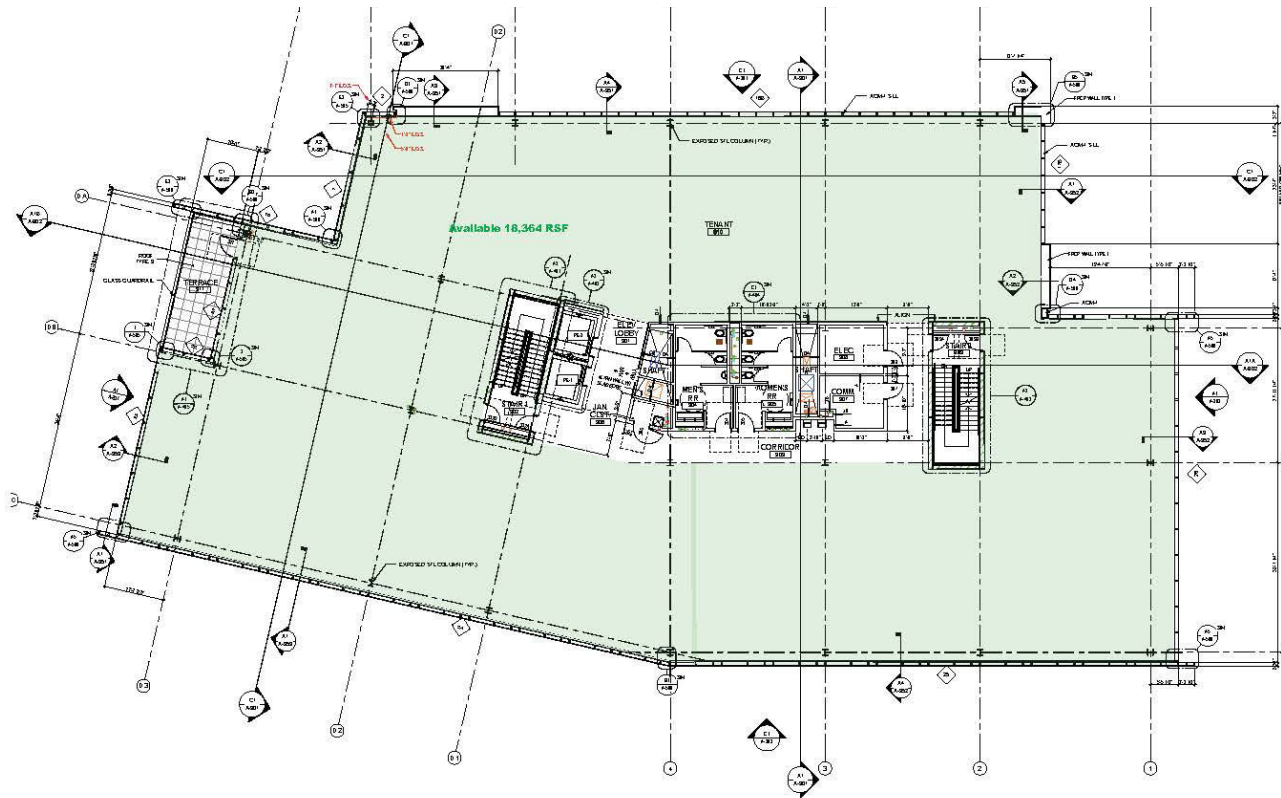
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## FLOOR PLANS - LEVEL THREE



A1 LEVEL THREE FLOOR PLAN  
12-14



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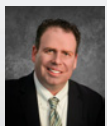
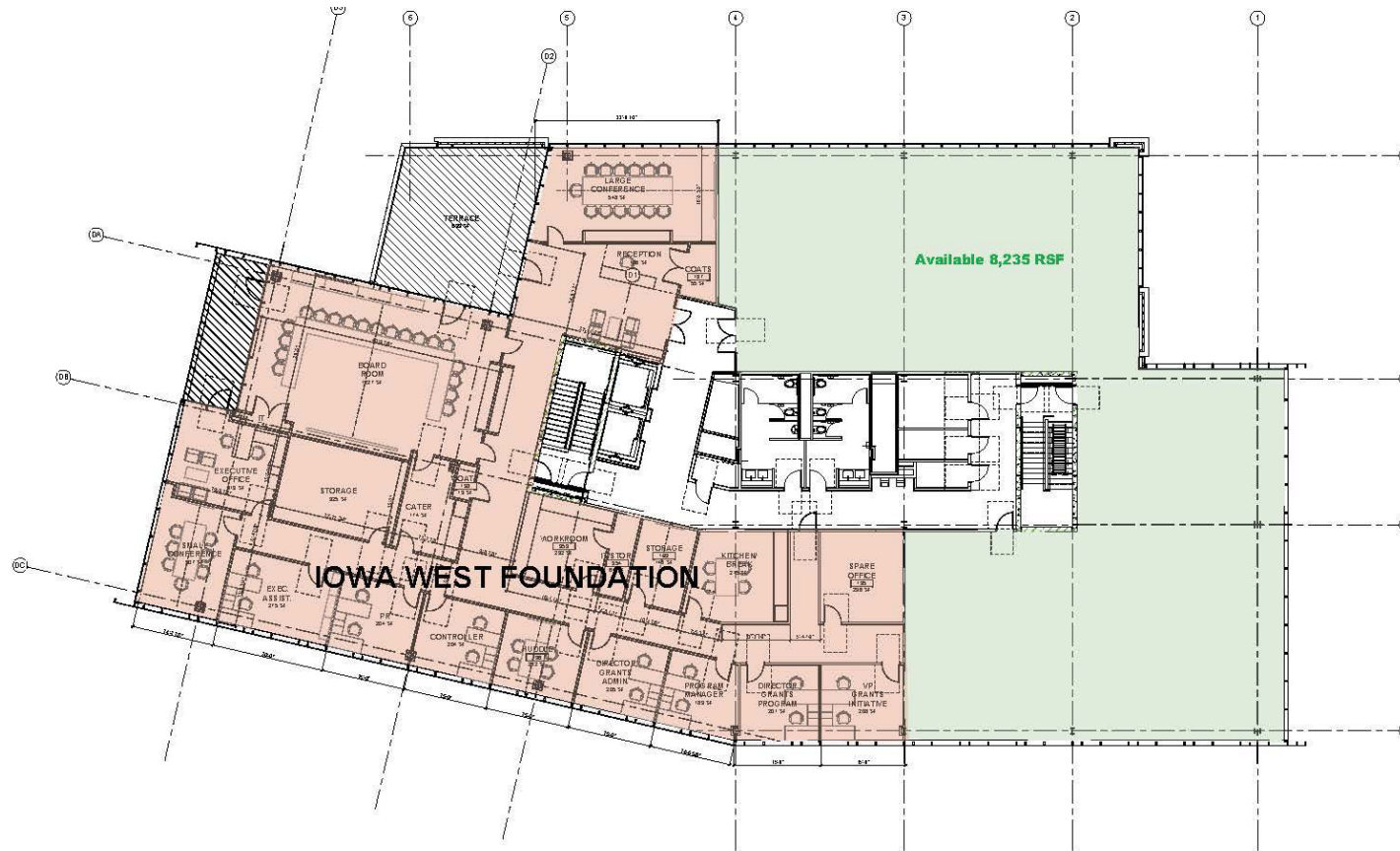
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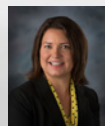
## FLOOR PLANS - LEVEL FOUR



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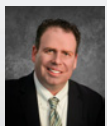
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### MASTER PLAN

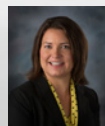
- |  |                                  |
|--|----------------------------------|
| 1 OFFICE BUILDINGS                                       | 7 MIXED-USE BUILDINGS            |
| 2 PARKING STRUCTURE                                      | 8 FUTURE TRANSIT STOP            |
| 3 CONDO TOWERS OVER PARKING<br>PEDESTAL AND RETAIL TOWER | 9 PIAZZA                         |
| 4 PODIUM APARTMENTS WITH<br>GROUND LEVEL RETAIL          | 10 COMMUNITY BUILDING AND PARK   |
| 5 TUCK UNDER APARTMENTS                                  | 11 TOM HANAFAN RIVER'S EDGE PARK |
| 6 TOWNHOMES  | 12 RIVERFRONT TRAIL              |



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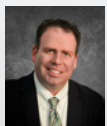
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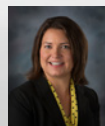
## CLOSE VIEW AERIAL



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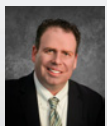
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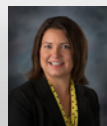
# RETAILER MAP



Map data ©2019 Imagery ©2019 , DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service Agency



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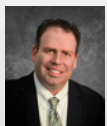
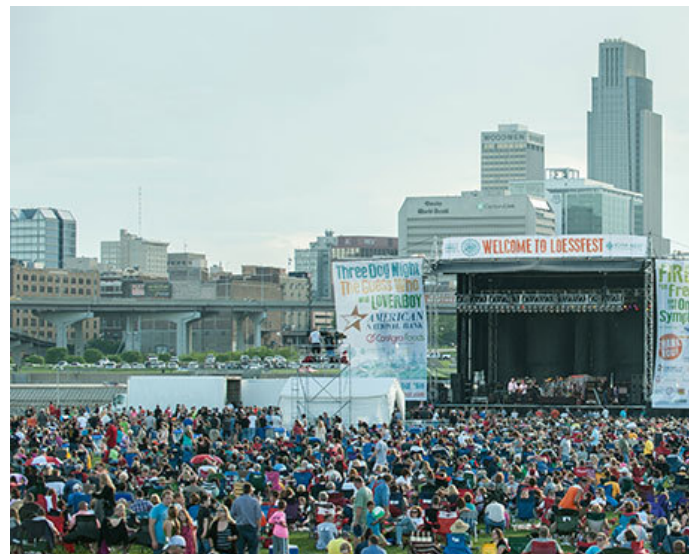
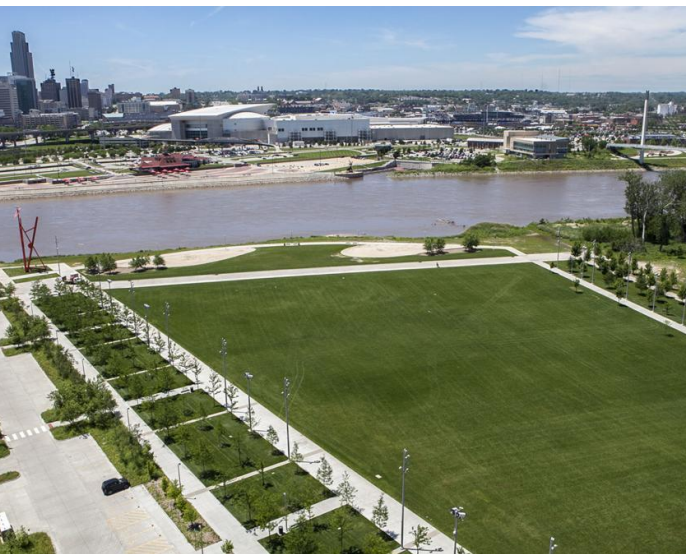


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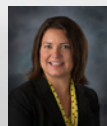
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# RIVER'S EDGE

# ADDITIONAL PHOTOS



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