

**COMMERCIAL AGENT REPORT**



MLS #: **20192267** Status: **Active**  
 Ownership Type: **Commercial**  
 Address: **117 E Washington St**  
 City, Zip: **Iowa City 52240**  
 Area: **Iowa City** DOM: **250**  
 List Price: **\$0** Original Price: **\$0**  
 Lease Price: **\$8.00** List Agent3:  
 Owner: **Old Younkers Building, LLC** Virtual Tour:  
 List Broker3:  
 List Agent1: **Joe Clark** cell: **319-631-1894**  
 List Broker1: **Commercial Realty Iowa City, LLC** Off: **319-631-1894**  
 List Agent2:  
 List Broker2:  
 Listing Date: **4/9/2019** Expiration Date: **6/30/2020**  
 County: **Johnson** Doc: **0** E-mail: **gjc1974@msn.com**

|                    |             |                       |                    |
|--------------------|-------------|-----------------------|--------------------|
| Lot Dim:           | <b>0</b>    | Tax ID:               | <b>0</b>           |
| Acreage:           | <b>0.00</b> | Gross Tx (Cnty/City): | <b>\$28,000.00</b> |
| Square Feet:       | <b>3000</b> | Tax Year Report:      | <b>2018</b>        |
| Type of Lease:     | <b>NNN</b>  | Year Built:           | <b>1900</b>        |
| Zoning:            | <b>CB10</b> | Common Area Maint:    | <b>\$1.00</b>      |
| Elementary:        |             | Insurance Exp/SqFt:   | <b>0.65</b>        |
| Jr./Middle School: |             | Variable Rate:        | <b>Yes</b>         |
| High School:       |             | Comm. to SB (\$/%)    | <b>\$3000</b>      |

|               |             |                   |  |                |
|---------------|-------------|-------------------|--|----------------|
| Lease Term:   |             | Buyers:           |  | Closing Costs: |
| Pending Date: | Sales Term: | Selling Agent 1:  |  |                |
| Closing Date: | Sold Price: | Selling Office 1: |  |                |

BUSINESS: **Office Building, Retail Store, Other** CONSTRUCT CM: **Block**  
 CI FEATURES: **Display Window** LOCATION: **Other**  
 DOCUMENTS: **Floor Plan Avail** FLOOR TYPE: **Other**  
 COOLING: **Other** HEATING: **Other**  
 LOT SIZE: **Less Than .5 Acre** ROOF TYPE: **Other**  
 ROAD FRONTAGE: **Other** SPECIAL FEATURES: **Other**  
 UTILITIES AVAILABLE: **Cable TV, Electricity, Natural Gas, Sewer, Telephone, Water-City**  
 SQUARE FEET: **2,000-5,000 SqFt**  
 POSSIBLE FINANCING: **Other**  
 POSSESSION: **30-60 Days** SALE INCLUDES:  
 SHOWING INSTRUCTIONS: **Vacant**  
 Directions: **Located in the center of downtown Iowa City near the corner of Clinton Street and Washington Street. Lower level of the building.**

Remarks: **Great location in the center of the Pedestrian Mall and across the street from the Old Capitol building. This space is the lower level of the building formerly occupied by Golds Gym or 319 Fitness. Commercial, Retail, Office, etc. could occupy the space. Walk by traffic at this location is very high, with over 30,000 University of Iowa students in this central location every day of the school year. Target is moving in upstairs in Summer 2020! Square footage available is 3000 to 7000 plus storage.**

Addendum: **\$8 NNN/Sq Ft if all 7000 Sq Ft are rented \$10NNN/Sq Ft if 5000 - 6999 Sq Ft are rented \$12 NNN/Sq Ft if 3000 - 4999 Sq Ft are rented Prices do not include an allowance for build-out Listing agent is part owner of Old Capitol View LLC and is a licensed real estate Broker in Iowa.**

This information is deemed reliable, but not guaranteed.