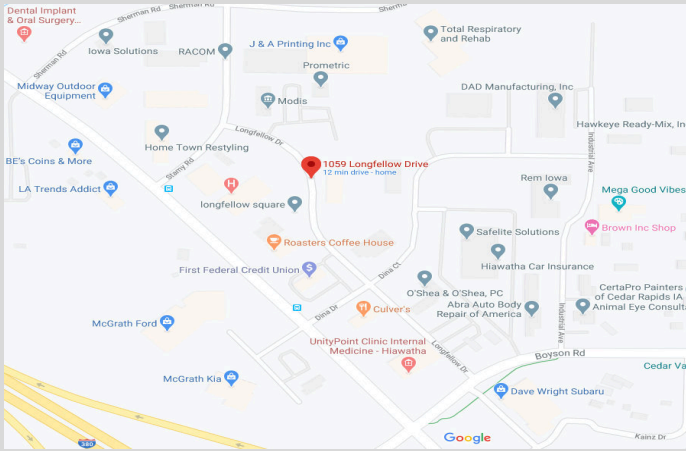


# NEW CONSTRUCTION OFFICE SPACE

Longfellow Square Office Park  
Suite C  
1059 Longfellow Drive  
Hiawatha, Iowa 52322



- **Suite Size: 2,200 Rentable Square Feet (RSF)**

- **Lease Term: 3 to 5 Years**

- **Base Rent: \$2374.16 per month**  
**(\$12.95 per RSF), Triple Net**

*\*The Premises will be built with a Tenant Improvement Allowance of \$25.00 per RSF, included in Base Rent.*

- **CAM Charges: \$2.50 per RSF**

*Includes common area maintenance/repairs, common area utilities, lawn care, snow removal, management fees, common area insurance, common area cleaning and trash removal.*

- **Property Taxes:** Tenant is responsible for its pro-rata share of real estate taxes, estimated at \$4.00/RSF

- **Utilities:** Tenant expense.

## Building Shell

- Close proximity to restaurants, banks, and retail shops
- High Quality Brick and Glass finish
- Electrical service stubbed-in (200-AMP, Single phase)
- High efficiency air conditioners provided (13 SEER) provided
- Restrooms framed and dry-walled with all fixtures and venting including (wall and floor finishes by tenant)
- Perimeter walls insulated but not finished
- Concrete floor ready for finish
- Foyer entry ready for finish

## Amenities

- Close proximity to restaurants, coffee shop and banks.
- Quality office park environment.
- Nearby walking/biking trail.
- Attractive landscaping.

## Exterior Improvements

- Lighted Concrete Parking Lot
- Monument Sign
- Irrigation System
- Landscaping
- Dumpster Enclosure
- Storm Water Management



Dennis Beery

DBeery@ArmsDevCo.com

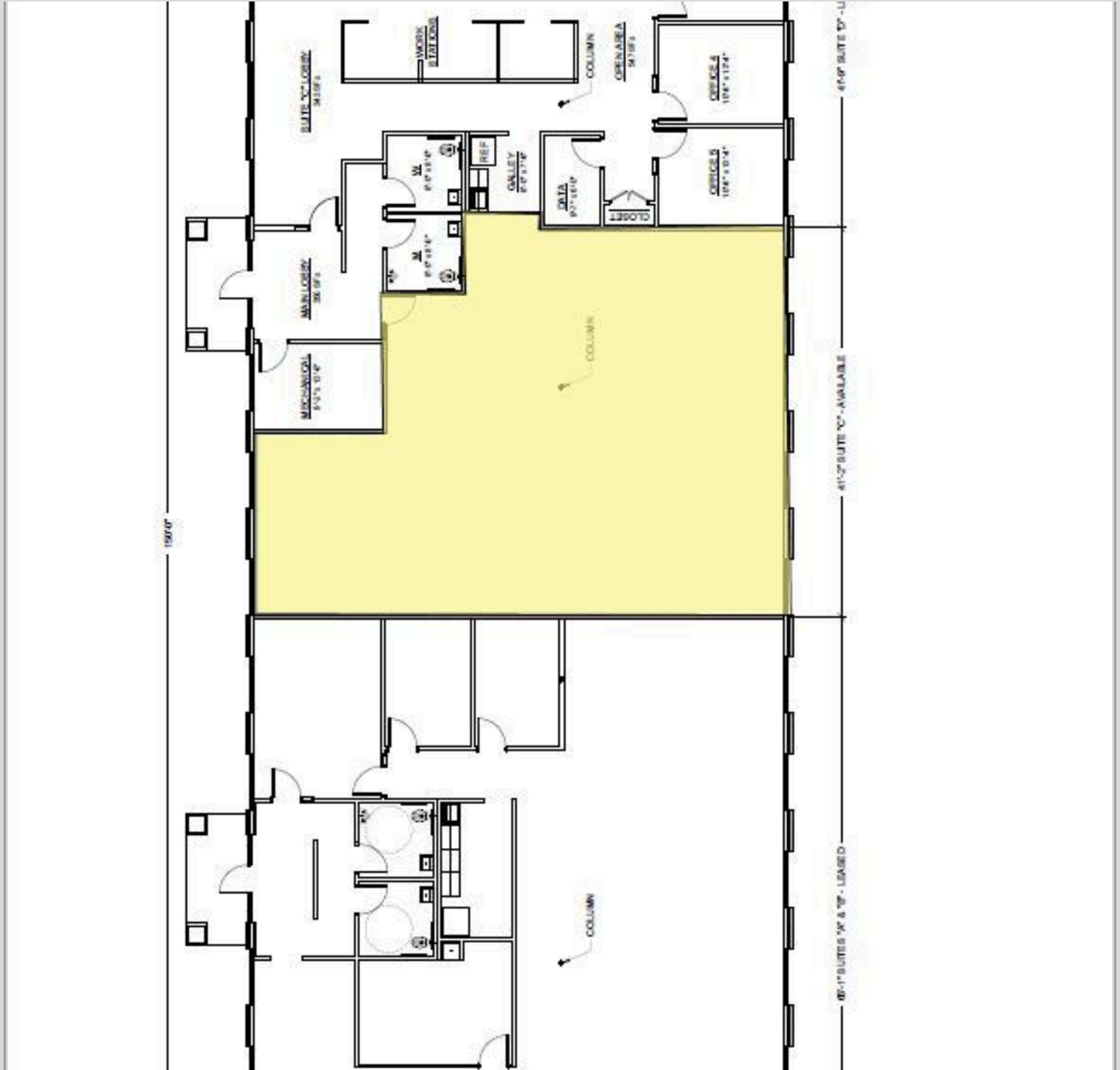
Cell 319.450.9211

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www.ArmstrongDevCo.com

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