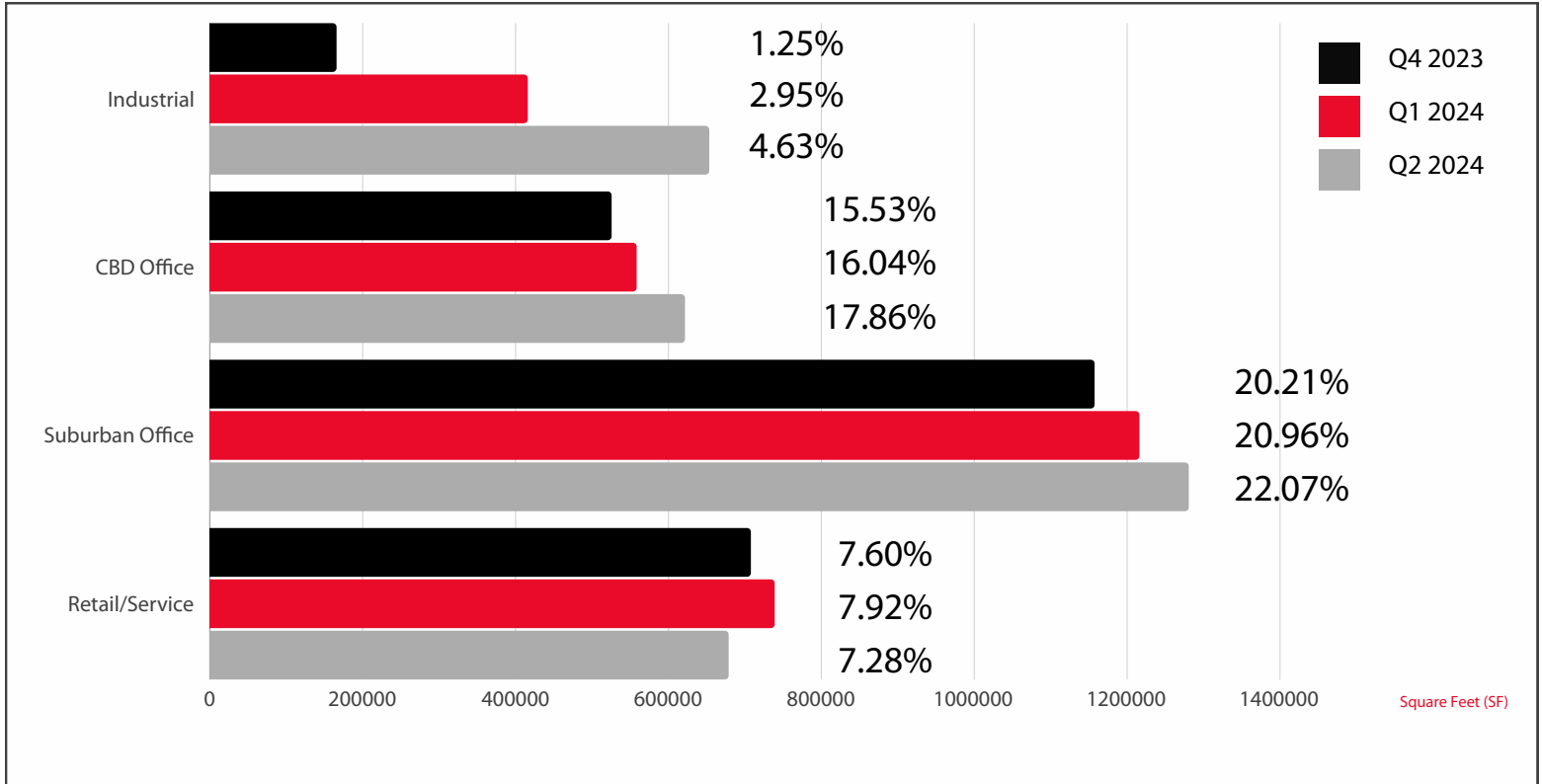


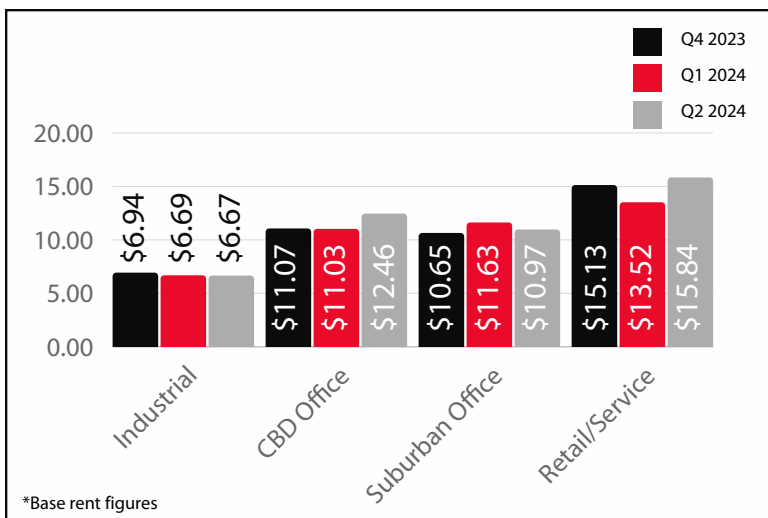
Cedar Rapids Metro Commercial Real Estate

2024 MIDYEAR MARKET OUTLOOK

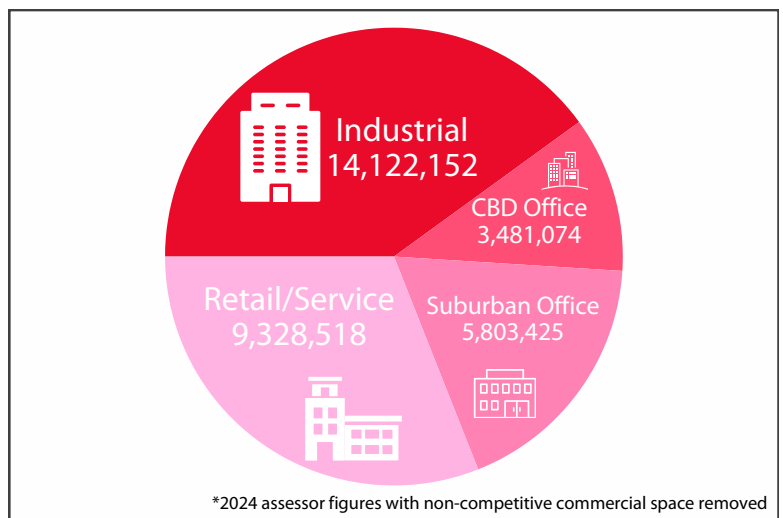
VACANCY BY SUBMARKET



AVERAGE ASKING RENTAL RATES PER SQUARE FOOT*



SQUARE FOOTAGE PER SUBMARKET*





Cedar Rapids Metro Commercial Real Estate

2024 MIDYEAR MARKET OUTLOOK

A SAMPLE OF SIGNIFICANT TRANSACTIONS — ANNOUNCED, IN PROGRESS, COMPLETED, ETC.

INDUSTRIAL

Announced — 76th Ave. & Edgewood Rd. SW, Cedar Rapids — \$576 million Google data center

Announced — Wright Brothers Blvd. SW, Cedar Rapids — \$21 million Airport Commercial Park warehouses

In progress — 7708 6th St. SW, Cedar Rapids — 21,500 SF new Martin Equipment facility

GD In progress — 8315 6th St. SW, Cedar Rapids — 60,000 SF speculative building

GD Listed — 3215 64th Ave. SW, Cedar Rapids — 203,840 SF warehouse for sale/lease in Edgewood Logistics Park

GD Leased — 1203 9th St. SW, Cedar Rapids — 36,048 SF leased to L & W Supply Corporation

OFFICE

Listed — 1 Parsons Dr., Hiawatha — 73,674 SF former GoDaddy building for sale or lease

GD Listed — 123 5th St. SE, Cedar Rapids — 32,256 SF 'Palmer Building'/former ITC for sale or lease

Leased — 4200 C St. SW, #2, Cedar Rapids — 18,854 SF lease to Triton Inc.

GD Leased — 8315 6th St. SW, Cedar Rapids — 25,122 SF leased to Workspace (Storey Kenworthy)

GD Leased — 1125 Dina Ct., #B, Hiawatha — 9,002 SF leased to Corda Credit Union (f/k/a Linn Area Credit Union)

GD Sold — 4056 Glass Rd. NE, Cedar Rapids — 6,161 SF building sold to an investor for use as a medical clinic

GD Sold — 4251 River Center Ct. NE, Cedar Rapids — 7,029 SF building sold to a medical clinic

Completed — 305 2nd Ave. SE, Cedar Rapids — \$5.4 million renovation of the 'Witwer Building' for Foundation 2

RETAIL/SERVICE

GD In Progress — 787 Tower Terrace Rd., Marion — 10,000 SF Dollar Tree

Leased — 4840 1st Ave. NE, Cedar Rapids — 25,056 SF Harbor Freight Tools

GD Leased — 2811 Wiley Blvd., Bldg. 2, #600, Cedar Rapids — 8,932 SF Golden Apple buffet

GD Leased — 1107 7th Ave., #101, Marion — 3,712 SF The Eat Shop

GD Leased — 2811 Wiley Blvd., Bldg. 2, #700, Cedar Rapids — 6,386 SF Lighthouse Autism Center

GD Sold — 4444 1st Ave. SE, #3001, Cedar Rapids — 11,211 SF former Cloud Kitchen building

Sold — 4600 1st Ave. NE, Cedar Rapids — 146,278 SF former Sears store sold to Reserve Development



Cedar Rapids Metro Commercial Real Estate

2024 MIDYEAR MARKET OUTLOOK

A SAMPLE OF SIGNIFICANT TRANSACTIONS — ANNOUNCED, IN PROGRESS, COMPLETED, ETC.

MULTIFAMILY

Announced — 2101 Maplewood Dr. NE, Cedar Rapids — former Garfield Elementary to be repurposed as multifamily housing

In Progress — Mt. Vernon Rd. & Dows Rd. SE, Cedar Rapids — \$75 million Dows Farm 'agri-community' first phase underway with 120 housing units including a mix of multifamily, town houses and single family homes

In Progress — 3010 Center Point Rd. NE, Cedar Rapids — 4-story, 114 unit age-restricted apartment complex

Listed for sale — 2200 Buckingham Dr. NW, Cedar Rapids (Windsor on the River) — 424 unit apartment complex

SPECIAL PURPOSE/MIXED-USE

GLD Announced — Edgewood Rd. NE, Cedar Rapids — Edgewood Pointe, a 29.52 acre mixed-use development

Announced — 1100 3rd St. SE, Cedar Rapids — NewBo City market expansion to include a second level and grocery

In Progress — Highways 13 & 151, Marion — Holiday Inn Express and Suites to open by the end of 2024

GLD In Progress — 900 3rd St. SE, Cedar Rapids — Loftus \$36 million mixed-use development

GLD Nearing Completion — 1218-1310 3rd St. SE, Cedar Rapids — Fulton Lofts \$9.8 million mixed-use development

GLD Commercial is an independent, locally owned commercial real estate firm based in Eastern Iowa.

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