

Department/Board:	Address of Leased Space:	City:	Zip Code:	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities:	Janitorial (PSF):	Pays Janitorial:	Parking (PSF):	Pays Parking:	Additional Rent (PSF):	Pays Additional Rent:	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes:	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number:	Landlord E-mail Address:
Corrections	Monroe County Public Safety Bldg - 2044 IA-5	Albia	52531	1/1/2024	12/31/2025	98	\$12.25	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$12.25	\$1,200.50	None	Gross lease.		Monroe County	Monroe County Courthouse - 10 Benton Avenue East	Albia	IA	52531	Amanda Harlan	641-932-2865	aharlan@monroecounty.iowa.gov
Workforce Development	117 East Call Street	Algona	50511	7/1/2008	6/30/2025	280	\$10.93	\$0.00	\$0.00	No	\$0.00	Yes	\$0.00	No	\$0.00	No	\$10.29	\$2,881.20		Modified Gross - pays janitorial, trash removal, fluorescent bulbs		T.L.C. LLC	P.O. Box 445, 405 Broad Street	Whitmore	IA	50598	B.W. Thul, Principal	515-884-0022	brwthul@thullaw.com
Inspections & Appeals & Licensing	109 W. State Street 819 Wheeler Street, Ste 6	Algona	50511	12/1/2021	6/30/2026	144	\$0.00	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$120.00	\$120.00		Full Service Gross		Kossuth County Board of Supervisors	109 W. State Street	Algona	IA	50511	Todd Holmes	515-295-9419	tholmes@kossuthcounty.iowa.gov
Workforce Development	West Hy-Vee Plaza, 3706 Lincoln Way	Ames	50010	1/1/2016	12/31/2027	3044	\$12.08	\$4.49	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$16.57	\$50,439.08		Modified Gross - pays gas, electric, water/sewer and janitorial		Grand Investors, LLC	819 Wheeler Street, Suite 6	Ames	IA	50010	David Klatt	515-290-8428	david@klatt-assoc.com
Transportation	409 Northwestern	Ames	50010	8/28/1995	8/31/2027	3392	\$5.48	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$21.50	\$101,050.00		Modified Gross - pays all utilities, Janitorial, Trash Removal, Pest control HVAC routine maintenance.		Hurd Lincoln Way LLC	2000 Fuller Road	West Des Moines	IA	50265	Richard Hurd	515-778-1000	richard.hurd@hurdreality.com
Transportation	300 Chamber Drive, Box 488	Anamosa	52205	10/1/2011	9/30/2026	257	\$18.93	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$18.93	\$4,865.01		Full Service Rate		Nordon Properties	19243 Stone Bridge Road	Monticello	IA	52310	Norman Zimmerman	319-480-6676	normzim@gmail.com
Health & Human Services	1605 SE Delaware, Suite A	Ankeny	50021	7/1/2008	6/30/2026	4500	\$6.75	\$9.20	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$15.95	\$71,775.00		Pays base and CAM (utilities and janitorial included in CAM).		MDM Equity -2011, LLC (owner), c/o Denny Elwell Company	2401 SE Tones Drive, Suite 17	Ankeny	IA	50021	Carson Hughes Blake Brown Blaine Tuttle	515-314-9146 515-964-1587 office 515-202-1944 Cell 515-537-6078	chughes@dennevelwellcompany.com bbrown@dennyeelwellcompany.com
Natural Resources	1673 NE 7th Avenue	Ankeny	50021	7/1/2024	6/30/2026	2700	\$9.75	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$9.75	\$26,325.00	7/1/2025 rent increases to \$9.95/sf.	Full Service Rate		Central Iowa Self Storage	1673 NE 7th Avenue	Ankeny	IA	50021	James Thompson	515-289-0907 515-217-0252	james_w_thompson@msn.com
Revenue	902 SE Shurline Drive	Ankeny	50021	7/1/2022	8/31/2031	12033	\$5.20	\$3.08	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$1.43	Yes	\$9.71	\$116,840.43	5-1-2027 rent increases to \$5.70/sf.	Pays base and CAM - plus utilities and janitorial. Annual reconciliation on CAM.	Tenant improvements amortized at 0% over the 10-year term. Total	E+G Properties, LLC.	1603 22nd Street, Suite 103	West Des Moines	IA	50266	Richard Margulies	515-240-0250	richard@margulies.net
Public Safety	3700 SE Convenience Road	Ankeny	50021	12/1/2006	12/31/2024	3 hangars	\$0.00	\$0.00	\$0.00	No	\$0.00	Yes	\$0.00	No	\$0.00	No	\$0.00	\$6,300.00		Hangar Lease (3 hangars) \$175/month/hangar for a total of \$525.00 per month		Polk County Aviation Authority	410 W. 1st Street	Ankeny	IA	50023	Alexia Gurulich Dave Kawalski	515-314-7060	AGurulich@ankenyiowa.gov davek@execflaviation.com
Public Safety	3700 SE Convenience Road - North Hangar for Cessna Grand Caravan	Ankeny	50021	12/1/2024	12/31/2025	1964	\$0.00	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	\$15,600.00		Gross Lease - North Hangar		Exec 1 Aviation	3700 SE Convenience Bldg	Ankeny	IA	50021	Dave Kawalski	515-314-7060	davek@execflaviation.com
Public Safety	3737 SE Convenience Blvd. 2nd floor	Ankeny	50021	7/1/2022	6/30/2025	81	\$0.00	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$6,000.00	\$6,000.00		Gross Lease - Tenant pays \$500.00/month.		Exec 1 Aviation	3700 SE Convenience Bldg	Ankeny	IA	50021	Dave Kawalski	515-314-7060	davek@execflaviation.com
Public Safety	3737 SE Convenience Blvd. 2nd floor	Ankeny	50021	1/1/2025	12/31/2074	14400											\$4,622.40	\$4,622.40		Land Lease only		Polk County Aviation Authority	410 W. 1st Street	Ankeny	IA	50023	Asst. City Manager & Jeff Wangness- Polk County Chairperson	515-314-7060	
Corrections	601 Walnut Street, Suite 1	Atlantic	50022	11/1/2024	10/31/2025	2395	\$5.01	\$0.00	\$0.00	No	\$0.00	Yes	\$0.00	No	\$0.00	No	\$5.01	\$11,998.95		Modified gross - tenant pays janitorial.		Cass County Board of Supervisors	5 West 7th Street	Atlantic	IA	50022	Kathy Somers & Mark O'Brien	712-243-4570 712-249-4881	tsomers@casscoia.us mbrien@casscoia.us
Natural Resources	1401 Sunnyside Lane	Atlantic	50022	5/1/2013	6/30/2025	5514	\$9.90	\$3.96	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$13.86	\$76,424.04	7-1-22 rent increases to \$9.90/sf.	Modified gross - tenant pays janitorial. Base-CAM Class - pays operating expenses. Utilities are 100% as long as DNR is the only occupant in the building. Annual reconciliation on a calendar year basis. 3% cap on Operating expenses (excluding snow removal, taxes and utilities).		Country Crossings L.L.P.	54880 Fair River Road	Atlantic	IA	50222	Susie Pellett	402-980-0999 (cell)	susiepellett@yahoo.com; todd@pelgus.com
Workforce Development	704 Walnut Street, Suite 3	Atlantic	50022	6/1/2023	5/31/2026	1250	\$11.18	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$11.18	\$13,975.00	N/A	Modified Gross - Tenant pays electric/gas and janitorial.		PB&J Holdings, LLC	704 Walnut Street, Suite 1	Atlantic	IA	50022	Dr. Fritz Baier	712-789-9254	bodybasicschiropractic@msn.com
Natural Resources	206 Rose Street	Bellevue	52031	1/1/2008	12/31/2025	4000	\$6.28	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$6.28	\$25,120.00		Modified Gross - all utilities, janitorial, increase above base year 2021 taxes and insurance.		Frinel, Inc.	135 Riverside Street	Bellevue	IA	52031	Anne Felderman	563-542-9944 563-207-0552	ane241999@yahoo.com
Health & Human Services	409 North 4th Street, Suites 202 & 203	Burlington	52601	6/1/2022	5/31/2025	240	\$36.00	\$0.00	\$0.00	No	\$0.00	Yes	\$0.00	No	\$0.00	No	\$36.00	\$8,640.00		Modified gross - tenant only pays janitorial inside of leased offices.		Palmer Capital, LLC	13256 Pleaf Road	Burlington	IA	52601	Chad & Dena Palmer	319-750-0863	cdpalmer@gmail.com
Health & Human Services	409 North 4th Street	Burlington	52601	5/1/2003	4/30/2028	4892	\$6.45	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$6.45	\$31,553.40		Modified Gross - tenant pays electric, janitorial and light bulbs		Palmer Capital, LLC	13256 Pleaf Road	Burlington	IA	52601	Chad & Dena Palmer	319-750-0863	cdpalmer@gmail.com
Inspections & Appeals & Licensing	216 S. Third Street	Burlington	52601	9/1/2002	2/29/2028	2890	\$8.30	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$8.30	\$23,987.00		Modified Gross - Tenant pays for utilities, janitorial and light bulbs	Tenant paid upfront improvement cost \$66,845.00 by 6/30/2023.	CMM Co. LLC	107 Valley Street, P.O. Box 278	Burlington	IA	52601	Ryan Coffin	319-752-4571	mac@frankmillard.com ryan@frankmillard.com
Workforce Development	Westland Mall - 550 South Gear Avenue - Suite A-002	Burlington (West)	52655	7/1/2020	6/30/2030	16000	\$14.60	\$3.34	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$17.94	\$287,040.00	Base Rent increases 7/1/2025 - \$15.60 p/sf; CAM increase - 7/1/25 \$0.97 p/sf	Modified Gross - tenant pays janitorial, janitorial, repairs/maintenance to AC & heating systems.	Base rent includes \$3.35 p/sf for tenant improvements amortized over life of lease.	Westland Mall Realty Holding LLC	1010 Northern Boulevard - Suite 212	Great Neck	NY	11021	Felix Reznick (Owner) Wayne Rinker (Prop. Mgr.)	Cell - 319-850-0665 Office - 319-753-2891	wrinker@4d-properties.com
Transportation	Westland Mall - 550 South Gear Avenue	Burlington (West)	52655	2/1/2016	8/31/2027	2408	\$17.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$17.50	\$42,140.00		Modified Gross - Tenant pays for utilities (gas, electric, water/sewer) and janitorial.		Westland Mall Realty Holding, LLC	1909 Tyler Street, Suite 403	Hollywood	FL	33020	Felix Reznick (Owner) Wayne Rinker (Prop. Mgr.)	Cell - 319-850-0665 Office - 319-753-2891	wrinker@4d-properties.com
Health & Human Services	625 North West Street	Carroll	51401	10/1/2003	9/30/2028	2606	\$7.37	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$7.37	\$19,206.22		Modified Gross - Tenant pays utilities (gas & Electric), janitorial services.		Todd Kanne DBA Kanne Rentals	624 North Crawford Street	Carroll	IA	51401	Todd Kanne	712-792-2722 Cell - 402-212-3466	Todd@communityoil.com
Inspections & Appeals & Licensing	114 E. 6th Street	Carroll	51401	4/1/2022	6/30/2025	120	\$0.00	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$120.00	\$120.00		Full Service Gross		Carroll County Board of Supervisors	114 E. 6th Street	Carroll	IA	51401	John Warden Kourtney Payer	712-792-8013 712-792-9802	warden@carrollcountyptarney.org koyer@carrollcountyptarney.org
Public Safety	4901 University Avenue, Suite F	Cedar Falls	50613	2/15/2008	1/31/2028	1673	\$9.00	\$5.17	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$14.17	\$23,706.41		Pays Base and Ops expenses CAM (includes utilities). Tenant pays for janitorial directly. Operating costs excluding taxes is capped at 3%.		R&N Investment Properties	P.O. Box 728	Cedar Falls	IA	50613	David M. Nordyke	(W) 319-266-9907; cell-319-240-1507	dnordyke@cfu.net
Health & Human Services	1924 D Street SW	Cedar Rapids	52404	1/1/2022	1/31/2028	114	\$5.26	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$5.26	\$599.64		Full Service Gross		Four Oaks Family and Children's Services	5400 Kirkwood Blvd. SW	Cedar Rapids	IA	52404	Richard Held	319-364-0259	rheld@fouroaks.org
Health & Human Services	411 Third Street, Suite 200	Cedar Rapids	52401	1/1/2010	9/30/2028	3910	\$15.00	\$0.00	\$0.00	No	\$0.00	Yes	\$0.00	No	\$0.00	No	\$15.00	\$58,650.00		Modified Gross - Tenant pays for Janitorial	Tenant pays for 15 parking spaces -- \$55/month/space for a total of \$825.00/month	SLE Iowa Building, L.C.	221 2nd Avenue SE, Suite 400	Cedar Rapids	IA	52401	Stephen Emerson	319-364-7444 or cell - 319-310-6600	sle@aspectinc.net
Health & Human Services	411 Third Street, Suite 240	Cedar Rapids	52401	7/1/2012	9/30/2028	1098	\$15.00	\$0.00	\$0.00	No	\$0.00	Yes	\$0.00	No	\$0.00	No	\$15.00	\$16,470.00		Full Service Gross - Tenant pays janitorial	No Parking in this lease	SLE Iowa Building, L.C.	221 2nd Avenue SE, Suite 400	Cedar Rapids	IA	52401	Stephen Emerson	319-364-7444 or cell - 319-310-6600	sle@aspectinc.net
Health & Human Services	411 3rd Street SE, Suite 220	Cedar Rapids	52401	4/1/2009	9/30/2028	1274	\$15.00	\$0.00	\$0.00	No	\$0.00	Yes	\$0.00	No	\$0.00	No	\$15.00	\$19,110.00		Full Service Gross - Tenant pays janitorial	Tenant pays for 3 parking spaces -- \$55/month/space for a total of \$165.00/month. Paid Tenant improvement cost of \$74,150.00 upon move	SLE Iowa Building, L.C.	221 2nd Avenue SE, Suite 400	Cedar Rapids	IA	52401	Stephen Emerson	319-364-7444 or cell - 319-310-6600	sle@aspectinc.net
Inspections & Appeals & Licensing	425 2nd Street - Suites 803 & 804	Cedar Rapids	52401	6/1/2021	5/31/2028	4400	\$8.00	\$4.50	\$0.00	Yes	\$0.00	Yes	\$3.24	Yes	\$0.00	No	\$15.74	\$45,000.00		Pays base and CAM, plus electric and janitorial.		Riverview Investments, LLC	2655 Long Bluff Road NE	Cedar Rapids	IA	52404	Marty Hoeger	319-538-7732	mhoeger88@hotmail.com
Revenue	2345 Blairs Ferry Road NE - Ste E	Cedar Rapids	52402	7/1/2001	6/30/2026	4800	\$14.60	\$3.60	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$18.20	\$87,360.00		Pays CAM, utilities, trash removal and janitorial direct.		1395 Stamy Road, LLC	PO Box 25	Hiawatha	IA	52233	Stephanie Tupa Jeff Driscoll	319-533-8522	steph@corridormanagement.net jeff@corridormanagement.net maysaw@corridormanagement.net
Public Safety	10400 18th Street SW	Cedar Rapids	52404	12/15/2016	12/31/2027	1779	\$3.97	\$0.00	\$0.74	Yes	\$0.00	No	\$0.00	No	\$0.00	No	\$4.71	\$8,379.09		Tenant pays \$588.83.00/month for space and \$110.50/month for utilities		Cedar Rapids Airport Commission	Eastern Iowa Airport	Cedar Rapids	IA	52404	Caleb Mason	319-731-5734 (Office) 319-804-8444 (Cell)	c_mason@rhyd.com
Transportation	3726 Queen Court SW, Suites 203-208	Cedar Rapids	52404	1/1/2014	12/31/2026	7100	\$21.25	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$21.25	\$150,875.00		Full Service Gross		SK Investments LLC	375 Collins Rd NE, Suite 100	Cedar Rapids	IA	52402	Robert Butschi	319-393-3725	rbutschi@pol.com
Workforce Development	Lindale Mall, 4444 First Avenue NE, Suite 436	Cedar Rapids	52402	8/1/2010	7/31/2025	28260	\$12.00	\$0.00	\$0.00	Yes	\$0.00	No	\$0.00	No	\$0.00	No	\$12.00	\$339,120.00		Tenant pays electric and trash removal.		Lindale Mall Realty Holding LLC	1010 Northern Boulevard, Suite 212	Great Neck	NY	11021	Schweta Srivastava Tom Maglula, Sr Dir of Leasing/KRIG Mehran Kohansieh	215-435-6520	shweta@kohanretail.com ethan.moss@washingtongrime.com zach.buckhardt@washingtongrime.com
Inspections & Appeals & Licensing	Appanoose County Courthouse - 201 North 12th Street	Centerville	52544	12/1/2021	6/30/2027	100	\$0.00	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$120.00	\$120.00		Full Service Gross		Appanoose County							

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address	
Inspections & Appeals & Licensing	612 N. 2nd Street	Clinton	52732	10/1/2021	6/30/2027		200	\$0.00	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	\$100.00	\$1,200.00		Full Service Lease - Tenant pays \$100.00 per month.	Tenant to reimburse TTs in the amount of \$235,394.00 at the completion of TT's.	Clinton County Board of Supervisors	1900 N. 3rd Street	Clinton	IA	52732	Eric Van Lancker	563-244-0568	<a href="mailto:vanlancker@clintoncounty-ia.gov">vanlancker@clintoncounty-ia.gov</a>	
Transportation	2900 S 25th Street, Suite C2	Clinton	52732	12/1/2024	11/30/2031		3328	\$12.00	\$2.76		Yes	\$0.00	Yes		No	\$0.00	\$14.76	\$49,121.28	8/1/2028-7/31/2033 - \$15.00/s.f	Base-CAM Lease - pays operating expenses (CAM), utilities, trash, janitorial, light bulbs and ballasts and HVAC repairs under \$500.00 and filter replacements. Annual reconciliation on a calendar year basis.	Tenant to reimburse TTs in the amount of \$36,265.49 by September 1, 2024. Tenant paid \$43,042.53 in TT's.	Jajimmy of Clinton, LLC	3741 Valley Oaks Drive	Clinton	IA	52732	Owner - Jason Zhang Dennis Lauver	563-650-8075 563-503-9663	<a href="mailto:jajimmy68@gmail.com">jajimmy68@gmail.com</a> <a href="mailto:dennis.lauver@howesandjefferies.com">dennis.lauver@howesandjefferies.com</a>	
Transportation	2303 Jones Boulevard, Suite A	Coraville	52241	8/1/2023	7/31/2033		5641	\$14.00	\$7.67	\$0.00	No		Yes	\$0.00	No	\$8.12	\$29.79	\$168,045.39		Base-CAM Lease - pays operating expenses, janitorial, light bulbs - annual reconciliation on a calendar year basis.	Tenant to reimburse TTs in the amount of \$235,394.00 for the first 5-year term only.	Jones Office 2303, LLC	755 Mormon Trek Blvd.	Iowa City	IA	52246	Chris Vihauer	319-337-4195	<a href="mailto:cvihaue@southgateco.com">cvihaue@southgateco.com</a>	
Corrections	300 West Broadway, Suite 201	Council Bluffs	51503	9/1/2024	8/31/2025		4500	\$10.15	\$0.00		Yes		Yes	\$0.00	No	\$0.00	\$10.15	\$45,675.00		Modified Gross - Tenant pays electric and janitorial services	Tenant to reimburse TTs in the amount of \$36,265.49 by September 1, 2024. Tenant paid \$43,042.53 in TT's.	Omni Center, LLC	300 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-328-3666 402-210-5003	<a href="mailto:coats@coastre.com">coats@coastre.com</a>	
Health & Human Services	300 West Broadway, Suite 10	Council Bluffs	51503	2/15/1996	6/30/2029		3350	\$10.15	\$0.00		Yes	\$0.00	Yes	\$0.00	No	\$0.00	\$10.15	\$34,022.50		Modified Gross - Tenant pays electric and janitorial services	Tenant to reimburse TTs in the amount of \$36,265.49 by September 1, 2024. Tenant paid \$43,042.53 in TT's.	Omni Center, LLC	300 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-328-3666 402-210-5003	<a href="mailto:coats@coastre.com">coats@coastre.com</a>	
Health & Human Services	300 West Broadway, Suite 110	Council Bluffs	51503	1/7/2008	10/31/2027		8285	\$12.74	\$0.00	\$0.00						\$0.00	\$12.74	\$105,550.90		Full Service Gross		Omni Center, LLC	301 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-328-3666 402-210-5003	<a href="mailto:coats@coastre.com">coats@coastre.com</a>	
Health & Human Services	300 West Broadway, Suite 103	Council Bluffs	51503	7/1/2024	6/30/2029		576	\$10.15	\$0.00		Yes		Yes	\$0.00	No	\$0.00	\$10.15	\$5,846.40		Modified Gross - Tenant pays electric and janitorial services		Omni Center, LLC	301 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-328-3666 402-210-5003	<a href="mailto:coats@coastre.com">coats@coastre.com</a>	
Inspections & Appeals & Licensing	300 West Broadway, Suite 125	Council Bluffs	51503	4/1/2011	3/31/2026		5500	\$9.86	\$0.00		Yes	\$0.00	Yes	\$0.00		Yes	\$9.86	\$54,230.00		Modified Gross - electric, janitorial services, and light bulbs.		Omni Center, LLC	Omni Center, 301 West Broadway	Council Bluffs	IA	51503	Jeff Coats	712-328-3666 402-210-5003	<a href="mailto:coats@coastre.com">coats@coastre.com</a>	
Public Safety	300 West Broadway, Suite 223	Council Bluffs	51504	6/1/2019	5/31/2027		1513	\$9.86	\$0.00	\$0.75							\$10.61	\$16,052.93		Full service Gross		Omni Center, LLC	Omni Center, 301 West Broadway	Council Bluffs	IA	51504	Jeff Coats	712-328-3666 402-210-5003	<a href="mailto:coats@coastre.com">coats@coastre.com</a>	
Transportation	1720 N. 16th Street	Council Bluffs	51501	6/1/2020	5/31/2030		5000	\$10.00	\$4.90		Yes		Yes			\$3.50	\$18.40	\$92,000.00	6/1/2025 - \$11.00/sfyr	Pays Base/Operating expenses, gas, electric, janitorial services, lightbulbs, interior maintenance and HVAC repairs	Tenant improvements amortized over the 10-year term at \$3.50 p/sf	CB Northway, LLC% First Mgmt.	1941 South 42nd Street, Suite 550	Omaha	NE	68105	Kristin Eitenberger	402-933-3663	<a href="mailto:kristin@lockwooddev.com">kristin@lockwooddev.com</a>	
Transportation	300 West Broadway, Suite 12	Council Bluffs	51503	1/1/2018	12/31/2028		5230	\$10.15	\$0.00		Yes	\$0.00	Yes	\$0.00	No	\$0.00	\$10.15	\$53,084.50		Modified Gross - pays electric and janitorial for leased premises.		Omni Center, LLC	300 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-328-3666 402-210-5003	<a href="mailto:coats@coastre.com">coats@coastre.com</a>	
Workforce Development	300 West Broadway, Suite 13 & 33	Council Bluffs	51503	5/9/1997	7/31/2029		15972	\$10.15	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00	\$10.15	\$162,115.80		Modified Gross - pays electric in leased premises and janitorial		Omni Center, LLC	300 West Broadway, Suite 1, Box 12	Council Bluffs	IA	51503	Jeff Coats	712-328-3666 402-210-5003	<a href="mailto:coats@coastre.com">coats@coastre.com</a>	
Health & Human Services	1103 S. Sumner Avenue	Creston	50801	9/1/2015	8/31/2025		3200	\$16.00	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00	\$16.00	\$51,200.00		Full Service Gross		Bill Winkle Properties, LLC	2585 Quincy Road NE	Solon	IA	52333	William J. Winkle	641-226-8940	<a href="mailto:billwinkeml@gmail.com">billwinkeml@gmail.com</a>	
Workforce Development	215 North Elm	Creston	50801	1/1/2015	12/31/2025		259	\$11.75	\$0.00	\$0.00						\$0.00	\$11.75	\$3,043.25		Full Service Gross		Matura Action Corporation	207 1/2 North Elm	Creston	IA	50801	Ron Ludwig	641-762-8431	<a href="mailto:rludwig@maturagroup.com">rludwig@maturagroup.com</a>	
Workforce Development	215 North Elm	Creston	50801	12/27/1995	12/31/2025		3150	\$11.75	\$0.00	\$0.00						\$0.00	\$11.75	\$37,012.50		Full Service Gross		Matura Action Corporation	207 1/2 North Elm	Creston	IA	50801	Ron Ludwig	641-762-8431	<a href="mailto:rludwig@maturagroup.com">rludwig@maturagroup.com</a>	
Health & Human Services	3517 West Locust, Suite 2	Davenport	52804	7/1/2011	6/30/2025		1985	\$12.75	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00	\$12.75	\$25,308.75		Modified Gross - tenant pays electric, gas, water/sewer, janitorial & garbage		McAlister Properties, LLC	1314 Vall Avenue	Durant	IA	52747	Chris McAlister	563-447-1307 - office 562-318-8089 - cell	<a href="mailto:chrismcalisterprop.com">chrismcalisterprop.com</a>	
Health & Human Services	3911 West Locust Street	Davenport	52804	11/1/2003	10/31/2028		10625	\$12.85	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00	\$12.85	\$136,531.25		Modified Gross - Tenant pays janitorial, utilities (gas, electric, water & sewer), trash removal.		McAlister Properties, LLC	1314 Vall Avenue	Durant	IA	52747	Chris McAlister	563-447-1307 - office 562-318-8089 - cell	<a href="mailto:chrismcalisterprop.com">chrismcalisterprop.com</a>	
Inspections & Appeals & Licensing	302 Brady Street	Davenport	52801	9/1/2024	8/31/2029		6054	\$12.00	\$0.00		Yes		Yes	\$0.00	No	\$0.00	\$12.00	\$72,648.00	8/1/2024 - 7/31/2026 \$10.25 psf.	Modified Gross - Tenant pays janitorial, utilities (gas, electric, water & sewer), trash removal.	Tenant paid \$13,390.00 for tenant improvements.	T.R. Holdings, L.C.	5167 Utica Ridge Road	Davenport	IA	52807	Thad DenHartog	563-650-8676 - cell 563-823-5276 - office	<a href="mailto:tdenhartog@mellotero.com">tdenhartog@mellotero.com</a>	
Workforce Development	1801 East Kimberly Road - Suite 1	Davenport	52807	8/1/2019	7/31/2026		26000	\$9.75	\$2.76		Yes		Yes			\$1.78	Yes	\$14.29	\$371,540.00	8/1/2024 - 7/31/2026 \$10.25 psf.	Base/CAM lease - Tenant pays \$0.83 p/sf for CAM, \$0.10p/sf for insurance and \$1.66 p/sf for taxes. Tenant also pays gas, electric, water, janitorial, trash removal, lightbulbs and quarterly maintenance, filter replacement for (6) furnaces serving the leased premises and alarm monitoring services.	Tenant pays \$3,762.79 per month through the life of the initial lease for reimbursement of TT's.	Windmill Hill, LLC	PO Box 17	Davenport	IA	52805	Thomas Rudbeck, Jr. Jason Nisley	563-322-1515	<a href="mailto:windmillhill@aoi.com">windmillhill@aoi.com</a> <a href="mailto:office@windmillhill.com">office@windmillhill.com</a>
Transportation	902 West Kimberly Road	Davenport	52806	2/1/2013	12/31/2026		7500	\$13.00	\$3.25		Yes	\$0.00	Yes	\$0.00		\$0.00	\$16.25	\$121,875.00		Tenant pays Base/Operating Expenses, utilities, janitorial, light bulbs and ballasts and trash removal.		CapRealty 14-Village L.L.C.	c/o Capstone Real Estate Group - Lease Administration - 730 Cool Springs Blvd., Suite 630	Franklin	TN	37067	Ruth Gohike Becky Wang	973-998-6800 615-314-1200	<a href="mailto:rgohike@capstonerealestate.com">rgohike@capstonerealestate.com</a> <a href="mailto:twang@capstonerealestate.com">twang@capstonerealestate.com</a>	
Natural Resources	3397 340th Street	Dayton	50530	11/1/2013	10/31/2027		8000	\$1.50	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00	\$1.50	\$12,000.00		Modified Gross - Tenant is responsible for propane, janitorial, trash removal, and snow and ice removal.		Xenia Rural Water District	23998 141st Street, P.O. Box 39	Bouton	IA	50039	Cory Iben	515-676-2117 ext 116; 515-979-6126	<a href="mailto:iben@xenewater.org">iben@xenewater.org</a>	
Workforce Development	325 Washington Street, Suite A	Decorah	52101	10/1/2018	7/31/2027		1210	\$18.50	\$0.00	\$0.00						\$0.00	\$18.50	\$22,385.00		Modified Gross - pays janitorial		Upper Explorerland Regional Planning Commission	325 Washington Street, Ste A	Decorah	IA	52101	Rachelle Howe, Exec Director	563-382-6171	<a href="mailto:rhowe@uerpc.org">rhowe@uerpc.org</a>	
Health & Human Services	317 Washington Street, Suite 2	Decorah	52101	7/1/2008	6/30/2028		3100	\$17.42	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00	\$17.42	\$54,022.00		Modified Gross - pays electric, gas, janitorial, light bulbs		Decorah Properties, Inc	325 Washington St, PO Box 127	Decorah	IA	52101	Keith Bruening/Ron Fadness	563-382-2933	<a href="mailto:kbb@brueningrock.com">kbb@brueningrock.com</a> , <a href="mailto:rd@brueningrock.com">rd@brueningrock.com</a>	
Inspections & Appeals & Licensing	201 West Main Street	Decorah	52101	10/1/2021	6/30/2027		120	\$0.00	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	\$10.00	\$120.00		Full Service Lease - Tenant pays \$10.00 per month.		Winneshiek County Board of Supervisors	201 West Main Street	Decorah	IA	52101	Andy F. Van Der Maaten	563-382-2959	<a href="mailto:avandermaaten@co.winneshiek-ia.us">avandermaaten@co.winneshiek-ia.us</a>	
Workforce Development	325 Washington Street, Suite A	Decorah	52101	8/15/2011	7/31/2027		1776	\$18.50	\$0.00	\$0.00						\$0.00	\$18.50	\$32,856.00		Modified Gross - pays janitorial		Upper Explorerland Regional Planning Commission	325 Washington Street, Ste A	Decorah	IA	52101	Rachelle Howe, Exec Director	563-382-6171	<a href="mailto:rhowe@uerpc.org">rhowe@uerpc.org</a>	
Workforce Development	504 Hwy 39 N	Des Moines	51442	1/1/2021	12/31/2030		5729	\$8.00	\$0.92	\$0.00	Yes	\$0.00	Yes	\$0.00		\$1.25	\$10.17	\$58,263.93		Modified Gross - pays electric, gas, water/sewer, janitorial, trash removal and HVAC quarterly maintenance & HVAC repairs under \$500.00.	Other rent is tenant improvement pay back in the amount of \$146/sf	MaJADA, LLC	1801 Geneva Street	Sioux City	IA	51103	Dan Geisy	712-269-0484	<a href="mailto:geisydan@gmail.com">geisydan@gmail.com</a>	
Blind	600 4th Street	Des Moines	50309	4/1/2019	3/31/2025	35 parking stalls	\$2,450.00	\$0.00	\$0.00								\$2,450.00	\$29,400.00		Parking lease -60 day termination for convenience		611 Fifth Avenue, LLC	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	<a href="mailto:jake@knappproperties.com">jake@knappproperties.com</a>	
Blind	100 Jackson Avenue	Des Moines	50315	1/10/2021	12/31/2025		5628	\$8,334.00	\$0.00	\$0.00						\$0.00	\$8,334.00	\$100,008.00		(6) 2-bedroom apartments @ \$1389.00 each/month (includes water, sewer, trash). Tenant pays utilities and internet.		Loyed Property Management Co. - Dakota LP/REIT, LP dba 200 Jackson Avenue, LLC	101 S. Reid Street, Suite 201	Sioux Falls	SD	57103	Chris Fellers	Office - 515-369-1002 Cell-Kyle - 515-494-4888 Cell (Chris) 515-681-4186	<a href="mailto:kyle.brewer@loydcompanies.com">kyle.brewer@loydcompanies.com</a> <a href="mailto:julia.hoang@loydcompanies.com">julia.hoang@loydcompanies.com</a> <a href="mailto:chris.fellers@loydcompanies.com">chris.fellers@loydcompanies.com</a>	
Education	701 E. Court Avenue - Ste A	Des Moines	50309	11/1/2019	10/31/2026		4000	\$14.75	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00	\$14.75	\$59,000.00	11/1/2023 - 10/31/26 - \$15.75/sf	Modified Gross - tenant pays electric, gas and janitorial		Associated General Contractors of Iowa	701 E. Court Avenue - Suite B	Des Moines	IA	50309	Andy Warren	Office - 515-283-2424 Cell - 515-979-5801 Office - 515-974-5230	<a href="mailto:awarren@agcda.org">awarren@agcda.org</a>	
Insurance & Financial Services	200 E. Grand Ave, 3rd floor, Suite 300 and 350	Des Moines	50309	10/1/1996	9/30/2026		12013	\$7.30	\$10.33	\$0.00						\$0.00	\$17.63	\$211,789.19	10-1-24 rent increases to \$7.80/sf	Pays operating expenses, utilities, janitorial, light bulbs		200 E. Grand, LLC	1459 Grand Avenue	Des Moines	IA	50309	Kate Mullinex	Kate Cell - 515-457-6209 Office - 515-974-5230	<a href="mailto:kate.mullinex@ktrauseplus.com">kate.mullinex@ktrauseplus.com</a>	
Insurance & Financial Services	200 E. Grand Ave, 3rd floor, Suite 370	Des Moines	50309	10/1/1996	9/30/2026		2267	\$7.30	\$10.33	\$0.00						\$0.00	\$17.63	\$39,967.21	10-1-24 rent increases to \$7.80/sf	Pays operating expenses, utilities, janitorial, light bulbs		200 E. Grand, LLC	1459 Grand Avenue	Des Moines	IA	50309	Kate Mullinex	Kate Cell - 515-457-6210 Office - 515-974-5230	<a href="mailto:kate.mullinex@ktrauseplus.com">kate.mullinex@ktrauseplus.com</a>	
Management	200 E. Grand Avenue	Des Moines	50309	10/1/1996	9/30/2026		25097	\$8.50	\$10.33	\$0.00						\$0.00	\$18.83	\$472,572.51	10-1-24 rent increases to \$9.00/sf	Pays operating expenses which includes utilities, janitorial, light bulbs, trash removal, janitorial. All expenses paid by Landlord.		200 E. Grand, LLC	1459 Grand Avenue	Des Moines	IA	50309	Kate Mullinex	Kate Cell - 515-457-6211 Office - 515-974-5230	<a href="mailto:kate.mullinex@ktrauseplus.com">kate.mullinex@ktrauseplus.com</a>	
Public Safety	200 E. Grand Avenue - Suite 110	Des Moines	50309	5/1/2022	9/30/2026		11121	\$8.50	\$10.33	\$0.00						\$0.00	\$18.83	\$209,408.43	8/1/2022 - 7/3											

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address
Health & Human Services	420 Watson Powell Jr Pkwy - Suite 100	Des Moines	50309	6/6/2022	6/30/2029	7577	\$16.50	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	\$ 8.00	\$16.50 Office \$8.00 Storage	\$114,903.00	7-1-2025 rent increase for office space to \$17.50 p.s.f. and storage Square footage is 1,349 @ \$9/p.s.f.	Full Service Gross. Tenant paid \$43,231.00 upfront for TIs.	Office Square footage is 6,228 @ \$16.50 per sq ft and storage Square footage is 1,349 @ \$9/p.s.f.	KC Real Estate, L.C.	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	jake@knappproperties.com
Health & Human Services	600 4th Street	Des Moines	50309	6/6/2022	6/30/2029	24 parking stalls	\$1,560.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,560.00	\$18,720.00		Parking lease - 60 day termination for convenience	Parking lease - 60 day termination for convenience	611 Fifth Avenue, LLC	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	jake@knappproperties.com
Inspections & Appeals & Licensing	505 5th Avenue, Suite 510	Des Moines	50309	7/1/2008	8/31/2029		5462	\$13.25	\$0.00		Yes	\$0.00	No	\$1.88	Yes	\$0.00	\$ 714.00	\$83,354.06	9/1/2027-\$14.25 p.s.f.	Modified Gross -pays pro rata share of the cost of electricity & reimburses actual expense of light bulbs and fluorescent tubes.	Additional Rent is 238 SF of storage @ \$3/SF or \$714.00/year	The Graham Group, Inc.	505 5th Avenue	Des Moines	IA	50309	Heather Dayton	515-499-4823	HeatherD@grahamgrp.com
Inspections & Appeals & Licensing	505 5th Avenue, Suite 345	Des Moines	50309	7/1/2008	8/31/2029		3275	\$13.25	\$0.00		Yes	\$0.00	No	\$2.19	Yes	\$0.00	\$15.44	\$50,566.00	9/1/2027-\$14.25 p.s.f.	Modified Gross -pays pro rata share of the cost of electricity & reimburses actual expense of light bulbs and fluorescent tubes.	Effective 9/1/2022 tenant pays \$598.50/mo for parking - 442.75 x 14 spaces.	The Graham Group, Inc.	500 Locust Street	Des Moines	IA	50309	Heather Dayton	515-499-4823	HeatherD@grahamgrp.com
Health & Human Services	1901 Bell Avenue - Suite 16	Des Moines	50315	8/1/2009	8/31/2025		7000	\$6.90	\$0.00								\$6.90	\$48,300.00		Modified Gross - pays trash removal and janitorial	Warehouse storage.	1901 Bell Avenue, LLC	1459 Grand Avenue	Des Moines	IA	50309	Property Manager- Bill Crist	515-802-9100-cell or 515-246-1090 office	bill.crist@travustus.com
Health & Human Services	1901 Bell Avenue - Suite 12	Des Moines	50315	1/15/2007	8/31/2025		2330	\$7.35	\$0.00		Yes	\$0.00	Yes	\$0.00			\$7.35	\$17,125.50		Modified Gross - pays electric inside the premises, janitorial, trash removal	Warehouse storage.	1901 Bell Avenue, LLC	1459 Grand Avenue	Des Moines	IA	50309	Property Manager- Bill Crist	515-802-9100-cell	bill.crist@travustus.com
Iowa PBS	4161 Dixon Street	Des Moines	50313	7/1/2024	6/30/2025		1373	\$9.10	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	\$9.10	\$12,494.30		MOU with Heartland Area Education Agency	MOU not a lease	Heartland Area Education Agency	6500 Corporate Drive	Johnston	IA	50131	Brian Whalen Dustin Gean	515-383-5017	bwhalen@heartlandarea.org dgean@heartlandarea.org
Revenue	920 Morgan Street	Des Moines	50309	8/1/2005	7/31/2025		12800	\$5.75	\$5.23		No	No	No	No	No	No	\$10.98	\$140,544.00		Full Service Gross	Base rate includes all tenant improvement costs.	Hubbell Realty Company	6900 Westown Parkway	West Des Moines	IA	50266	Cheryl Moore	515-280-2036-office 515-208-5805-cell	cheryl.moore@hubbellrealty.com
Workforce Development	200 Army Post Road, Suite 44	Des Moines	50309	12/1/2017	11/30/2027		27502	\$16.09	\$0.00	\$0.00							\$16.09	\$442,507.18		Full Service Gross - Includes all Tenant Improvements	Rent abated from July 1, 2021 through February 28, 2022.	William C. Knapp L.C.	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	jake@knappproperties.com
Workforce Development	611 5th Avenue - Ground Floor	Des Moines	50309	3/1/2019	2/28/2026		4947	\$3.30	\$0.00	\$0.00							\$3.30	\$16,325.10		Full Service Gross - Storage Lease		611 Fifth Avenue, LLC	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	jake@knappproperties.com
Workforce Development	Park Fair Mall - 100 E Euclid Avenue - Suite 4	Des Moines	50313	12/1/2019	1/31/2025		933	\$14.50	\$0.00		Yes	Yes	\$0.00				\$14.50	\$13,528.50		Modified Gross - pays electric, gas and janitorial & repairs & maintenance to air conditioner and furnace.		HPM Investment	2401 SE Torres Drive, Suite 17	Des Moines	IA	50021	Jody Wilson David Kinsey Blaine Tuttle	515-963-7133 jwilson@hpminvest.com dkinsey@hpminvest.com btuttle@hpminvest.com	
Workforce Development	2600 Dodge Street, Suite 2	Dubuque	52003	6/1/2014	11/30/2025		2740	\$13.25	\$0.00		Yes	\$0.00	Yes	\$0.00	No	\$0.00	\$13.25	\$36,305.00		Modified Gross - pays utilities, janitorial and light bulbs		Plaza 20 Inc.	2600 Dodge Street	Dubuque	IA	52003	Michael Kahle	563-599-8670	mkahe.8670@gmail.com
Health & Human Services	150 John F. Kennedy Road	Dubuque	52002	7/1/2018	6/30/2025		2000	\$7.95	\$0.00		Yes	\$0.00	Yes	\$0.00			\$7.95	\$15,900.00		Modified Gross - pays utilities, janitorial and pest control	9 parking spaces at \$50/month	Yuan Partnership, LLC	170 John F. Kennedy Road - Suite 6	Dubuque	IA	52002	Kevin Yuan	563-557-8275	kevin.yuan88@hotmail.com
Health & Human Services	960 Main Street	Dubuque	52001	7/1/2007	6/30/2029		2500	\$13.10	\$0.00		Yes	\$0.00	Yes	\$0.00			\$13.10	\$32,750.00		Modified Gross - pays utilities and janitorial		Herbert Klinkhammer Trust	2379 Trygg Drive	Dubuque	IA	52001	Herb Klinkhammer	563-590-7833	herbklinkhammer@gmail.com
Inspections & Appeals & Licensing	590 Iowa Street	Dubuque	52001	4/1/2012	7/31/2026		6216	\$13.09	\$0.00	\$0.00			Yes	\$0.00			\$13.09	\$81,367.44		Modified Gross - Tenant pays janitorial in Public Space and office space and replacement of ballasts and bulbs. Landlord pays janitorial in their office space and the common area - LL is also responsible for everything else.		Hammer Law Building, LLC.	590 Iowa Street, Suite 2	Dubuque	IA	52001	Susan Hess	563-582-1560	susan@hammerlawoffices.com
Public Safety	1660 Embassy West Drive, Suite 275	Dubuque	52002	6/1/2007	6/30/2029		1344	\$11.10	\$0.00		Yes	\$0.00	Yes	\$0.00			\$11.10	\$14,918.40		Modified Gross - pays electric, gas and janitorial		Hills & Dales Child Development Center	1011 Davis Street	Dubuque	IA	52001	Jack Mescher Nancy K Gronen	563-556-7878 (office) 563-453-5225 (cell)	mescher@hillsdales.org nancyk@gronen.com
Transportation	2460 Gateway Drive	Dubuque	52001	9/1/2009	8/31/2025		2947	\$15.00	\$3.50		Yes	\$0.00	Yes	\$0.00			\$17.50	\$51,572.50		Pays operating expenses plus utilities, janitorial and trash removal.		Gateway Drive Real Estate, LLC	3243 Bittersweet Lane	Dubuque	IA	52001	Chris Spahn	563-543-1611	christopherspahn@mcsl.com
Workforce Development	680 Main Street, 2nd Floor	Dubuque	52001	12/1/2008	11/30/2025		7192	\$10.50	\$0.00		Yes	\$0.00	Yes	\$0.00			\$10.50	\$75,516.00		Modified Gross - pays utilities and reimburses LL for the cost of janitorial		Northeast Iowa Community College	PO Box 400	Calmar	IA	52132	Shane Holdridge/David Dahms Lynette Lyons	844-442-2338 x 3388 844-642-2338 x 1231	holdridges@niccc.edu lyonl@niccc.edu
Natural Resources	900 Gunder Rd. NE, Suite C	Elkader	52043	10/1/2011	9/30/2025		271	\$19.50	\$0.00	\$0.00							\$19.50	\$5,284.50		Full Service Gross		Greenwood Properties, LLP	15388 Country Club Dr.	Peosta	IA	52068	John Greenwood	563-590-0538	john.greenwood@edwardjones.com
Natural Resources	605 S 23rd Street	Fairfield	52556	11/1/2009	9/30/2027		260	\$18.46	\$0.00	\$0.00							\$18.46	\$4,799.60		Full Service Gross Tenant pays \$400.00/month		Starfire Investments	61 Court Street	Fairfield	IA	52556	Chris Davis	641-472-5073	chrisd@starfire.com
Inspections & Appeals & Licensing	304 S Maple Street	Fairfield	52556	4/1/2022	6/30/2026		120	\$0.00	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	\$120.00	\$120.00		Full Service Gross		Jefferson County Board of Supervisors	51 East Briggs Avenue	Fairfield	IA	52556	Chauncey Moulding Daryn Hamilton	917-923-1978 641-919-1861	cmoulding@jeffersoncoia.us daryn.hamilton@jeffersoncountya.gov
Workforce Development	Two Triton Circle	Fort Dodge	50501	5/1/2005	6/30/2025		2370	\$12.50	\$0.00	\$0.00							\$12.50	\$29,625.00		Full Service Gross		Iowa Central Community College	One Triton Circle	Fort Dodge	IA	50501	Angie Martin	515-574-1064	martin_a@iowacentral.edu
Health & Human Services	800 1st Avenue South	Fort Dodge	50501	12/1/2024	11/30/2029		2276	\$13.18	\$0.00		Yes	Yes	\$0.00	No	\$0.00	No	\$13.18	\$29,997.68		Modified Gross - tenant pays utilities, janitorial, pest control and trash removal.	Base Rent increases to \$13.97 p.s.f. - 12/1/2027 or \$2,650.00/month	FLM Group, Inc.	809 Central Avenue, Suite 110	Fort Dodge	IA	50501	Michael Payne (Owner) Property Mgr - Jim Kesterson	515-570-0672	mpayne@frontier.net jimk@hoddencobbin.com
Transportation	3229 1st Avenue South	Fort Dodge	50501	7/1/2021	6/30/2031		4500	\$18.00	\$6.20	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	\$24.20	\$108,900.00		Modified Gross - tenant pays utilities, janitorial and trash removal. Base Rent also included the cost of construction.	Base Rent increases to \$19.00 p.s.f. - 7/1/2026	DOT Fort Dodge, LLC	1926 1st Avenue South	Fort Dodge	IA	50501	Todd MucCubbin James Kesterson	515-571-2110 515-570-0672	tmuc@frontier.net jkester@frontier.net
Workforce Development	Three Triton Circle	Fort Dodge	50501	8/1/2007	7/31/2025		13938	\$12.50	\$0.00	\$0.00							\$12.50	\$174,225.00		Full Service Gross		Iowa Central Community College	One Triton Circle	Fort Dodge	IA	50501	Angie Martin	515-574-1064	martin_a@iowacentral.edu
Corrections	302 South Locust Street	Glenwood	51534	11/1/2024	10/31/2025		598	\$19.06	\$0.00		Yes	Yes	\$0.00	No	\$0.00	No	\$19.06	\$11,397.88		Modified gross - tenant reimburses LL \$50.00/month for utilities and contracts and pays for janitorial outside the lease.		John B. Gregory	302 South Locust Street	Glenwood	IA	51534	John B. Gregory	712-520-1010	john.gregory@bfs.com
Corrections	612 Court Street	Harlan	515374	12/1/2024	11/30/2029		182	\$19.78	\$0.00	\$0.00	No	Yes	\$0.00	No	\$0.00	No	\$19.78	\$3,599.96		Modified Gross - tenant pays janitorial.		Shelby County, Iowa	612 Court Street	Harlan	IA	51537	Mark Maxwell	712-755-3831	mmaxwell@shelbycountyia.gov
Health & Human Services	1812 N. 7th Street	Indianola	50126	3/15/2019	3/31/2026		4177	\$9.50	\$3.30		Yes	Yes	\$0.00				\$12.80	\$53,465.60		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		TK Bishop Investments, LLC	7620 115th Avenue	Indianola	IA	50125	Karey Bishop	515-229-7344	kareybishop@iowarealty.com
Corrections	2030 Keokuk Street, 1st floor	Iowa City	52246	7/1/2024	6/30/2027		2020	\$15.45	\$0.00		Yes	Yes	No	No	No	No	\$15.45	\$31,209.00		Modified gross, tenant pays electric, gas, water & sewer, janitorial services and lightbulbs.		Nelson F. Mellado	919 Cottonwood Avenue	Iowa City	IA	52240	Nelson F. Mellado (LL) Jon Proud (realtor)	319-330-7050	iprovd00@gmail.com
Workforce Development	1700 S. 1st Ave, Suite 11A	Iowa City	52240	8/1/2015	7/31/2025		3252	\$16.67			Yes	\$0.00	Yes	\$0.00		\$ -	\$16.67	\$54,210.84		Modified gross - tenant pays gas/electric/janitorial & increase in taxes above base of \$1.45 p.s.f. utilizing 2019-2020 as base year. Taxes as of 9/25/2024 - \$1.91 p.s.f.	Tenant also pays for 200 square feet of storage area \$75.00/mo on the	Susan & Jack Tank	1700 S. First Avenue, Eastdale Plaza, Suite 24	Iowa City	IA	52240	Susan & Jack Tank	319-248-4061 or 563-349-5054	jack@agrisk.com
Inspections & Appeals & Licensing	725 South Clinton Street, Suite A	Iowa City	52240	3/1/2003	2/28/2029		4470	\$15.11	\$0.00		Yes	\$0.00	Yes	\$0.00			\$15.11	\$67,541.70		Modified Gross - pays electric, gas, and janitorial.		Cruise Furman, LLC	1106 N. Dodge Street	Iowa City	IA	52240	Tim Furman	319-321-1309	Timothy.Furman.cfurmantimothy@gmail.com
Natural Resources	3109 Old Highway 2185	Iowa City	52246	2/2/2006	1/31/2025		145	\$0.00	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	\$0.00	\$12.00		Full Service Gross		Johnson County Extension Service	3109 Old Highway 2185	Iowa City	IA	52246	Brittnee Schneider	319-337-2145	bschn@iastate.edu
Public Safety	1801 S Riverside Drive - Hangar #60 & Part of #59 (M)	Iowa City	52246	8/1/2013	9/30/2025			\$0.00	\$0.00								\$0.00	\$3,948.00		Hangar - Full Service Gross - Two hangars at \$145/hangar/month or \$329/Month	Sublease	Jet Air, Inc.	1801 S Riverside Drive	Iowa City	IA	52246	Matt Wolford	319-248-1200	mattwolford1@gmail.com
Workforce Development	1700 1st Avenue, Suite 11B, Eastdale Plaza	Iowa City	52240	4/10/1996	7/31/2025		3195	\$16.66	\$0.00		Yes	\$0.00	Yes	\$0.00			\$16.66	\$53,228.70		Modified gross - tenant pays gas/electric/janitorial & increase in taxes above base of \$1.43 p.s.f. utilizing 2019-2020 as base year. Taxes as of 9/25/2023 - \$1.91 p.s.f.		Susan & Jack Tank	1700 First Avenue, Suite 24	Iowa City	IA	52240	Jack Tank	(319) 248-4061 or Cell (563) 349-5054	jack@agrisk.com
Natural Resources	524 Lawler St	Iowa Falls	50126	1/1/2015	12/31/2027		430	\$18.00	\$0.00	\$0.00		Yes	\$0.00				\$18.00	\$7,740.00		Modified Gross - tenant pays janitorial		Karr Properties	1801 W D St, Box 417	Vinton	IA	52349	Bill Karr	319-560-7391	bkarr@cfu.net
Workforce Development	307 Bank Street	Keokuk	52632	8/1/2015	7/31/2025		172	\$12.00	\$0.00	\$0.00		Yes	\$0.00				\$13.21	\$2,272.12		Modified Gross - Tenant pays \$17.32/mo for janitorial		Lee County Board of Supervisors	933 Avenue H, PO Box 488	Keokuk	IA	52627	Denise Fraise	319-372-3705	dfraise@lee-county.org
Workforce Development	19 2nd Avenue NW	LeMars	5																										

Department/Board:	Address of Leased Space:	City:	Zip Code:	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities:	Janitorial (PSF):	Pays Janitorial:	Parking (PSF):	Pays Parking:	Additional Rent (PSF):	Pays Additional Rent:	Gross Rent (PSF):	Annual Rent:	Notes:	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number:	Landlord E-mail Address:	
Health & Human Services	525 9th Street SE	Mason City	50401	11/1/2019	10/31/2026	4500	\$13.00	\$0.00		No	\$0.00	No	\$0.00	No	\$0.00	No	\$13.00	\$58,500.00		Tierney South, LLC	P.O. Box 1533	Mason City	IA	50402	Jeff & Jessica Tierney	641-425-7317	landrew@tms.com	
Inspections & Appeals & Licensing	103 East State Street, Suite 210	Mason City	50401	2/1/2008	2/29/2028	3082	\$14.50	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$14.50	\$44,689.00		Brick and Tile, LLC	P.O. Box 1892	Mason City	IA	50401	Leah Burnett - Property Manager Kris Kauman (Lease negotiations)	319-594-2675 - Leah 717-725-1844	burnett.leah@gmail.com hrmfoundation@ic@gmail.com	
Revenue	2900 4th Street SW	Mason City	50401	12/1/2005	6/30/2026	4800	\$9.25	\$4.42		Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$13.67	\$65,616.00		Stone Creek Partners	2800 4th Street SW Ste 6	Mason City	IA	50401	Craig B. Skott Dan Burgmeister			
Natural Resources	2300 15th Street SW	Mason City	50401	12/1/2007	12/31/2029	4400	\$10.91	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$10.91	\$48,004.00		Blanchard Properties, LLC	911 11th Street NE	Mason City	IA	50401	Peter & Phillip Blanchard	641-420-2567	blanchardpeter05@gmail.com	
Transportation	2570 4th Street S.W. - Ste 2	Mason City	50401	5/18/2020	4/30/2030	4167	\$6.50	\$4.92		No		Yes	\$0.00		\$11.63		\$23.05	\$96,049.35	9/1/2025 Base rent increases to \$6.50 p/sf	Mason City Shopping Center L.P.	2285 S. 67th Street, Suite 250	Omaha	NE	68106	Mark Lamb or Mark Ringsdorf	402-496-1616 (office) 402-301-2314 (Cell)	mjlamb@noddicompanies.com mark@noddicompanies.com	
Workforce Development	800 South Pierce, Suite 1	Mason City	50401	9/1/1996	1/31/2028	14642	\$9.88	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.88	\$144,662.96	Modified Gross - pays utilities (electric, gas & water/sewer), janitorial, trash removal and 82% of any increase in real estate taxes above "2021/2022" base year - Base year is \$1.89 p.s.f. or \$27,656.16 annually which is included in the base rent.	North River Investments, LLC	PO Box 607	Clear Lake	IA	50428-9607	Kent A. Hall	641-357-2121 or 800-584-6701	ka@netins.net	
Transportation	Emergency Mgmt Bldg - 900 West Washington Street	Mount Pleasant	52641	12/17/2019	12/31/2027	425	\$7.20	\$0.00			\$0.00		\$0.00		\$0.00		\$7.20	\$3,060.00		Henry County Board of Supervisors	100 E. Washington Street	Mt. Pleasant	IA	52641	Shelby Barber	319-385-0756	sbarber@henrycountyva.us	
Corrections	101 West Mississippi Drive - Suites 200 and 201	Muscatine	52761	8/1/2024	7/31/2029	2500	\$12.96	\$0.00		Yes		Yes	\$0.00	No	\$0.00	No	\$12.96	\$32,400.00	Modified Gross, tenant pays electric, gas, water & sewer, janitorial services, trash removal and lightbulbs.	Muscatine Downtown Investors, LLC	101 W. Mississippi Drive, Suite 220	Muscatine	IA	52761	Thomas or Ann Meeker	563-263-5057	ameeker@machlink.com	
Workforce Development	152 Colorado Street	Muscatine	52761	8/1/2019	7/31/2029	990	\$9.84	\$0.00			\$0.00		\$0.00		\$0.00		\$9.84	\$9,741.60		Eastern Iowa Community College District/Muscatine Community College	152 Colorado Street	Muscatine	IA	52761	Naomi DeWinter	563-288-6004	ndewinter@eicc.edu	
Transportation	Muscatine Mall 1903 Park Ave	Muscatine	52761	7/1/1978	12/31/2025	900	\$11.50	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00		\$11.50	\$10,350.00	Tenant pays utilities, trash removal, janitorial, pest control, light bulbs & ballasts, interior repairs	Muscatine Mall Management II, LLC	1903 Park Ave	Muscatine	IA	52761	Toni Klaren	563-299-9864	tklaren@machlink.com	
Transportation	431 Lake Park Blvd	Muscatine	52761	5/1/2024	4/30/2029	2556	\$6.00	\$3.34	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$28.64	Yes	\$37.98	\$97,076.88	5/1/2025 Base rent increases to \$7.00 p/sf	Tenant pays utilities, trash removal, janitorial, light bulbs & ballasts.	DLE Four Way, LC	PO Box 187	Ankeny	IA	50021	Blake Brown Blaine Tuttle	515-202-1944 515-537-6078	bbrown@denrywellcompany.com btuttle@denrywellcompany.com
Inspections & Appeals & Licensing	1229 South G Avenue Chickasaw Heritage Center, 2275 South Linn Avenue	Nevada	50201	12/1/2019	11/30/2029	4010	\$10.50	\$0.45	\$1.21	Yes		Yes	\$0.00	No	\$0.00	No	\$12.16	\$48,761.60	Modified Gross - pays utilities and janitorial. Also, pays estimated CAM of \$150.00 per month for snow removal, trash disposal, elevator maintenance and cleaning of the common areas including common area restrooms. Also, pay \$403.65 per month for estimated cost of utilities with annual true up.	EF Investments, LLC	1229 S. G Avenue	Nevada	IA	50201	Dr. Mark Frideres	Office - 515-382-2128 Cell - 515-450-9900	drfrideres@gmail.com	
Iowa Workforce Development	1584 South Frederick Avenue	New Hampton	50659	11/1/2023	10/31/2026	200	\$0.00	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	\$1.00	Tenant pays only \$1.00 a year.	Chickasaw County, Iowa	8 East Prospect Street	New Hampton	IA	50659	David Lauder (County Auditor)	(641) 394-3446	d.lauder@chickasawcounty.iowa.gov	
Corrections	123 East Jefferson Street	Oelwein	50662	11/1/2024	10/31/2026	2500	\$9.72	\$0.00		Yes		Yes	\$0.00	No	\$0.00	No	\$9.72	\$24,300.00	Modified Gross - tenant pays electric, gas and janitorial.	MPJM, LLC	123 9th Avenue SE	Oelwein	IA	50662	Kenneth Moonough	319-283-1158	mcdonoughktas@gmail.com	
Corrections	123 East Jefferson Street	Oscoda	50213	10/1/2024	9/30/2029	800	\$9.75	\$0.00		Yes		Yes	\$0.00	No	\$0.00	No	\$9.75	\$7,800.00	Modified Gross - tenant pays gas, electric, trash removal, janitorial & light bulb replacement. Tenant also changes out furnace filters provided by LL.	Randy and Jeanie Short	PO Box 226	Oscoda	IA	50213	Jeanie Short	641-414-2365	rshort@iowatelecom.net jshortie@gmail.com	
Workforce Development	15260 Truman Street, Ste 4	Ottumwa	52501	2/16/2012	9/30/2027	2490	\$12.08	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.08	\$30,079.20	Modified Gross - pays janitorial and gas and electric.	Indian Hills Community College	North Campus, 15260 Truman Street	Ottumwa	IA	52501	Matt Thompson	641-683-5111	matt.thompson@indianhills.edu	
Health & Human Services	127 East Main Street, 1st Floor	Ottumwa	52501	12/1/2000	4/30/2025	9462	\$9.43	\$3.37		Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.80	\$121,113.60	Pays operating expenses, utilities, janitorial. Ops reconciled annually - 5% cap on ops expenses.	SS IL Real Estate LLC	1863 Raes Creek Drive	Bolingbrook	IL	60490	Beena Thomas	901-282-7383	mail.beenathomas@gmail.com	
Health & Human Services	City Hall, Room 201, 105 East Third Street	Ottumwa	52501	7/1/2009	8/31/2025	932	\$2.88	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$2.88	\$2,684.16	Rent abated from November 1, 2023 through December 31, 2024 during renovation of building.	City of Ottumwa	105 East Third Street - Rooms 300 & 301	Ottumwa	IA	52501	Philip Rath	641-683-0607 641-931-0952 (Cell)	rathp@ottumwa.us	
Inspections & Appeals & Licensing	109 South Court Street	Ottumwa	52501	1/1/2011	12/31/2028	2301	\$10.15	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00	No	\$0.00	No	\$10.15	\$23,355.15	Modified Gross - pays utilities and janitorial	Trinity Court, LLC	17229 15th Street	Drakesville	IA	52552	Nick & Cindy Grooms	641-777-1211 - Nick 641-777-1910 - Cindy	trinitypropertiesllc@pcia.net	
Transportation	2849 N. Court Avenue - Suite B	Ottumwa	52501	9/1/2014	8/31/2029	3213	\$12.25	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.25	\$39,359.25	Modified Gross - Tenant pays Utilities, Janitorial, trash removal, light bulbs, snow removal, lawn care and landscaping.	Team Ottumwa Properties LLC	107 SW Court, Ste 7	Ottumwa	IA	52501	Dan Cavanaugh	641-799-9700	dan@teammottumwa.com	
Workforce Development	15260 Truman Street	Ottumwa	52501	5/10/2011	2/28/2027	9667	\$11.50	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00		\$11.50	\$111,170.50	Modified Gross - tenant pays gas and janitorial inside leased premises. LL pays remainder of utilities.	Indian Hills Community College	North Campus, 15260 Truman Street	Ottumwa	IA	52501	Kelly Heckart Matt Thompson Celia Proctor	641-683-5263 641-683-5108	kellyheckart@indianhills.edu matt.thompson@indianhills.edu celia.proctor@indianhills.edu	
Health & Human Services	1311 Washington Street	Pella	50219	8/1/2024	7/31/2025	350	\$22.29	\$0.00	\$0.00	No		Yes	\$0.00	No	\$0.00	No	\$22.29	\$7,801.50	Additional rent is pro-rate share of real estate taxes for Tax Year 2024-2025.	Wayne Stienstra	1005 Broadway	Pella	IA	50219	Wayne Stienstra	641-780-4650	waynes@iowatelecom.net	
Health & Human Services	1300 Metro East Drive, Suite 114	Pleasant Hill	50317	9/1/2008	7/31/2028	4236	\$12.00	\$0.00		Yes	\$0.00	Yes	\$0.00		\$2.21	Yes	\$14.21	\$60,193.56	Modified Gross - pays utilities, janitorial, light bulbs, pro-rate share of real estate taxes.	1300 Metro East Management, LLC.	9825 NW 70th Avenue	Johnston	IA	50131	Carson Hughes Blake Brown	515-664-6559	mhillings@denrywellcompany.com	
Transportation	1215 10th Street	Rock Valley	51247	11/1/2020	4/30/2025	0	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00	City shed for storage of salt. There is no cost for this lease.	City of Rock Valley	1215 10th Street	Rock Valley	IA	51247	Tom Van Maanen	Cell - 712-470-1200 Office 712-476-2586	tomvm@rockvalley.com	
Health & Human Services	515 Court Street	Rockwell City	50579	7/1/2011	6/30/2027	1037	\$8.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$8.00	\$8,296.00		Calhoun County	416 4th Street	Rockwell City	IA	50579	Richard Shinn	712-297-8632	rshinn@calhouncountyiowa.gov	
Corrections	1213 Fifth Avenue	Shenandoah	51601	10/1/2024	9/30/2029	2000	\$3.00	\$0.00		Yes		Yes	\$0.00	No	\$0.00	No	\$3.00	\$6,000.00	Modified Gross - Tenant pays gas, electric, water and sewer, trash removal, janitorial & light bulb replacement.	Waubesaie Mental Health	216 West Division Street	Clarinda	IA	51632	Koreen Dow	712-542-2388	kdow@waubonsiemh.com	
Workforce Development	517 Park Street	Sheldon	51201	10/1/2021	9/30/2026	1260	\$10.90	\$0.00		Yes-pro rate share		Yes	\$0.00	No	\$0.00	No	\$10.90	\$13,734.00	Modified Gross - Tenant pays janitorial, pest control and 50% of the cost of utilities (gas & electric).	RISE Ministries, Inc.	517 Park Street	Sheldon	IA	51201	Rob Rozeeboom	712-349-0433 712-324-4400 - cell 712-344-9164	rob@riseministries.com	
Health & Human Services	2400 Park Street, Suite 2	Sheldon	51201	11/1/2012	12/31/2027	161	\$13.75	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$13.75	\$2,213.75	Modified Gross - Tenant pays for janitorial	People's Bank	P.O. Box 188	Sheldon	IA	51201	Dave Van Den Brink	712-344-9164	davevdb@peoples-bank.com	
Health & Human Services	600 4th Street - Ste 232	Sioux City	51101	1/22/2018	12/31/2027	564	\$12.91	\$0.00	\$0.00		\$0.00		\$0.81	Yes	\$0.00		\$13.72	\$7,738.08	Full Service Gross - tenant pays \$38.00/mo for parking for one (1) parking spot.	4th Street Centre, LLC	600 4th Street, Suite 310	Sioux City	IA	51101	Jose Garcia Carl (maintenance)	Jose - 712-899-2402 Maintenance - 712-422-0003	garcia@hochunckcapital.com	
Health & Human Services	600 4th Street, Suite 770	Sioux City	51101	1/22/2018	3/31/2028	3361	\$12.30	\$0.00	\$0.00		\$0.00		\$4.11	Yes	\$3.23		\$19.64	\$66,010.04	Additional rent is reimbursement to LL of \$54,343.60 for tenant improvements.	4th Street Centre, LLC	600 4th Street, Suite 310	Sioux City	IA	51101	Jose Garcia Carl (maintenance)	Jose - 712-899-2402 Maintenance - 712-422-0003	garcia@hochunckcapital.com	
Inspections & Appeals & Licensing	507 7th Street, Suite 300	Sioux City	51101	3/1/2018	2/29/2028	4576	\$8.40	\$0.00	\$0.00		\$0.00		\$0.13	Yes	\$0.00		\$8.53	\$39,033.28	Tenant pays \$50.00/mo for (1) parking space.	Brad Cummings LLC.	507 7th Street, Suite 600	Sioux City	IA	51101	Brad Cummings	712-244-5103 402-925-8011 - Cell	bradcummings@live.com	
Inspections & Appeals & Licensing	507 7th Street, Suite 500	Sioux City	51101	12/1/2017	11/30/2027	4576	\$8.40	\$0.00	\$0.00		\$0.00		\$0.13	Yes	\$0.00		\$8.53	\$39,033.28	Tenant pays \$50.00/mo for (1) parking space.	Brad Cummings LLC.	507 7th Street, Suite 600	Sioux City	IA	51101	Brad Cummings	712-244-5103 402-925-8011 - Cell	bradcummings@live.com	
Public Safety	401 Douglas Street - Suite 515	Sioux City	51101	11/1/2022	10/31/2025	1640	\$12.48	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.48	\$20,467.20		Mid American Energy	401 Douglas Street	Sioux City	IA	51101	Pam McNaughton	Office - 712-277-7797 Cell - 712-212-5983	Pam.McNaughton@midamerican.com	
Public Safety	1600 County Home Road	Sioux City	51101	8/1/2022	6/30/2026	1120	\$3.21	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$3.21	\$3,600.00		Woodbury County	620 Douglas Street	Sioux City	IA	51101	Joshua Widman (Attorney) Willie Garrett (Captain Sheriff Dept.)	712-279-6516 712-255-2630	widman@woodburycountyiowa.gov wgarrett@woodburycountyiowa.gov	
Transportation	3005 Hamilton Blvd.	Sioux City	51108	10/27/1993	12/31/2028	3240	\$18.50	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00		\$18.50	\$59,940.00	Modified Gross - Tenant pays utilities and janitorial services, light bulbs and plumbing maintenance and repair of plumbing fixtures within premises.	Marketplace, LLC	PO Box 8800 2015 E 7th St	Sioux City	IA	51102	Mary Ellen Hartman (retires at end of summer) Kevin Schultz	712-233-3687 - Kevin - 712-233-3234 - cell 402-255-8080 (office)	mehartman@klinger-properties.com kevin@klinger-companies.com	
Workforce Development	2508 E. 4th Street	Sioux City	51101	1/1/2011	1/31/2027	16876	\$13.00	\$0.00		Yes	\$0.00	Yes	\$0.00		\$0.00		\$13.00	\$206,388.00	Modified Gross - Pays utilities, janitorial, light bulbs, trash & pest control	Mid-Continent Exchange (MCE), LLC	1941 South 42nd Street, Suite 550	Omaha	NE	68105	Victor Pelster	402-677-1349 (cell)	vpelster@mpdodge.com	
Workforce Development	217 West 5th Street	Spencer	51301	7/1/1998	6/30/2027	447	\$8.75	\$0.00		Yes	\$0.00		\$0.00		\$0.00		\$8.75	\$3,911.25	Modified Gross - pays 4% of utility cost - (gas, electric, water &amp									



Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address
Corrections	2175 Lexington Blvd - Bldg 3	Washington	52353	12/1/2024	6/30/2025	240	\$32.50	\$0.00	\$0.00	No	\$0.00	Yes	\$0.00	No	\$0.00	No	\$32.50	\$7,800.00		Modified Gross - pays trash and janitorial		Washington County Board of Supervisors	222 West Main Street, PO Box 889	Washington	IA	52353	Tammy Stewart	319-653-7718	<a href="mailto:tstewart@washingtoncounty.iowa.gov">tstewart@washingtoncounty.iowa.gov</a>
Natural Resources	1021 West Madison Street	Washington	52353	10/1/2008	9/30/2025	6000	\$10.20	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$10.20	\$61,200.00		Modified Gross - tenant pays trash removal, janitorial, light bulbs		Washington Iowa 1, L.L.C	8401-A Maryland Drive	Richmond	VA	23294	Joe Sroba	804-965-5555 F-804-965-0515	<a href="mailto:sroba@troba.com">sroba@troba.com</a>
Governor's Office	400/444 North Capitol Street, NW - Suite 359	Washington DC	20001	2/1/2012	12/31/2026	967	\$67.00						\$0.00		\$0.00		\$67.00	\$64,789.00	1/1/24-12/31/24 \$67.00 1/1/25-12/31/25 \$68.51 1/1/26-12/31/26 \$70.05	Sublease		State Services Organization, Inc.	444 North Capitol Street, N.W. - Suite 237	Washington	DC	20001	Wendy Shapiro	202-624-8430	<a href="mailto:wshapiro@aso.org">wshapiro@aso.org</a>
Workforce Development	3420 University Avenue, Suite D	Waterloo	50701	12/1/1997	1/31/2025	2850	\$9.00	\$0.00		Yes	\$0.00		\$0.00		\$0.00		\$9.00	\$25,650.00		Modified Gross - Tenant pays 4.7% of the cost of electricity, gas, water, sewer and trash removal		North Star Community Services	3420 University Avenue	Waterloo	IA	50701	Valerie Schwager	319-236-0901	<a href="mailto:vschwager@northstars.org">vschwager@northstars.org</a>
Health & Human Services	3254 Kimball Avenue, Suite 1	Waterloo	50702	9/1/2022	8/31/2027	5214	\$7.50	\$6.88		No		Yes	\$0.00	No	\$0.00	No	\$14.38	\$78,535.22		Base-CAM Lease - pays operating expenses which includes utilities. Also, pays janitorial inside the leased premises. Annual reconciliation on a calendar year basis. Tenant paid \$55,436.00 upfront for TIs.	Base rent is based on 5,214 NSF and ops is based on Rentable square feet of 6,396.	Lincoln Savings Bank	360 Westfield Avenue, Suite 6	Waterloo	Iowa	50701	Melissa Youngblut Chris Fischel Andrea Devore	319-234-5000 319-981-2062	<a href="mailto:Melissa@crfre.com">Melissa@crfre.com</a> <a href="mailto:Chris@crfre.com">Chris@crfre.com</a> <a href="mailto:andrea.devore@myib.com">andrea.devore@myib.com</a>
Inspections & Appeals & Licensing	3254 Kimball Avenue, Suite 2	Waterloo	50702	11/1/2023	10/31/2030	5079	\$7.50	\$6.88		No		Yes	\$0.00	No	\$3.11	Yes	\$17.49	\$100,340.19		Base-CAM Lease - pays operating expenses which includes utilities. Also, pays janitorial inside the leased premises. Annual reconciliation on a calendar year basis. Tenant amortized TIs in the amount of \$135,523.29 over 7 years based on 6,231 square feet.	Base rent is based on 5,079 NSF and ops is based on Rentable square feet of 6,231. TIs based on 6,231	Lincoln Savings Bank	360 Westfield Avenue, Suite 6	Waterloo	Iowa	50701	Melissa Youngblut Chris Fischel Andrea Devore	319-234-5000 319-981-2062	<a href="mailto:Melissa@crfre.com">Melissa@crfre.com</a> <a href="mailto:Chris@crfre.com">Chris@crfre.com</a> <a href="mailto:andrea.devore@myib.com">andrea.devore@myib.com</a>
Inspections & Appeals & Licensing	229 East Park Avenue, 3rd floor	Waterloo	50703	7/1/2008	6/30/2026	3556	\$12.26	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00	Yes	\$12.26	\$43,596.56		Full service gross		Iowa Northland Regional Council of Govt.	229 East Park Avenue	Waterloo	IA	50703	Kevin Blanshan	319-235-0311	<a href="mailto:kblanshan@nrccog.org">kblanshan@nrccog.org</a>
Public Safety	2720 Betsworth Drive	Waterloo	50703	11/1/2011	6/30/2027		\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$300.00	\$3,600.00		(2) Hangars - Full Service Gross - \$150/mo-Cessna 182 aircraft and \$150.00/mo Cirrus S-22 aircraft.		Airport Commission, City of Waterloo	2790 Livingston Lane	Waterloo	IA	50703	Steven Kjergaard Shella Combs	319-565-9575 319-291-4483	<a href="mailto:Steven.Kjergaard@waterloo-ia.org">Steven.Kjergaard@waterloo-ia.org</a> <a href="mailto:shella.combs@waterloo-ia.org">shella.combs@waterloo-ia.org</a>
Transportation	2060 Sovia Drive, Suite 116	Waterloo	50702	8/1/2021	7/31/2031	6685	\$17.60	\$4.30	\$0.00	Yes	\$0.00	Yes		No	\$0.00	No	\$21.90	\$146,401.50		Modified gross - pays utilities, janitorial and trash removal.	Rental rate includes \$500,000.00 of tenant improvements.	Crossing Point, LLC	808 Dearborn Avenue	Waterloo	IA	50703	Ben Stroh Ben DeJong Joe Murphy	319-230-4332 Office-319-232-3889	<a href="mailto:ben@strohholdings.com">ben@strohholdings.com</a> <a href="mailto:ben@strohholdings.com">ben@strohholdings.com</a> <a href="mailto:joseph@strohholdings.com">joseph@strohholdings.com</a>
Workforce Development	3420 University Avenue, Suite G	Waterloo	50701	12/1/2007	1/31/2025	7900	\$9.00	\$0.00		Yes	\$0.00		\$0.00		\$0.00	No	\$9.00	\$71,100.00		Modified Gross - pays pro rata share of utilities and trash removal		North Star Community Services	3420 University Avenue	Waterloo	IA	50701	Valerie Schwager	319-236-0901	<a href="mailto:vschwager@northstars.org">vschwager@northstars.org</a> <a href="mailto:miller@northstars.org">miller@northstars.org</a>
Workforce Development	3420 University Avenue, Suite G	Waterloo	50702	7/1/2021	1/31/2025	6086	\$9.00	\$0.00	\$0.00	Yes		No		No	\$0.00	No	\$9.00	\$54,774.00		Modified Gross - tenant pays pro rata share of utilities and trash removal		North Star Community Services	3421 University Avenue	Waterloo	IA	50702	Valerie Schwager	319-236-0901	<a href="mailto:vschwager@northstars.org">vschwager@northstars.org</a>
Transportation	1156 SE Ashworth Rd. Hamilton County Social Services Bldg. 500 Fairmeadow Drive	Waukee	50263	1/1/2020	12/31/2029	4963	\$15.00	\$11.96		Yes	Yes	\$0.00					\$26.96	\$133,802.48	1/1/25 - rent increase to \$16.50	Modified Gross - pays utilities (water/sewer/gas/electric), janitorial, lightbulbs/ballasts, interior maintenance & heating and air conditioning equipment/fixtures/fines.		AP GPP, L.C. c/o Knapp Properties	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-201-8822	<a href="mailto:jake@knappproperties.com">jake@knappproperties.com</a>
Inspections & Appeals & Licensing	7900 Hickman Road	Windsor Heights	50324	8/1/2012	9/30/2027	11152	\$12.70	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	No	\$12.70	\$141,630.40		Full Service Gross - \$10.00 per month.		Hamilton County Board of Supervisors	Hamilton County Courthouse, 2300 Superior Street, Suite 3	Webster City	IA	50595	Rick Young Kim Schaa	515-460-0952	<a href="mailto:ryoung@hamiltoncounty.org">ryoung@hamiltoncounty.org</a>
Homeland Security & Emergency Management	7900 Hickman Road	Windsor Heights	50324	10/1/2021	9/30/2027	8040	\$12.70	\$0.00	\$0.00	No	\$0.00	No	\$0.00	No	\$0.00	No	\$12.70	\$102,108.00		Full Service Gross		BP Hickman Seventy Nine, LLC	5602 Hickman Road, Suite 3	Des Moines	IA	50311	Kevin Krause	515-279-0287	<a href="mailto:kkrause@bprealestatelgroup.com">kkrause@bprealestatelgroup.com</a>
Natural Resources	55 E. Jefferson St.	Winterset	50273	11/1/2020	12/31/2025	240	\$30.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00	No	\$30.00	\$7,200.00		Full Service Gross		Roger Queck	55 E. Jefferson Street	Winterset	IA	50273	Roger Queck	641-745-7330	<a href="mailto:roger@brockagents.com">roger@brockagents.com</a>