Statewide Lease Database as of September 5, 2025

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	907 1/2 Main Street	Adel	50003	9/1/2025	8/31/2027	1800	$12.00	$0.00		Yes		Yes	$0.00	No	$0.00	No	$12.00	$21,600.00		Modified Gross - pays gas, electric, water/sewer and janitorial		Linda Chapman % of Kenny Chapman	5205 160th Street	Urbandale	IA	50323	Kenny Chapman	515-707-7758	kenny.chapman@marsh.com kennychapman12345@gmail.com
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
Inspections & Appeals & Licensing	109 W. State Street	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	819 Wheeler Street, Ste 6	Ames	50010	1/1/2016	12/31/2027	3044	$12.08	$4.49		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	West Hy-Vee Plaza, 3708 Lincoln Way	Ames	50014	5/15/1995	11/30/2025	4700	$21.50			Yes	$0.00	Yes	$0.00		$0.00		$21.50	$101,050.00		Modified Gross - pays all utilities, Janitorial, Trash Removal, Pest control HVAC routine maintenance.		Hurd Lincoln Way LLC	5959 Village View Drive, Suite 200	West Des Moines	IA	50265	Richard Hurd	515-778-1000	richard.hurd@hurdrealty.com
Transportation	409 Northwestern	Ames	50010	8/28/1995	8/31/2027	3392	$5.48	$0.00		Yes	$0.00		$0.00		$0.00		$5.48	$18,588.16		Modified Gross - pays utilities and replacement of light bulbs		Ronald J. McMillen	29659 595th Avenue	Cambridge	IA	50046	Ron McMillen/Chris Eggert	Ron (Owner) 515-232-6997 Chris - (rep) 515-663-6561	ron.mcmillen@sigler.com chris.eggert@sigler.com
Natural Resources	300 Chamber Drive, Box 488	Anamosa	52205	10/1/2011	9/30/2026	257	$18.93	$0.00	$0.00		$0.00		$0.00		$0.00		$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@dennyelwellcompany.com bbrown@dennyelwellcompany.com
Natural Resources	1673 NE 7th Avenue	Ankeny	50021	7/1/2024	6/30/2026	2700	$9.75	$0.00		No		No		No		No	$9.75	$26,325.00	7/1/2025 rent increases to $9.95/sf.	Full Service Rate		Central Iowa Self Storage	1673 NE 70th Avenue	Ankeny	IA	50021	James Thompson	515- 289-0907 515-217-0252	james_w_thompson@msn.com
Revenue	902 SE Shurfine Drive	Ankeny	50021	7/1/2022	8/31/2031	12033	$5.20	$3.08		Yes		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 reconciliaiton on CAM.	Tenant improvements amortized at 0% over the 10-year term. Total cost of TI's is $172,557.00 or $1.43 p/s/f.	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	12/31/2025	3 hangars	$0.00	$0.00	$0.00		$0.00	Yes	$0.00		$0.00		$0.00	$7,200.00		Hangar Lease (3 hangars) $200/month/hangar for a total of $600.00 per month		Polk County Aviation Authority	410 W. 1st Street	Ankeny	IA	50023	Alexia Grgurich Dave Kawalski elizabeth@exec1aviation	515-314-7060	AGrgurich@ankenyiowa.gov davek@exec1aviation.com dklemme@ankenyiowa.gov
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 Diane Klemme - City Clerk Elizabeth Thierry	515-314-7060 515-965-1020-ext 150	davek@exec1aviation.com
Public Safety	3737 SE Convenience Blvd. 2nd floor	Ankeny	50021	7/1/2022	12/31/2025	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@exec1aviation.com
Public Safety	3737 SE Convenience Blvd.	Ankeny	50021	1/1/2025	12/31/2074	14400	$0.321	$0.00		Yes		Yes	$0.00	No	$0.00	No	$4,622.40	$4,622.40	Adjusted annually.	Land Lease - Annual lease escalations if any would be tied to CPI.	Land Lease only	Polk County Aviation Authority	410 W. 1st Street	Ankeny	IA	50023	Asst. City Manager& Jeff Wangsness- Polk Conty Chairperson	515-314-7060	davek@exec1aviation.com
Corrections	601 Walnut Street, Suite 1	Atlantic	50022	11/1/2024	10/31/2025	2395	$5.01	$0.00	$0.00	No		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	ksomers@casscoia.us mobrien@casscoia.us
Natural Resources	1401 Sunnyside Lane	Atlantic	50022	5/1/2013	6/30/2030	5514	$10.50	$4.28		Yes	$0.00	Yes	$0.00		$0.00		$14.78	$81,496.92	7-1-28 rent increases to $11.13/sf;	Base-CAM Lease - pays operating expenses, Utilities are 100% as long as DNR is the only occupant in the building. Annual reconcilliation 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@pelgas.com
Workforce Development	704 Walnut Street, Suite 3	Atlantic	50022	6/1/2023	5/31/2026	1250	$11.18	$0.00		Yes		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		Yes	$0.00	Yes	$0.00		$0.00		$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	5/31/2028	338	$26.38	$0.00	$0.00	No	$0.00	Yes	$0.00		$0.00	No	$26.38	$8,916.44		Modified gross - tenant pays janitorial inside of leased offices.		Palmer Capital, LLC	13256 Pfeiff Road	Burlington	IA	52601	Chad & Dena Palmer	319-750-0863	cdpalmers@gmail.com
Health & Human Services	409 North 4th Street	Burlington	52601	5/1/2003	4/30/2028	4892	$6.45	$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 Pfeiff Road	Burlington	IA	52601	Chad & Dena Palmer	319-750-0863	cdpalmers@gmail.com
Inspections & Appeals & Licensing	216 S. Third Street	Burlington	52601	9/1/2002	2/29/2028	2890	$8.30	$0.00		Yes	$0.00	Yes	$0.00		$0.00		$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	$15.60	$3.34		Yes		Yes					$18.94	$303,040.00	Base Rent increases 7/1/2025 - $15.60 p/s/f - CAM increase - 7/1/25 - $0.97 p/s/f	7/1/2020-6/30/25 - Modified gross - tenant pays [illegible] p/s/f CAM and $0.15 sprinkler maintenance and $2.35 p/s/f taxes. 7/1/2025-6/30/2030 - Modified gross - tenant pays $0.97 p/s/f CAM and $0.15 sprinkler maintenance and $2.35 p/s/f taxes. Sprinkler maintenance & taxes may be adjusted annually. CAM is fixed. Tenant also pays utilities, janitorial, repairs/maintenance to AC & heating systems.	Base rent includes $3.35 p/s/f 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 Riniker (Prop Mgr.)	Cell - 319-850-0665 Office - 319-753-2891	wriniker@4d-properties.com
Transportation	Westland Mall - 550 South Gear Avenue	Burlington (West)	52655	2/1/2016	8/31/2027	2408	$17.50	$0.00		Yes	$0.00	Yes	$0.00		$0.00		$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 Riniker (Prop Mgr.)	Cell - 319-850-0665 Office - 319-753-2891	wriniker@4d-properties.com
Health & Human Services	625 North West Street	Carroll	51401	10/1/2003	9/30/2028	2606	$7.37	$0.00		Yes	$0.00	Yes	$0.00		$0.00		$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
Public Safety	4901 University Avenue, Suite F	Cedar Falls	50613	2/15/2008	1/31/2028	1673	$9.00	$5.17		Yes	$0.00	Yes	$0.00		$0.00		$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		$0.00	Yes	$0.00		$0.00		$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		$0.00		$0.00		$0.00		$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		$0.00	Yes	$0.00		$0.00		$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	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		Yes		Yes	$3.24	Yes	$0.00		$15.74	$45,000.00		Pays base and CAM, plus electric and janitorial.	Paid Tenant improvement cost of $74,150.00 upon move in	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	$3.62		Yes	$0.00	Yes	$0.00		$0.00		$18.22	$87,456.00		Pays CAM, utilities, trash removal and janitorial direct.		1395 Stamy Road, LLC	PO Box 25	Hiawatha	IA	52233	Stephenie Tupa Jeff Driscoll Makhi Wilson	319-533-8522 319-531-6817 - Makhi	stepht@corridormanagement.net jeffd@corridormanagement.net maysaw@corridormanagement.net makhiw@balancegroup.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		$0.00		$0.00		$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@flycid.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	rmbutschi@gmail.com
Workforce Development	1025 Kirkwood Pkwy SW, Suite G	Cedar Rapids	52404	8/1/2025	7/31/2030	19964	$13.25	$0.00	$0.00	No	$0.00	No	$0.00	No	$0.00	No	$13.25	$264,523.00		Full Service Gross	Tenant paid $100,000.00 in TI's at completion of project and paid $100,626.04 one year from completion of project. - Total TI's = $200,626.04.	Kirkwood Community College	1025 Kirkwood Pkwy SW	Cedar Rapids	IA	52404	Troy McQuillen	319-398-5569 319-398-5561	Troy.McQuillen@kirkwood.edu
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 Board of Supervisors	201 North 12th Street	Centerville	IA	52544	Susan Cole	641-437-7178	ssciezinski@appanoosecounty.net
Inspections & Appeals & Licensing	Lucas County Public Health Building - 123 S. Grand Street	Chariton	50049	5/1/2022	6/30/2026	121	$0.00	$0.00	$0.00	No	$1.00	No	$1.00	No	$1.00	No	$120.00	$120.00		Full Service Gross		Lucas County Board of Supervisors	916 Braden Avenue	Chariton	IA	50049	Julie Masters Brandon Shelton	641-774-4512 641-774-5956	masters@lucasco.org brandon@sheltonlaw.org
Natural Resources	404 Commercial Drive, Suite 3	Charles City	50616	2/1/2024	1/31/2029	350	$23.25	$0.00	$0.00	No	$0.00	No	$0.00	No	$0.00	No	$23.25	$8,137.50		Full Service Gross		Nordon Properties	19243 Stone Bridge Road	Monticello	IA	52310	Norman Zimmerman	319-480-6676	normzim@gmail.com
Health & Human Services	1251 W Cedar Loop	Cherokee	51012	7/1/2011	6/30/2028	1755	$3.13	$0.00	$0.00	No	$0.00	No	$0.00	No	$0.00	No	$3.13	$5,493.15		MOU - Modified Gross - tenant pays pest control and maintenance and janitorial on an hourly basis. Rate and utilities evaluated annually.		Dept. of Health & Human Services- Cherokee MHI	1251 W. Cedar Street	Cherokee	IA	51012	Cory Turner	712-225-2594	jsmith4@dhs.state.ia.us
Workforce Development	219 North 16th Street	Clarinda	51632	5/1/2015	4/30/2030	1188	$13.64	$0.00	$0.00	Yes	$0.00	Yes	$0.00		$0.00		$13.64	$16,204.32	5/1/2028 - $14.14	Modified Gross - tenant pays telephone/internet service, electric, gas, water/sewer, janitorial services, trash removal, & light bulbs.		Stranded Travelers, LLC	2659 220th Street	Clarinda	IA	51632	Reba Richie (property contact) Jackie and Casey Brown (Owners)	712-542-7200 712-370-6390	reba_richie@yahoo.com cabjab95@gmail.com
Workforce Development	240 N. Bluff Blvd., Suite 102	Clinton	52732	11/1/2016	10/31/2026	915	$14.50	$0.00	$0.00		$0.00	Yes	$0.00		$0.00		$14.50	$13,267.50		Modified Gross - pays janitorial		CRHC, LLC	2660 E. 53rd Street, Suite 2	Davenport	IA	52807	Dan Dolan (owner) Kevin	563-381-4088	dan@dolancorp.com kevin@dolancorp.com propertymanagement@dolancorp.com
Health & Human Services	121 6th Avenue South	Clinton	52732	7/15/2008	3/31/2028	3812	$8.10	$0.00		Yes	$0.00	Yes	$0.44	Yes	$0.00	$12.00/year for storage space.	$8.54	$32,554.48		Modified Gross - Tenant reimburses LL for 18.2% of electric, gas, water/sewer, janitorial services and supplies, light bulbs, pest control and garbage disposal. Tenant also pays $12.00/year for a storage area. Tenant further pays $15.00/mo/space for 6 parking spaces for a total of $90.00/month.		City of Clinton	PO Box 2958	Clinton	IA	52733	Lisa Frederick Matt Brooke (City Administrator)	563-242-2144 563-244-8200	lisafrederick@cityofclintoniowa.gov mattbrooke@cityofclintoniowa.us
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	No	$100.00	$1,200.00		Full Service Lease - Tenant pays $100.00 per month.		Clinton County Board of Supervisors	1900 N. 3rd Street	Clinton	IA	52732	Eric Van Lancker	563-244-0568	vanlancker@clintoncounty-ia.gov
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		No	$14.76	$49,121.28		Base-CAM Lease - pays operating expenses (CAM), utilties, trash, janitorial, light bulbs and ballasts and HVA repairs under $500.00 and filer replacmentts. Annual reconcilliation on a calendar year basis.	Tenant to reimburse TI's in the amount of $235,394.00 at the completion of TI's	Jajimmy of Clinton, LLC	3741 Valley Oaks Drive	Clinton	IA	52732	Owner - Jason Zhang Dennis Lauver	563-650-8075 563-503-9663	Jajimmy68@gmail.com dennis.lauver@howesandjefferies.com
Transportation	2303 Jones Boulevard, Suite A	Coralville	52241	8/1/2023	7/31/2033	5641	$14.00	$7.61	$0.00	No		Yes	$0.00	No	$8.12	Yes	$29.73	$167,706.93	8/1/2028-7/31/2033 - $15.00/s.f	Base-CAM Lease - pays operating expenses, janitorial, light bulbs - annual reconcilliation on a calendar year basis.	Tenant to reimburse TI's in the amount of $228,918.00 for the first 5-year term only	Jones Office 2303, LLC	755 Mormon Trek Blvd.	Iowa City	IA	52246	Chris Vilhauer	319-337-4195	cvillhauer@southgateco.com
Corrections	300 West Broadway, Suite, 201	Council Bluffs	51503	9/1/2024	8/31/2027	4500	$10.15	$0.00		Yes		Yes	$0.00	No	$0.00	No	$10.15	$45,675.00		Modified Gross - Tenant pays electric and janitorial services		Omni Center, LLC	300 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-328-3666 402-210-5003	jcoats@coatsre.com
Health & Human Services	300 West Broadway, Suite 10	Council Bluffs	51503	2/15/1996	6/30/2029	3350	$10.15			Yes	$0.00	Yes	$0.00	No			$10.15	$34,002.50		Modified Gross - Tenant pays electric and janitorial services	Tenant to reimburse TI's in the amount of $36,265.49 by September 1, 2024	Omni Center, LLC	300 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-328-3666 402-210-5003	jcoats@coatsre.com
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		$0.00		$0.00		$12.74	$105,550.90		Full Service Gross	Tenant paid $43,042.53 in TI's.	Omni Center, LLC	301 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-328-3666 402-210-5003	jcoats@coatsre.com
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	No	$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	jcoats@coatsre.com
Inspections & Appeals & Licensing	300 West Broadway, Suite 125	Council Bluffs	51503	4/1/2011	3/31/2026	5500	$9.86			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	jcoats@coatsre.com
Public Safety	300 West Broadway, Suite 223	Council Bluffs	51504	6/1/2019	5/31/2027	1513	$9.86	$0.00	$0.75		$0.00		$0.00		$0.00		$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	jcoats@coatsre.com
Transportation	1720 N. 16th Street	Council Bluffs	51501	6/1/2020	5/31/2030	5000	$11.00	$4.90		Yes		Yes			$3.50	Yes	$19.40	$97,000.00	6/1/2025 - $11.00/sf/yr	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/s/f	CB Northway, LLC% First Mgmt.	1941 South 42nd Street, Suite 550	Omaha	NE	68105	Kristin Ellenberger	402-933-3663	kristin@lockwooddev.com
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	No	$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	jcoats@coatsre.com
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	jcoats@coatsre.com
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. Winke	641-226-8940	billwinkemail@gmail.com
Workforce Development	215 North Elm	Creston	50801	42005	46022	259	11.75	0	0		0		0		0		11.75	3043.25		Full Service Gross		Matura Action Corporation	207 1/2 North Elm	Creston	IA	50801	Ron Ludwig	641-782-8431	rludwig@matguraia.org
Workforce Development	215 North Elm	Creston	50801	35060	46022	3150	11.75	0	0		0		0		0		11.75	37012.5		Full Service Gross		Matura Action Corporation	207 1/2 North Elm	Creston	IA	50801	Ron Ludwig	641-782-8431	rludwig@matguraia.org
Health & Human Services	3817 West Locust, Suite 2	Davenport	52804	40725	45930	1985	12.75	0		Yes	0	Yes	0		0		12.75	25308.75		Modified Gross -- tenant pays electric, gas, water/sewer, janitorial & garbage		McAlister Properties, LLC	1314 Vail Avenue	Durant	IA	52747	Chris McAlister	563-447-1307 - office 562-318-8089 - cell	chris@mcalisterprop.com
Health & Human Services	1140 E. Kimberly Street	Davenport	52801	10/1/2025	9/30/2028	2482	$13.50	$0.00		Yes		Yes	$0.00	No	$0.00	No	$13.50	$33,507.00		Modified Gross - tenant pays, electric, gas, water/sewer and janitorial.		Blu Sky Properties, LLC	5167 Utica Ridge Road	Davenport	IA	52807	Thad DenHartog	563-650-8676 - cell 563-823-5276 - office	tdenhartog@melfosterco.com
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 Vail Avenue	Durant	IA	52747	Chris McAlister	563-447-1307 - office 562-318-8089 - cell	chris@mcalisterprop.com
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	No	$12.00	$72,648.00		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	tdenhartog@melfosterco.com
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/s/f for CAM, $0.10p/s/f for insurance and $1.66 p/s/f for taxes. Tenant also pays gas, electric, water, janitorial, trash removal, lightbulbs and quaterly 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 TI's.	Windmill Hill, LC	PO Box 17	Davenport	IA	52805	Thomas Rudbeck, Jr. Jason Nisley	563-322-1515	windmillhillllc@aol.com officemanager@windmillhillc.com

Transportation	902 West Kimberly Road	Davenport	52806	2/1/2013	12/31/2026	7500	$13.00	$3.75		Yes	$0.00	Yes	$0.00		$0.00		$16.75	$125,625.00		Tenant pays Base/Operating Expenses, utilities, janitorial, light bulbs and ballasts and trash removal.	Local Property Mgr -- Ruhl Commercial Company; Cortney Sievert, (563) 823-5151; csievert@ruhlcommercial.com	CapRealty 14-Village L.L.C.	c/o Capstone Real Estate Group - Lease Administration - 730 Cool Springs Blvd., Suite 630	Franklin	TN	37067	Ruth Gohlke Becky Wang	973-998-6800 615-314-1200	rgohlke@capstonegroupinc.com bwang@capstonegroupinc.com
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	Corey Iben	515-676-2117 ext 116; 515-979-6126	cIben@xeniawater.org
Workforce Development	325 Washington Street, Suite A	Decorah	52101	10/1/2018	7/31/2027	1210	$18.50	$0.00	$0.00		$0.00	Yes	$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	rhowe@uerpc.org
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	$54,002.00		Modified Gross - pays electic, gas, janitorial, light bulbs		Decorah Properties, Inc	325 Washington St, PO Box 127	Decorah	IA	52101	Keith Bruening/Ron Fadness	563-382-2933	kbb@brueningrock.com; rdf@brueningrock.com
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	No	$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	avandermaaten@co.winneshiek.ia.us
Workforce Development	325 Washington Street, Suite A	Decorah	52101	8/15/2011	7/31/2027	1776	$18.50	$0.00	$0.00		$0.00	Yes	$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	rhowe@uerpc.org
Workforce Development	504 Hwy 39 N	Denison	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 $71,392.47 or $596.77 per month during initial 10-year term. Operating Expense of .92 cents per square foot is due to tax increase in September of 2023.	MaJaDA, LLC	1801 Geneva Street	Sioux City	IA	51103	Dan Gesy	712-269-0484	pwysaoffice@gmail.com
Blind	600 4th Street	Des Moines	50309	4/1/2019	3/31/2026	35 parking stalls	$2,450.00	$0.00	$0.00		$0.00		$0.00		$0.00		$2,450.00	$29,400.00		Parking lease -60 day termination for convenience	Parking lease - 35 parking spaces at $70.00/space/mo.	611 Fifth Avenue, LLC	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	jake@knappproperties.com
Blind	100 Jackson Avenue	Des Moines	50315	1/10/2021	12/31/2025	5628	$8,334.00	$0.00	$0.00		$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.	Apartment Lease	Lloyd Property Management Co. - Dakota UPREIT, LP dba 200 Jackson Avenue, LLC	101 S. Reid Street, Suite 201	Sioux Falls	SD	57103	Kayla Brewer or Leslie Hoang Chris Fetters (Lloyd Property Mgmt Co.) Chris Fetters	Office - 515-369-1002 Cell-Kayla - 515-494-4888 Cell (Chris) 515-681-4186	kayla.brewer@lloydcompanies.com leslie.hoang@lloydcompanies.com chris.fetters@lloydcompanies.com
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	awarren@agcia.org
Insurance & Financial Services	200 E. Grand Ave, 3rd floor, Suite 300 and 350	Des Moines	50309	35339	46295	12013	7.3	10.33	0		0		0		0		17.63	211789.19	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	Office - 515-974-5230 Kate Cell - 515-457-6209	kate.mullinex@krauseplus.com
Insurance & Financial Services	200 E. Grand Ave, 3rd floor, Suite 370	Des Moines	50309	35339	46295	2267	7.3	10.33	0		0		0		0		17.63	39967.21	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	Office - 515-974-5230 Kate Cell - 515-457-6210	kate.mullinex@krauseplus.com
Management	200 E. Grand Avenue	Des Moines	50309	35339	46295	25097	8.5	10.33	0		0		0		0		18.83	472576.51	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	Office - 515-974-5230 Kate Cell - 515-457-6211	kate.mullinex@krauseplus.com
Public Safety	200 E. Grand Avenue - Suite 110	Des Moines	50309	44682	46295	11121	9	10.33	0		0		0		0		19.33	214968.93	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	Office - 515-974-5230 Kate Cell - 515-457-6211	kate.mullinex@krauseplus.com
Workforce Development	535 SW 7th Street	Des Moines	50309	38231	45900	36071	7.25	9.57		Yes	0	Yes	0		0		16.82	606714.22		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		535 SW 7th Street, LLC	6900 Westown Pkwy	West Des Moines	IA	50266	John A Bergman JR Textor	515-720-2578 515-508-9945	john.bergman@hubbellrealty.com; jr.textor@hubbellrealty.com
Workforce Development	475 SW 5th Street - Ste D	Des Moines	50309	8/1/2025	7/31/2032	11085	$16.25	$0.00		No	$0.00	No	$0.00		$0.00		$16.25	$180,131.25		Gross Lease	8/1/2029 base increases to $16.75	MLK River Park, LLC	P.O. Box 1797	Des Moines	IA	50305	Andy Burton Rich Eychaner	Office - 515-974-5230 515-991-7903 515-321-6366	andy@eychanerproperties.com; rich@ eychanerproperties.com
Health & Human Services	400 SW 8th Street - Ste 250	Des Moines	50309	9/1/2016	10/31/2025	6275	$7.75	$9.70		Yes	$0.00	Yes	$0.00		$0.00		$17.45	$109,498.75		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		400 SW 8th Street LLC.	6900 Westown Pkwy	West Des Moines	IA	50267	John A Bergman JR Textor	515-720-2578 515-508-9945	john.bergman@hubbellrealty.com; jr.textor@hubbellrealty.com
Health & Human Services	420 Watson Powell Jr Pkwy - Suite 150	Des Moines	50309	10/1/2022	9/30/2029	7096	$16.50	$0.00	$0.00	No	$0.00	No	$0.00	No	$0.00	No	$16.50 Office $9.00 Storage	$103,921.50	10/1/2025 Office - $17.50 Storage - $9.50	Full Service Gross - Tenant paid TTs upfront in the amount of $64,482.22.	Office Square footage is 5,341@ $16.50 psf and storage Square footage is 1,755@ $9.00	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	10/1/2022	9/30/2029	23 parking stalls	$1,495.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$17,940.00			Parking lease -60 day termination for convenience	Parking lease - $65/parking space (23 total spaces).	611 Fifth Avenue, LLC	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	jake@knappproperties.com
Health & Human Services	400 SW 8th Street - Ste 200	Des Moines	50309	38231	45961	17758	7.75	9.7		Yes	0	Yes	0		0		17.45	309877.1		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		400 SW 8th Street LLC.	6900 Westown Pkwy	West Des Moines	IA	50266	John A Bergman JR Textor	515-720-2578 515-508-9944	john.bergman@hubbellrealty.com; jr.textor@hubbellrealty.com
Health & Human Services	700 Second Ave, Suite 101	Des Moines	50309	1/1/2013	12/31/2027	2229	$14.00	$0.00	$0.00		$0.00		$0.00		$0.00		$14.00	$31,206.00		Full Service Gross		EVPA Properties, L.L.C	700 Second Avenue, Suite 200	Des Moines	IA	50309	John Vasey	515-243-1914	jon.vasey@elversonlaw.com
Health & Human Services	420 Watson Powell Jr Pkwy - Suite 100	Des Moines	50309	44718	47299	7577	17.5	0	0	No	0	No	0	No	0	9.5	$16.50 Office $8.00 Storage	114903	FY2-2029 rent increase for office space to $17.50 p.s.f. and storage to $9.50 p.s.f	Full Service Gross. Tenant paid $43,231.00 upfront for TTs.	Office Square footage is 6,228 @ $16.50 psf and storage Square footage is 1,349 @ $9/psf	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	44718	47299	24 parking stalls	1560	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1560	18720		Parking lease -60 day termination for convenience	Parking lease - $65/parking space (24 total spaces)	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	$15.13	$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	Jeff Hatfield	515-699-7116	jhatfield@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	No	$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 - $42.75 x 14 spaces.	The Graham Group, Inc.	500 Locust Street	Des Moines	IA	50309	Jeff Hatfield	515-699-7116	jhatfield@grahamgrp.com
Health & Human Services	1901 Bell Avenue - Suite 16	Des Moines	50315	40026	45900	7000	6.9	0	0		0		0		0		6.9	48300		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@krauseplus.com
Health & Human Services	1901 Bell Avenue - Suite 12	Des Moines	50315	39097	45961	2330	7.35	0		Yes	0	Yes	0		0		7.35	17125.5		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@krauseplus.com
Revenue	920 Morgan Street	Des Moines	50309	8/1/2005	7/31/2027	12800	$5.75	$4.97		No		No		No		No	$10.72	$137,216.00		Full Service Gross		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		$0.00		$0.00		$0.00		$16.09	$442,507.18		Full Service Gross - Includes all Tenant Improvements	Base rate includes all tenant improvement costs.	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		$0.00		$0.00		$0.00		$3.30	$16,325.10		Full Service Gross - Storage Lease	Rent abated from July 1, 2021 through February 28, 2022.	611 Fifth Avenue, LLC	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	jake@knappproperties.com
Workforce Development	525 SW 5th Suites A and B	Des Moines	50309	2/1/2025	1/31/2032	6555	$16.25	$0.00	$0.00	No	$0.00	No	$0.00	No	$0.00	No	$16.25	$106,518.75	2/1/2029-$16.75	Full Service Lease		MLK River Park, LLC	P.O. Box 1797	Des Moines	IA	50305	Andy Burton Rich Eychaner	515-991-7903 515-321-6366	andy@eychanerproperties.com; rich@ eychanerproperties.com
Workforce Development	2600 Dodge Street, Suite 2	Dubuque	52003	6/1/2014	11/30/2026	2740	$13.25	$0.00		Yes	$0.00	Yes	$0.00	No	$0.00	No	$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	mkahle.8670@gmail.com
Health & Human Services	150 John F. Kennedy Road	Dubuque	52002	7/1/2018	6/30/2028	2000	$10.80	$0.00		Yes	$0.00	Yes	$0.00		$0.00		$10.80	$21,600.00		Modified Gross - pays utilities, janitorial and pest control		Yuan Partnership, LLC	170 John F. Kennedy Road - Suite 6	Dubuque	IA	52002	Kevin Yuan	563-557-8275	kevinyuan88@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		$0.00		$13.10	$32,750.00		Modified Gross - pays utilities and janitorial	9 parking spaces at $50/month	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		$0.00	Yes	$0.00		$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		$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) 563-451-5225 (cell)	jmescher@hillsdales.org embassy@hillsdales.onmicrosoft.com Nancyk@gronen.com
Transportation	2460 Gateway Drive	Dubuque	52001	9/1/2009	8/31/2028	2947	$16.00	$4.00		Yes	$0.00	Yes	$0.00		$0.00		$20.00	$58,940.00		Tenant also pays Electric, Gas, Water/Sewer, Janitorial, Trash Removal, Annual Inspections of Fire Protection systems, Semi Annual Maintenance on HVAC equipment that services the leased premises and quarterly filter replacement.		Gateway Drive Real Estate, LLC	3243 Bittersweet Lane	Dubuque	IA	52001	Chris Spahn	563-543-1611	christophersphahn@mchsi.com
Workforce Development	680 Main Street, 2nd Floor	Dubuque	52001	12/1/2008	11/30/2026	5488	$12.00	$0.00		Yes	$0.00	Yes	$0.00		$0.00		$12.00	$65,856.00		Modified Gross - pays utilities and reimburses LL for the cost of janitorial		Northeast Iowa Community College	PO Box 400	Calmar	IA	52132	Shane Holdridge Lexi Wagner Amy Lasack	844-642-2338 x 3388 844-642-2338 x 1146	holdridges@nicc.edu wagner@nicc.edu lasacka@nicc.edu
Natural Resources	500 Gunder Rd. NE, Suite C	Elkader	52043	10/1/2011	9/30/2025	271	$19.50	$0.00	$0.00		$0.00		$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		$0.00		$0.00		$0.00		$18.46	$4,799.60		Full Service Gross Tenant pays $400.00/month		Stairfire Investments	61 Court Street	Fairfield	IA	52556	Chris Davis	641-472-5073	chrisd@lisco.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	No	$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@jeffersoncountyia.com
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 $2,6[illegible]	PLM Group, Inc.	809 Central Avenue, Suite 110	Fort Dodge	IA	50501	Michael Payne (Owner) Property Mgr – Jim Kesterson	515-570-0672	jkrealty@frontiernet.net
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	No	$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 Kestersen	515-571-2110 515-570-0672	todd@toddmccubbin.com kestersonrealty@gmail.com jkrealty@frontiernet.net
Workforce Development	330 1st Avenue North, Ste. G	Fort Dodge	50501	9/1/2025	8/31/2030	4479	$5.09	$0.00	$0.00	No	$0.00	No	$0.00	No	$0.00	No	$5.09	$22,798.11		Full Service Gross		Webster County Board of Supervisors	701 Central Avenue	Fort Dodge	IA	50501	Shaunna abrams(Auditor) Bob Thode (County Supervisor)	515-573-4920 515-570-0950	shaunna.abrams@webstercountyia.gov bob.thode@webstercountyia.gov
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@fbfs.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@shelbycountyiowa.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	No	$0.00	No	$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
Natural Resources	208 South C Street, Suite 600	Indianola	50125	7/1/2025	6/30/2027	80	$63.75	$0.00	$0.00	No	$0.00	No	$0.00	No	$0.00	No	$63.75	$5,100.00		Full Service Gross		Sandquist Investments	10409 95th Avenue	Indianola	IA	50125	Russ Sandquist	515-707-3232	sandquistinv@msn.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	$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	jproud00@gmail.com
Workforce Development	1700 S. 1st Ave, Suite 11A	Iowa City	52240	8/1/2015	7/31/2026	3252	$17.21	$0.00		Yes	$0.00	Yes	$0.00		$0.00	$ -	$17.21	$55,966.92		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 9/25/2025 - $1.91 p.s.f.		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		$0.00		$15.11	$67,541.70		Modified Gross - pays electric, gas, and janitorial.	Tenant also pays for 200 square feet of storage area $75.00/mo on the upper level. And an additional $75/mo through the term of the lease for tenant	Cruise Furman, LLC	1106 N. Dodge Street	Iowa City	IA	52240	Tim Furman	319-321-1309	Timothy Furman. <furmantimothy@gmail.com>
Natural Resources	3109 Old Highway 218S	Iowa City	52246	2/2/2006	1/31/2027	145	$12.00	$0.00	$0.00	No	$0.00	No	$0.00	No	$0.00	No	$12.00	$12.00		Full Service Gross		Johnson County Extension Service	3109 Old Highway 218S	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		$0.00		$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	7/31/2026	3195	$17.21	$0.00		Yes	$0.00	Yes	$0.00		$0.00		$17.21	$54,985.95		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 9/25/2025 - $1.94 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		$0.00	Yes	$0.00		$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	nekarr@cfu.net
Workforce Development	307 Bank Street	Keokuk	52632	8/1/2015	7/31/2030	172	$15.00	$0.00	$0.00		$1.74	Yes	$0.00		$0.00		$16.74	$2,879.28		Modified Gross - Tenant pays $25.00/mo for janitorial		Lee County Board of Supervisors	933 Avenue H, PO Box 488	Keokuk	IA	52627	Denise Fraise	319-372-3705	dfraise@lecounty.org
Corrections	1508 Morgan Street	Keokuk	52632	8/1/2025	7/31/2030	1264	$9.02	$0.00	$0.00	Yes		Yes	$0.00	No	$0.00	No	$9.02	$11,401.28		Modified Gross - Tenant pays gas, electric, water and sewer, trash removal, janitorial & light bulb replacment, snow removal and landscaping.		Missour Territory Inc.	29572 Des Moines Street	Wayland	MO	63472	Chad Winters	660-341-9942	No email.
Corrections	3014 East Main Street	Knoxville	50138	7/1/2025	6/30/2028	2146	$8.39	$0.00	$0.00	No		Yes	$0.00	No	$0.00	No	$8.39	$18,004.94		Modified Gross - tenant pays janitorial		Marion County Board of Supervisors	214 E. Main Street	Knoxville	IA	50138	Kisha Jahner	641-820-0268	kjahner@marioncountyiowa.gov
Workforce Development	19 2nd Avenue NW	LeMars	51031	9/1/2010	8/31/2030	88	$4.58	$0.00	$0.00	No		No		No		No	$4.58	$403.04		Full Service Gross	9-1-2026 - $4.72 9-1-2027 - $4.86 9-1-2028 - $5.00 9-1-2029 - $5.15	Plymouth County	215 - 4th Avenue SE	Le Mars	IA	51031	Stacey Feldman	712-546-6100	sfeldman@plymouthcountyiowa.gov
Corrections	304 East Delaware Street	Manchester	52057	12/1/2024	11/30/2029	110	$10.91	$0.00	$0.00	No	$0.00	No	$0.00	No	$0.00	No	$10.91	$1,200.10		Full Service Gross		Delaware County Board of Supervisors	301 East Main Street	Manchester	IA	52057	Carla Becker		cbecker@co.delaware.ia.us

Natural Resources	1101 Commercial Ct.	Manchester	52057	4/1/2021	3/31/2031	5562	$5.00	$1.73		Yes		Yes	$0.00	No	$5.79	Yes	$12.52	$69,636.24	4/1/2026 rent increases to $5.25 p/s/f	Modified gross - pays gas/electric/sewer/janitorial and trash removal	Additional Rent is TTs of $266,175.00 amortized at 3.9% interest over 10 years	Spiegel Family Realty Company of Iowa	50 Mi-T-M Drive, PO Box 50	Peosta	IA	52068	Mary Jo McClain AJ Spiegel Brad Huekels	Cell - 563-213-1043 office - 563-556-7484-Ext 220 Brad - 563-543-2578	mmcclain@mitm.com
Natural Resources	18670 63rd Street	Maquoketa	52060	3/1/2015	2/28/2030	172	$14.53	$0.00	$0.00		$0.00		$0.00		$0.00		$14.53	$2,499.16		Full Service Gross	Mutual 60 day termination	Jackson County Conservation Board	18670 63rd Street	Maquoketa	IA	52060	Nathan Jones	563-652-3783	njones@jacksoncounty.iowa.gov
Corrections	26 S. 1st Avenue	Marshalltown	50158	11/1/2023	10/31/2033	6025	$8.75	$0.00		Partial		Yes	$0.00	No	$0.00	No	$8.75	$52,718.75	11/1/2026 -$9.18 p.s.f 11/1/2029 -$9.63 p.s.f	Modified Gross - tenant pays electric and janitorial and 18% of excess heating costs above $6,000.00 budget.		Masonic Holding Corporation	26 S 1st Avenue - Suite 302	Marshalltown	IA	50158	Doug Beals	641-752-4271	dbeals@marshalltownlaw.com
Health & Human Services	11 E. Church Street, Suite 100	Marshalltown	50158	8/1/2025	7/31/2030	1025	$18.00	$0.00	$0.00	No		Yes	$0.00	No	$0.00	No	$18.00	$18,450.00		Modified Gross - pays janitorial.		Calvin Lee Properties, LLC	3311 Canfield Avenue	Rhodes	IA	50234	Ray Hauser	641-750-8429	rayhauser1@gmail.com
Health & Human Services	101 Iowa Avenue West - Suite 400	Marshalltown	50158	6/1/2019	5/31/2026	3200	$10.25	$3.80		Yes	Yes		$0.00		$0.00		$14.05	$44,960.00		Base-CAM Lease - pays operating expenses, utilities and janitorial - Base Rent includes $2.32 per square foot for the cost of tenant improvements during the initial term of the lease.		Eric & Carol Ziel, Revocable Trust	2310 SE Delaware Avenue, Suite G306	Ankeny	IA	50158	Eric Ziel Kayla Verdugo (SVN/Create)	515-298-2197 515-480-0597	ericziel@yahoo.com kayla.verdugo@svn.com
Inspections & Appeals & Licensing	202 West State Street	Marshalltown	50158	12/1/2005	3/31/2027	3840	$9.15	$0.00		Yes	$0.00	Yes	$0.00		$0.00	No	$9.15	$35,136.00		Modified Gross - pays utilities (gas & electric), janitorial, light bulbs & trash removal		Bill Elson Group, LLC	6000 Grand Avenue, Suite B	Des Moines	IA	50312	William Elson - owner property mgr - John Viggers	515-778-2605	jviggers@iowaaca.com
Workforce Development	101 Iowa Avenue West - Suite 200	Marshalltown	50158	4/1/2020	3/31/2030	10610	$9.85	$3.80		Yes		Yes					$13.65	$144,826.50	4/1/2025 rent increases to $9.85 p/s/f	Base/Cam Lease - Tenant also pays, gas, electric & janitorial.	Base rent includes $3.70 p.s.f for tenant improvements over initial term of lease. CAM capped at 3% per year excluding property taxes and snow removal.	Eric & Carol Ziel, Revocable Trust	2310 SE Delaware Avenue, Suite G306	Ankeny	IA	50021	Eric Ziel Kayla Verdugo (SVN/Create)	515-298-2197 515-480-0597	ericziel@yahoo.com kayla.verdugo@svn.com
Health & Human Services	525 9th Street SE	Mason City	50401	11/1/2019	10/31/2026	1050	$13.00	$0.00		No	$0.00	Yes	$0.00		$0.00		$13.00	$13,650.00		Modified gross - tenant pays janitorial		Tierney South, LLC	P.O. Box 1533	Mason City	IA	50402	Jeff & Jessica Tierney	641-425-7317	xanddrew@msn.com
Health & Human Services	525 9th Street SE	Mason City	50401	11/1/2019	10/31/2026	4500	$13.00	$0.00		No	$0.00	Yes		No		No	$13.00	$58,500.00		Modified gross - tenant pays janitorial		Tierney South, LLC	P.O. Box 1533	Mason City	IA	50402	Jeff & Jessica Tierney	641-425-7317	xanddrew@msn.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		$0.00	No	$0.00		$0.00	No	$14.50	$44,689.00		Gross lease		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 frmfoundationskk@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		$0.00		$13.67	$65,616.00		Modified Gross - pays utilities, janitorial and pest control		Stone Creek Partners	2800 4th Street SW Ste 6	Mason City	IA	50401	Craig B. Skott Dan Burgmeier		
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		Full Service Gross		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	5/1/2025 Base rent increases to $6.50 p/s/f	Base/Cam Lease - Tenant also pays janitorial.	Other rent is tenant improvement pay back in the amount of $355,764.49 or $4,039.63 per month during initial 10-year	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)	mlamb@noddlecompanies.com mark@noddlecompanies.com
Workforce Development	600 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 anually which is included in the base rent.		North River Investments, LLC	PO Box 607	Clear Lake	IA	50428-0607	Kent A. Hall	641-357-2121 or 800-584-6701	hni@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		Full Service Lease		Henry County Board of Supervisors	100 E. Washington Street	Mt. Pleasant	IA	52641	Shellby Barber	319-385-0756	sbarber@henrycountyiowa.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		$0.00		$9.84	$9,741.60		Full Service Lease		Eastern Iowa Community College Distrct/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	12/31/2026	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	5/1/2029 Bsae rent increases to $7.00 p/s/f	Tenant pays utilities, trash removal, janitorial, light bulbs & ballasts.	Other rent is tenant improvement pay back in the amount of $366,061.11 or $6,101.02 per month during initial 5-year term.	DLE Four Way, LC	PO Box 187	Ankeny	IA	50021	Blake Brown Blaine Tuttle	515-202-1944 515-537-6078	bbrown@dennyelwellcompany.com btuttle@dennyelwellcompany.com
Inspections & Appeals & Licensing	1229 South G 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	Chickasaw Heritage Center, 2275 South Linn 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		Full Service Gross	Tenant pays only $1.00 a year.	Chickasaw County, Iowa	8 East Prospect Street	New Hampton	IA	50659	David Laudner (County Auditor)	(641) 394-3446	d.laudner@chickasawcounty.iowa.gov
Corrections	1584 South Frederick Avenue	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 Mdonough	319-283-1158	mcdonoughktas@gmail.com
Corrections	123 East Jefferson Street	Osceola	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 replacment. Tenant also changes out furnace filters provided by LL.		Randy and Jeanie Short	PO Box 226	Osceola	IA	50213	Jeanie Short	641-414-2365	rsconst@iowatelecom.net shortjeanie@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	12/31/2025	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 Vicki Cunningham	901-282-7393 219-588-8391	mail.beenathomas@gmail.com admin@ssilr.com
Health & Human Services	City Hall, Room 201, 105 East Third Street	Ottumwa	52501	7/1/2009	8/31/2027	932	$2.88	$0.00	$0.00		$0.00		$0.00		$0.00		$2.88	$2,684.16		Full Service Gross	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@pcsia.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@teamottumwa.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 Callie Proctor	641-683-5124 641-683-5283 641-683-5106	kelly.heckart@indianhills.edu; matt.thompson@indianhills.edu Callie.proctor@indianhills.edu
Health & Human Services	1311 Washington Street	Pella	50219	8/1/2024	7/31/2028	350	$22.29	$0.00	$0.00	No		Yes	$0.00	No	$0.00	No	$22.29	$7,801.50		Modified gross - tenant pays trash removal and janitorial.		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	8/1/2008	7/31/2028	4236	$12.00	$0.00		Yes	$0.00	Yes	$0.00		$2.21	Yes	$14.21	$60,193.56	Additional rent is pro-rate share of real estate taxes for Tax Year 2020-2021	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	mbillings@dennyelwellcompany.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		Full Service Gross		Calhoun County	416 4th Street	Rockwell City	IA	50579	Richard Shinn	712-297-8632	rshinn@calhouncounty.iowa.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 replacment.		Waubonsie Mental Health	216 West Division Street	Clarinda	IA	51632	Koreen Dow	712-542-2388	kpreen@waubonsiemhc.com
Workforce Development	517 Park Street	Sheldon	51201	10/1/2021	9/30/2026	1260	$10.90	$0.00		Yes-pro rata 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 Roozeboom	office - 712-324-9763 cell-712-348-0433	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	712-324-4400 - cell 712-344-9164	davevdb@peoples-ebank.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		$0.00	Yes	$0.00		$13.72	$7,738.08		Full Service Gross - tenant pays $192.00/mo for parking - four (4) parking spots ($48.00/month per parking space)		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	jgarcia@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		Full Service Gross - tenant pays $1,152.00/mo for parking - twenty-four (24) spots (48.00/mo per parking space).	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	jgarcia@hochunckcapital.com
Inspections & Appeals & Licensing	507 7th Street, Suite 300	Sioux City	51101	3/1/2018	2/29/2028	4976	$8.45	$0.00	$0.00		$0.00		$0.13	Yes	$0.00		$8.58	$42,694.08		Gross	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		Gross	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		Gross		Mid American Energy	401 Douglas Street	Sioux City	IA	51101	Pam McNaughton Ryan Stansbury	Office - 712-277-7797 Cell - 712-212-5983	Pam.McNaughton@midamerican.com ryan.stansbury@midamerican.com
Public Safety	1600 County Home Road	Sioux City	51101	44774	45961	1120	3.21	0	0	No	0	No	0	No	0	No	3.21	3600		Gross	Storage Lease	Woodbury County	620 Douglas Street	Sioux City	IA	51101	Joshua Widman (Attorney) Willie Garrett (Captain Sheriff Dept.)	712-279-6516 712-255-2630	jwidman@woodburycountyiowa.gov wgarrett@woodburycountyiowa.gov
Transportation	3005 Hamilton Blvd.	Sioux City	51108	10/27/1993	12/31/2028	3240	$18.50	$0.00	$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	Mary Ellen - 712-277-5302, cell (712) 253-3687 - Kevin - 712-233-3234 - cell 712-253-9826	mehartman@klinger-properties.com kevins@klingercompanies.com
Workforce Development	2508 E. 4th Street	Sioux City	51101	1/1/2011	1/31/2027	15876	$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 (HG), LLC	1941 South 42nd Street, Suite 550	Omaha	NE	68105	Victor Pelster	402-255-6060 (office) 402-677-1349 (cell)	vpelster@npdodge.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 & sewer)		Clay County Board of Supervisors	300 West 4th Street	Spencer	IA	51301	Ann Baschke, County Auditor Barry Sackett (Attorney main contact)	Ann Baschke - 712-262-1569 Attorney - (office) 712-262-7668 cell - 712-330-5248	abaschke@co.clay.ia.us barry@sackettlawfirm.com
Health & Human Services	20 West 6th Street, Suite 200	Spencer	51301	7/1/2007	6/30/2026	4425	$11.66	$0.00	$0.00		$0.00		$0.00		$0.00		$11.66	$51,595.50		Full Service Gross		Paul Maurer	20 West 6th Street	Spencer	IA	51301	Paul E. Maurer	712-240-2563; cell phone 712-240-2563	paulerlandmaurer@gmail.com
Natural Resources	1900 Grand Avenue, Space E17 & E18, Gateway North mall	Spencer	51301	3/1/2008	4/30/2028	5101	$11.47	$0.00	$0.00		$0.00	Yes	$0.00		$0.00		$11.47	$58,508.47		Modified Gross - pays trash, janitorial, light bulbs		Iowa Lake Community College	19 South 7th Street	Estherville	IA	51334	Delaine Hiney/Jeff Soper	712-362-0248 or 712-362-0428	jsoper@iowalakes.edu; dhiney@iowalakes.edu
Workforce Development	217 West 5th Street	Spencer	51301	7/1/2008	6/30/2027	6569	$8.75	$0.00		Yes	$0.00		$0.00		$0.00		$8.75	$57,478.75		Modified Gross - pays (55% is pro-rata share of gas, electric, water/sewer, trash)		Clay County Board of Supervisors	300 W 4th Street-Suite 4	Spencer	IA	51301	Chairperson - Ken Chalstrom - Ann Baschke - County Auditor	712-262-1569	abaschke@co.clay.ia.us
Workforce Development	325 West Milwaukee, Suite 2	Storm Lake	50588	11/16/2011	11/30/2026	720	$7.00	$0.00		Yes	$0.00	Yes	$0.00		$0.50		$7.50	$5,400.00		Modified Gross - utilities (electric & Gas, water/sewer), janitorial. Tenant also pays $15.00 per month for trash removal).		Manasota Key LLC, James Bauer	P.O. Box 336	Storm Lake	IA	50588	James Bauer	941-979-2649	bauer5222@yahoo.com
Inspections & Appeals & Licensing	Buena Vista County Courthouse - 215 East 5th Street	Storm Lake	50588	9/1/2023	6/30/2026	150	$0.00	$0.00	$0.00	No	$0.00	No	$0.00	No	$0.00	No	$600.00	$600.00		Full Service Gross		Buena Vista County Board of Supervisors	215 E. 5th Street	Storm Lake	IA	50588	Paul Allen	712-732-1933	paul@bvcountyattorney.org
Revenue	822 Flindt Drive	Storm Lake	50588	9/15/2000	9/30/2026	4800	$7.31	$0.00		Yes	$0.00	Yes	$0.00		$0.00		$7.31	$35,088.00		Tenant pays utilities, parking, janitorial, light bulbs, parking lot snow removal, the 1st - $50.00 on all maintenance and increase in property taxes.		Potter Investments/Page J. Potter	17511 Marina Court	Bowlus	MN	56314	Mr. Page J. Potter	320-267-2699	pagebeth11@gmail.com ppotter@sigmarep.com bpotter@sigmarep.com
Corrections	Cedar County Courthouse 400 Cedar Street	Tipton	52772	2/1/2025	1/31/2030	180	$5.00	$0.00	$0.00	No	$0.00	No	$0.00	No	$0.00	No	$5.00	$900.00		Full Service Gross		Cedar County Board of Supervisors	Cedar County Courthouse 400 Cedar Street	Tipton	IA	52772	Megan Harndorf	563-886-3168	mhamdorf@cedarcounty.iowa.gov
Natural Resources	260 Mulberry Street	Wapello	52653	11/1/2009	3/31/2026	181	$17.90	$0.00	$0.00		$0.00		$0.00		$0.00		$17.90	$3,239.90		Full Service Gross		Mealy Holdings LLC	301 East 2nd Street	Muscatine	IA	52761	Loretta Mealy Mary Chitwood	563-263-0804	timbmb@machlink.com mkchitwood@gmail.com
Corrections	2175 Lexington Blvd - Bldg 3	Washington	52353	12/1/2024	12/31/2025	240	$32.50	$0.00	$0.00	No	$0.00	No	$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	tstewart@washingtoncounty.iowa.gov
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 I, L.L.C	8401-A Maryland Drive	Richmond	VA	23294	Joe Sroba	804-389-6268	jsroba@sroba.com
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 $70.06	Full Service Gross	Sublease	State Services Organization, Inc.	444 North Capitol Street, N.W. - Suite 237	Washington	DC	20001	Wendy Shapiro	202-624-8430	wshapiro@sso.org
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 TTs.	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	Melissa@crfre.com Chris@crfre.com andrea.devore@mylsb.com
Inspections & Appeals & Licensing	3254 Kimball Avenue, Suite 2	Waterloo	50702	11/1/2023	10/31/2030	5079	$7.50	$6.88		No		Yes		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 TTs in the amount of $135,523.29 over 7 years based on 6,231 square feet..	Base rent is based on 5,079NSF and ops is based on Rentable square feet of 6,231. TTs based on 6,231 sq.ft.	Lincoln Savings Bank	360 Westfield Avenue, Suite 6	Waterloo	Iowa	50701	Melissa Youngblut Chris Fischel Andrea Devore	319-234-5000 319-981-2062	Melissa@crfre.com Chris@crfre.com andrea.devore@mylsb.com
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	kblanshan@inrcog.org
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 Sheila Combs	319-595--9575 319-291-4483	Steven.Kjergaard@waterloo-ia.org Sheila.combs@waterloo-ia.org

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	319-504-1616 319-230-4332 Office-319-232-3889	ben@alineeds.com bdejong@alineeds.com joseph@strohholdings.com
Workforce Development	3420 University Avenue, Suite G	Waterloo	50701	39417	49340	12729	9	0		Yes		No	0	No	5.56	Yes	14.56	185334.24	2/1/2030 - $10.00	Modified Gross - pays pro rata share of electric, water/sewer, gas and trash removal	Tenant paid $105,316.00 up front in TIs and pays back TIs in a the amount of $354,091.74 or $5,901.53 per month, which inclues a 3% amoritization rate for the first 5-year term.	North Star Community Services	3420 University Avenue	Waterloo	IA	50701	Valerie Schwager	319-236-0901	vschwager@northstarcs.org rmiller@northstarcs.org
Transportation	1156 SE Ashworth Rd.	Waukee	50263	1/1/2020	12/31/2029	4963	$15.00	$14.87		Yes		Yes	$0.00				$29.87	$148,244.81	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/lines.		AP GPP, L.C. c/o Knapp Properties	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-201-9822	jake@knappproperties.com
Inspections & Appeals & Licensing	Hamilton County Social Services Bldg. 500 Fairmeadow Drive	Webster City	50595	5/1/2022	6/30/2026	120	$0.00	$0.00	$0.00	No	$0.00	No	$0.00	No	$0.00	No	$120.00	$120.00		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	ryoung@hamiltoncounty.org
Homeland Security & Emergency Management	7900 Hickman Road	Windsor Heights	50324	41122	46660	11152	12.7	0	0		0		0		0		12.7	141630.4		Full Service Gross		BP Hickman Seventy Nine, LLC	5601 Hickman Road, Suite 3	Des Moines	IA	50310	Kevin Krause	515-279-0286	kkrause@bprealestategroup.com
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	kkrause@bprealestategroup.com
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		$30.00	$7,200.00		Full Service Gross		Roger Queck	55 E. Jefferson Street	Winterset	IA	50273	Roger Queck	641-745-7330	roger@arcteamagents.com