

For Sale or Lease

102 Sergeant Square Drive

Sergeant Bluff, IA 51054

A 157,399 RSF Office/Call Center

Contact Broker for Pricing:

Chris Bogenrief, SIOR, CCIM, MBA

NAI United

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chris@naiunited.com

Van Power, SIOR

NAI Robert Lynn

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NAI Robert Lynn

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NAIUnited

NAIRobert Lynn

For Sale or Lease

Office Building

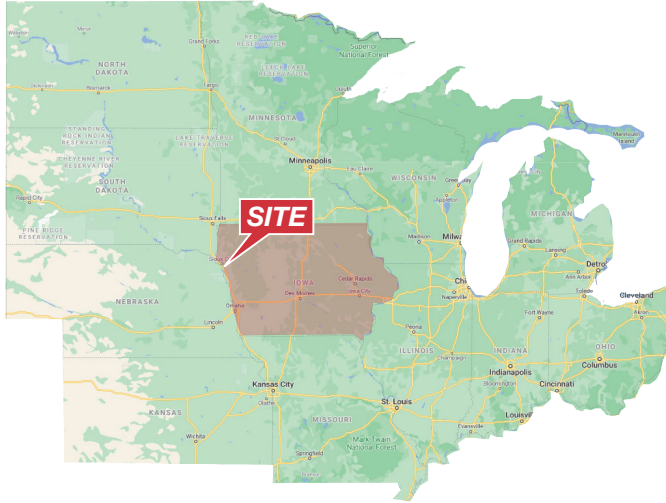
157,399 SF

Sale Price: \$2,999,000

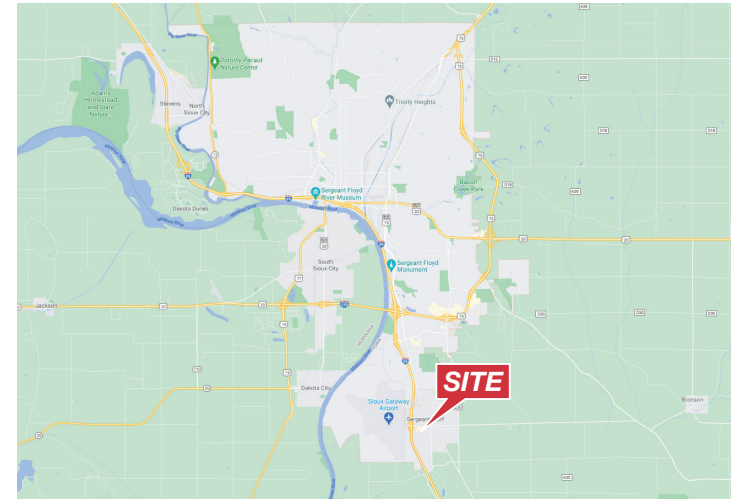
Lease Rate: \$5.00/RSF MG

- 157,399 SF campus on 12 acres
- West Building
 - 18,751 SF one story built in 1980
 - 28,672 SF main floor built in 1987
 - 21,845 SF mezzanine level built in 1987
- East Building
 - 52,404 SF main floor built in 1987
 - 35,727 SF mezzanine level built in 1987
- **6.4: 1,000 Ratio - 1,004 parking spaces - including 27 handicap**
- Emergency generator for both buildings
- Two elevators; one in each building
- 100% sprinklered
- Zoning is BGH – Heavy General Business
- One loading dock on north end of east building
- Public water, sewer, electricity, telephone and all other city and/or county services available
- Fiber and electrical systems for call center; two source, redundant fiber (Longline)
- Cat 5 Cabling

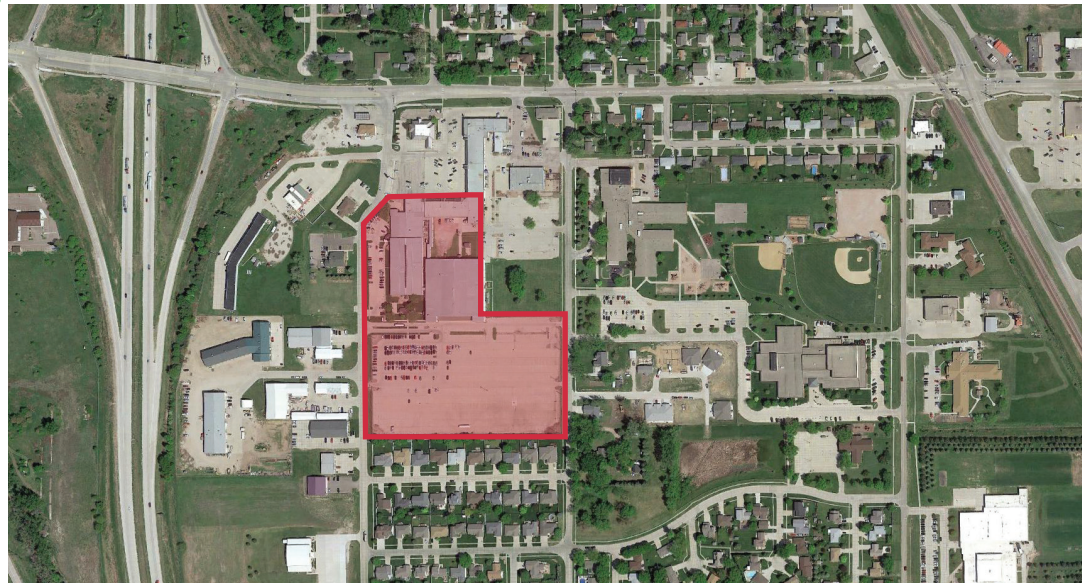
For Sale or Lease
Office Building
157,399 SF
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Midwest United States



Sioux City, IA



102 Sergeant Square Drive
Sergeant Bluff, IA

For Sale or Lease

Office Building

157,399 SF

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For Sale or Lease

Office Building

157,399 SF

Sale Price: \$2,999,000

Lease Rate: \$5.00/RSF MG



**Two Story
East Building**
Main Floor
52,404 SF
Mezzanine
35,727 SF

**One Story
Main Floor**
18,751 SF

**Two Story
West Building**
Main Floor - 28,672 SF
Mezzanine - 21,845 SF

For Sale or Lease
Office Building

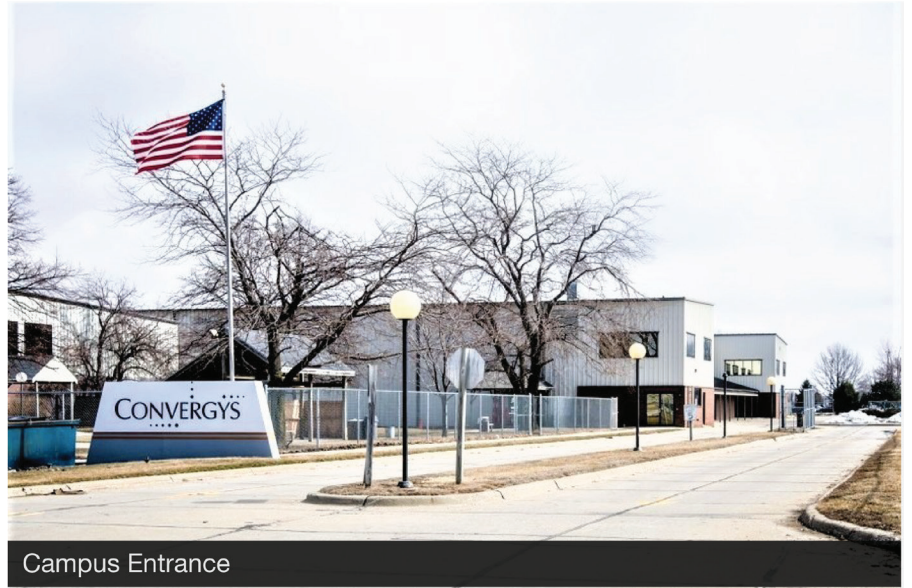
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West Building



Campus Entrance



West Building

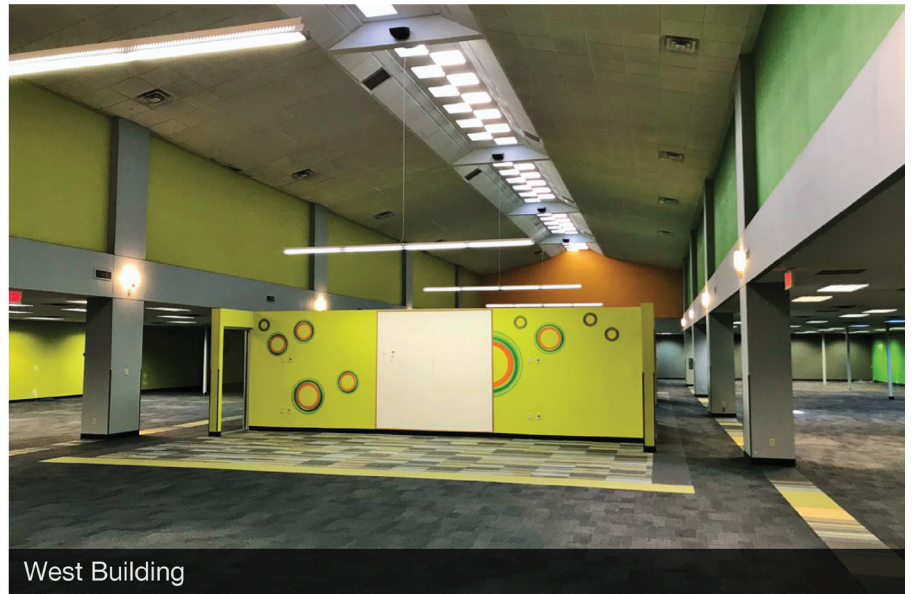


West Building

For Sale or Lease
Office Building
157,399 SF
Sale Price: \$2,999,000
Lease Rate: \$5.00/RSF MG



West Building



West Building



West Building



West Building

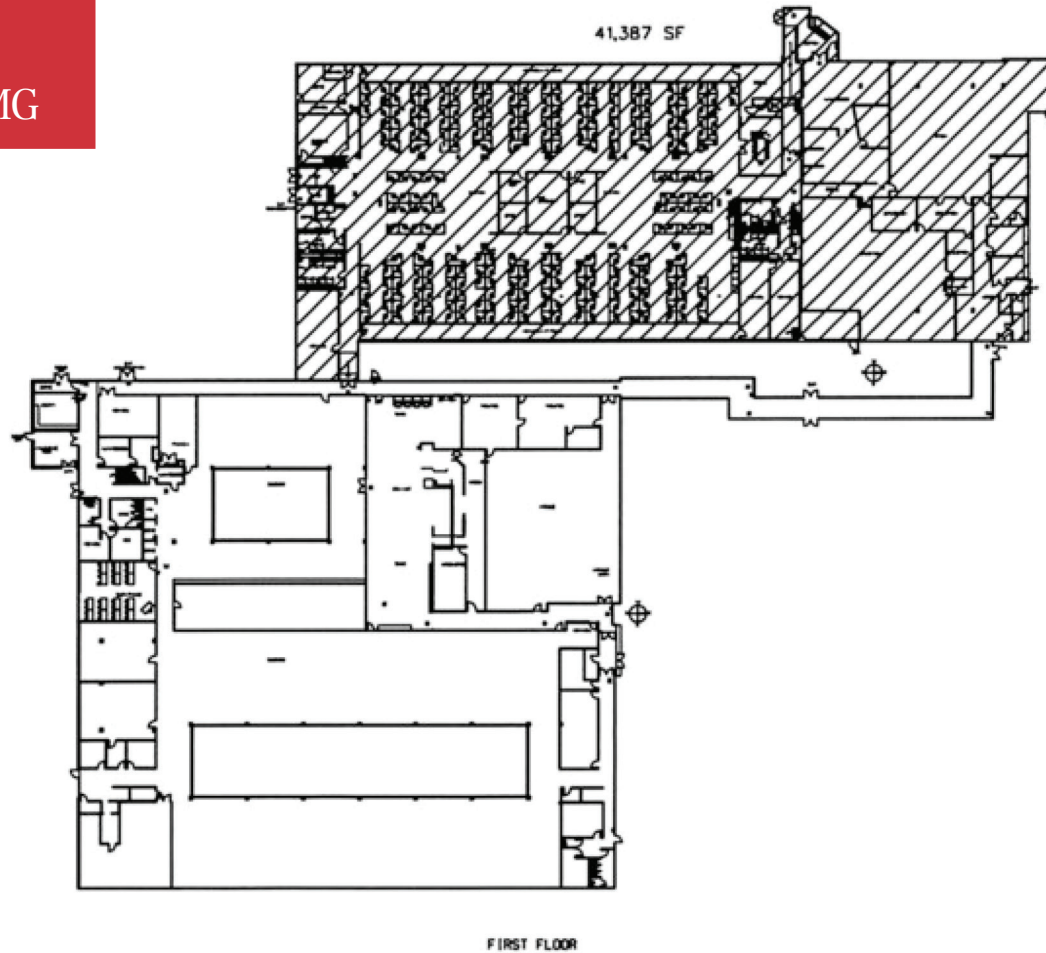
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1ST FLOOR MASTER PLAN

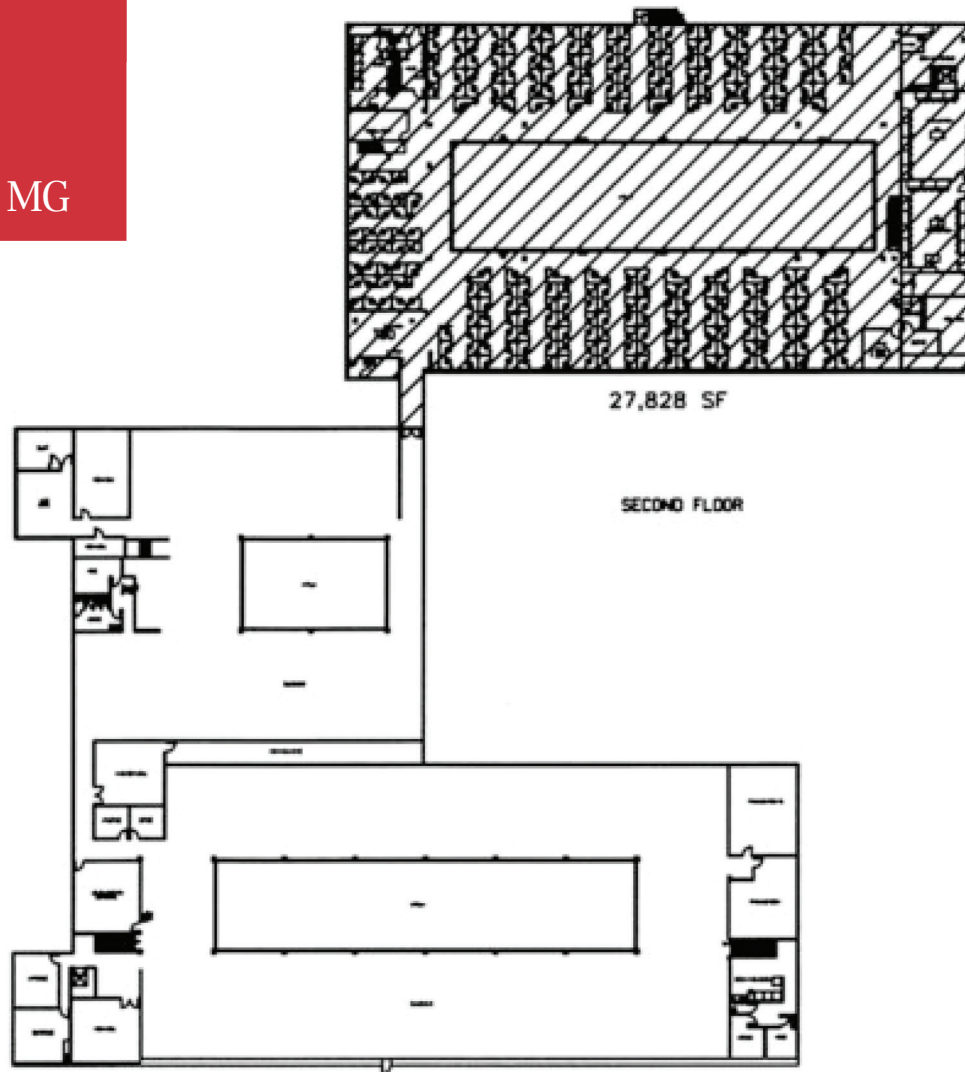
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2ND FLOOR MASTER PLAN

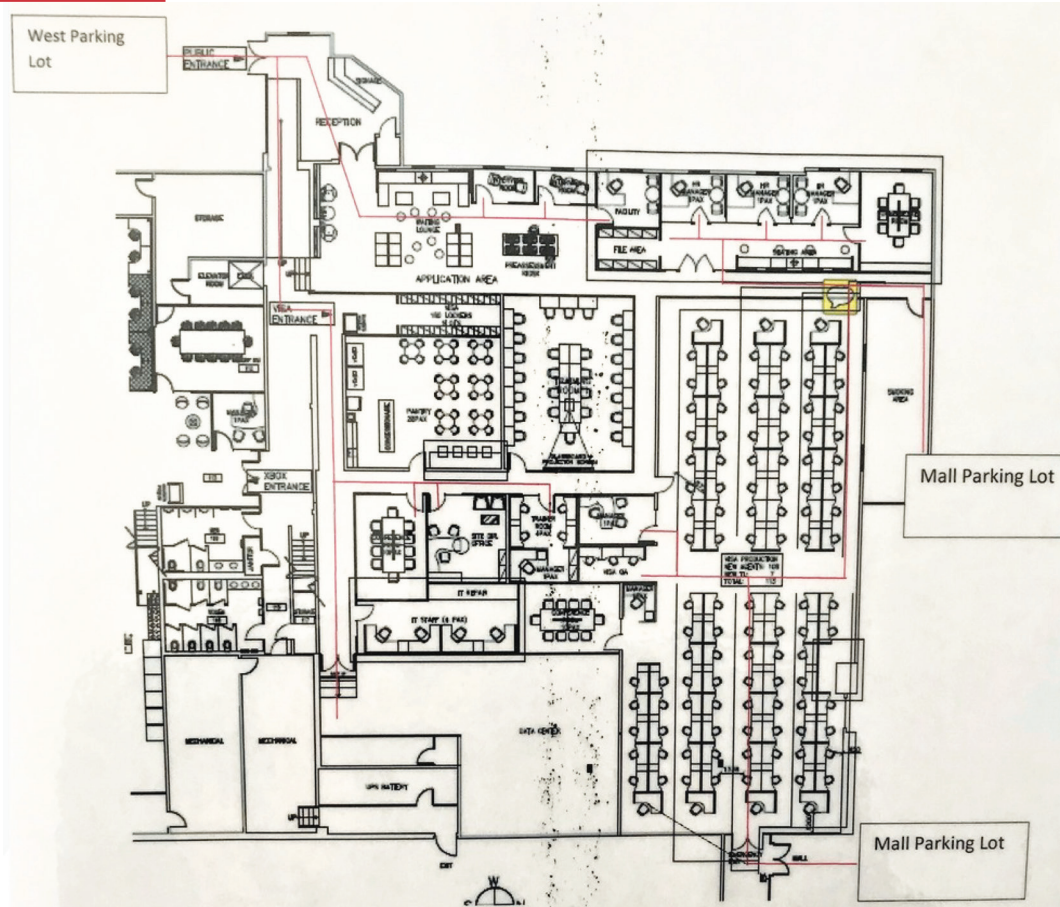
For Sale or Lease

Office Building

157,399 SF

Sale Price: \$2,999,000

Lease Rate: \$5.00/RSF MG



West Building 1st Floor Concept

For Sale or Lease
Office Building
 157,399 SF
 Sale Price: \$2,999,000
 Lease Rate: \$5.00/RSF MG



SQUARE FT. PER ROOM	ROOM #	NO. OF CUBICLES PER ROOM
APPROX. 1,200 SQ. FT.	ROOM #1	APPROX. 240 CUBICLES
APPROX. 6,100 SQ. FT.	ROOM #2	APPROX. 140 CUBICLES
APPROX. 6,000 SQ. FT.	ROOM #3	APPROX. 140 CUBICLES
APPROX. 5,000 SQ. FT.	ROOM #4	APPROX. 80 CUBICLES
APPROX. 5,200 SQ. FT.	ROOM #5	APPROX. 80 CUBICLES

NOTED DIMENSIONS

INCLUDES BUILDING WIDTH 31 FT.
 RANGE OF VENDING DIMENSIONS- 100 SQ. FT. TO 200 SQ. FT.
 CLEARANCE DIMENSIONS FOR EXISTING 100 SQ. FT.
 VENDING DIMENSIONS APPROX. 20-30 SQ. FT.
 SHARED CORRIDOR WIDTH 8 FT.

WALL LEGEND

EXISTING WALLS
 NEW WALLS

CUBICLE DIMENSIONS



Keynotes

FEL Associates Inc.
 Architect / Structural Engineering / Interiors
 10000 N. 10th Ave., Suite 200
 Denver, CO 80231
 303.751.1000
 303.751.1001
 www.felassociates.com



NEW MAIN FLOOR PLAN

OWNER
MEASURE BUILDING
 102 SERGEANT SQUARE DRIVE
 SERGEANT BLUFF, IOWA 51054

2013043

S1.6

For Sale or Lease
Office Building
 157,399 SF
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Keynotes



SQUARE FT. PER ROOM	ROOM #	NO. OF CUBICLES PER ROOM
APPROX. 4,833 SQ FT	ROOM #6	APPROX. 148 CUBICLES
APPROX. 4,761 SQ FT	ROOM #7	APPROX. 100 CUBICLES
APPROX. 4,833 SQ FT	ROOM #8	APPROX. 284 CUBICLES
APPROX. 4,872 SQ FT	ROOM #9	APPROX. 216 CUBICLES

NOTED DIMENSIONS

- WALLS (UNLESS NOTED) 5" FT
- RANGE OF WINDOW DIMENSIONS: 148 SQ FT TO 280 SQ FT
- CORNER SPACINGS FOR EXISTING: 360 SQ FT
- CORNER DIMENSIONS APPROX. 24' X 14' 10" SQ FT
- MINIMUM CORNER WIDTH 4'

WALL LEGEND

- EXISTING WALLS
- NEW WALLS

CUBICLE DIMENSIONS



F&H Associates, Inc.
 Architectural / Structural Engineering / Interiors
 10000 N. 10th Ave., Suite 200
 Omaha, NE 68114
 402.426.2000
 www.fandh.com



NEW UPPER FLOOR PLAN

OWNER
MEASURE BUILDING
 102 SERGEANT SQUARE DRIVE
 SURGEON BLUFF, IOWA 51054

Project Number
 2013043

\$1.7

NAI Robert Lynn

OFFERING MEMORANDUM



For additional information please contact:

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actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI United, NAI Robert Lynn and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Van Power, SIOR	384300	vpower@nairl.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov