

BENSON LOFTS



705 Douglas St., Sioux City, IA 51101

Residential | Commercial

The Benson Lofts



REAL
ESTATE
GROUP



OPENING
2024

PROJECT DESCRIPTION

Harkay Development has acquired the Benson Building, a six-story brick building originally built in 1920 at 705 Douglas Street, with plans to rehab the building and convert it into **16,400+ FT of commercial space** and **83 one- and two-bedroom luxury apartments**. The developer has been awarded City, State, and Federal Tax Credits for the restoration of this building, which requires strict adherence to the historical guidelines and limits the flexibility of the space. The building has had many uses over its life, from one of Sioux City's first motor marts to a furniture company headquarters. This next phase will notably be the best use the building has ever experienced.



www.bensonlofts.com



712-899-8418



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COMMUNITY AMENITIES

- Dog Park
- Pet Wash
- Bike Repair and Docking Stations
- Heated Underground Parking
- Surface Parking
- Rooftop Venue
- 7th Floor Rooftop Fitness Center
- Community Room
- Commercial Spaces Available
- Work from Home Kiosks
- Passenger and Freight Elevators

and all of the amenities you need to call home!

Residents will enjoy luxury finishes with tasteful reminiscence of the vast history of the building throughout their apartment homes, the corridors and community spaces.



DOG WASH / BIKE REPAIR & DOCKING STATION



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ROOFTOP VENUE



DOG RUN, SURFACE & UNDERGROUND HEATED PARKING



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ROOFTOP FITNESS CENTER



SAMPLE APARTMENT



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COMMUNITY ROOM



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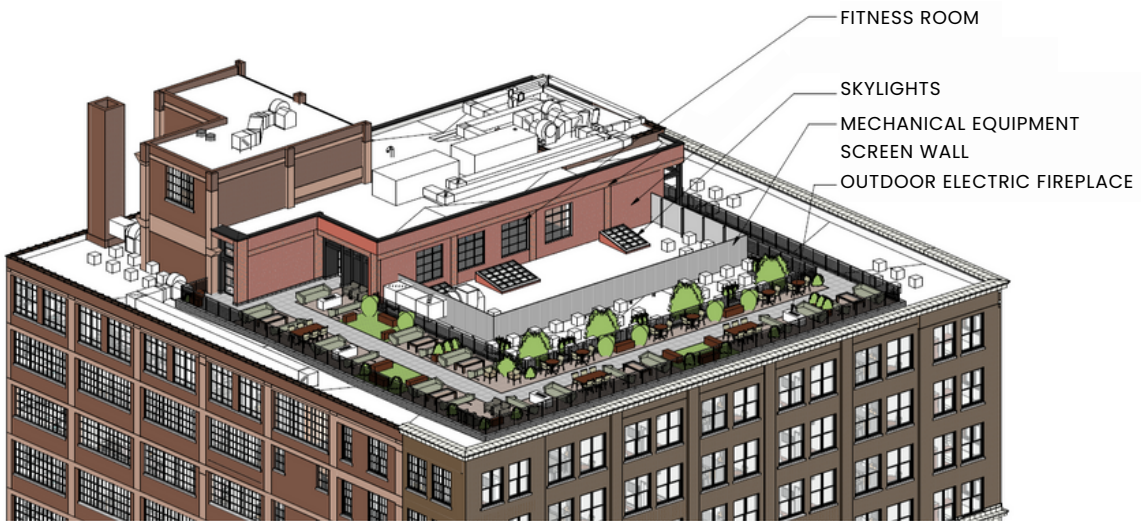
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ROOF DECK PLAN



Adding to the overall appeal, many additional amenities will be put into place. One such amenity is the roof top fitness center and gathering space. Overlooking downtown, this space provides views of the Hard Rock Hotel and Casino and their outdoor concert venue.



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COMMERCIAL SPACE

Over 16,400+ FT of commercial space within the building to include:

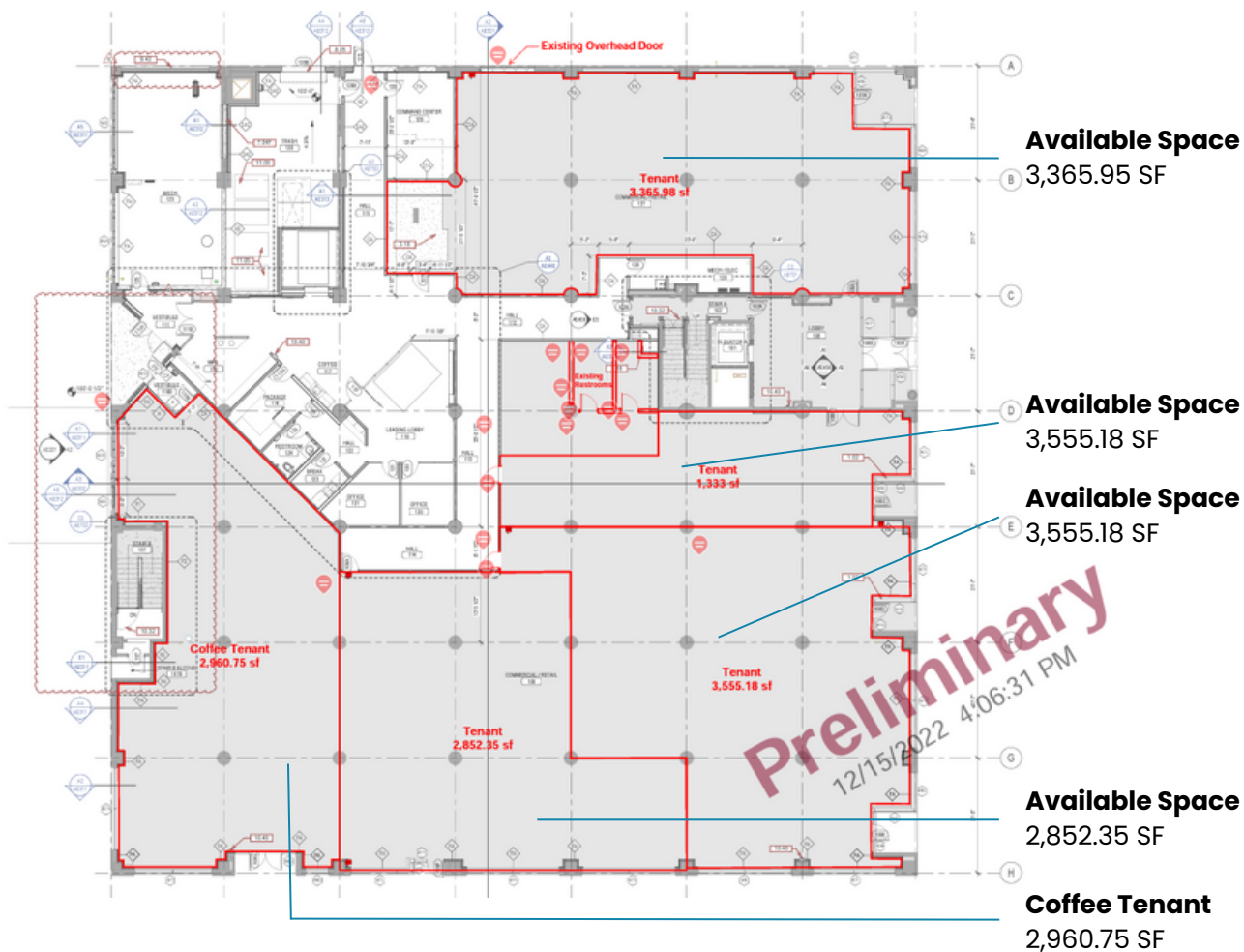


Professional Office Space



Restaurant & Coffee Shop

and other prospective tenants



LEASE RATE

\$12-\$15/SF plus \$4.13/SF CAM (NNN Lease)



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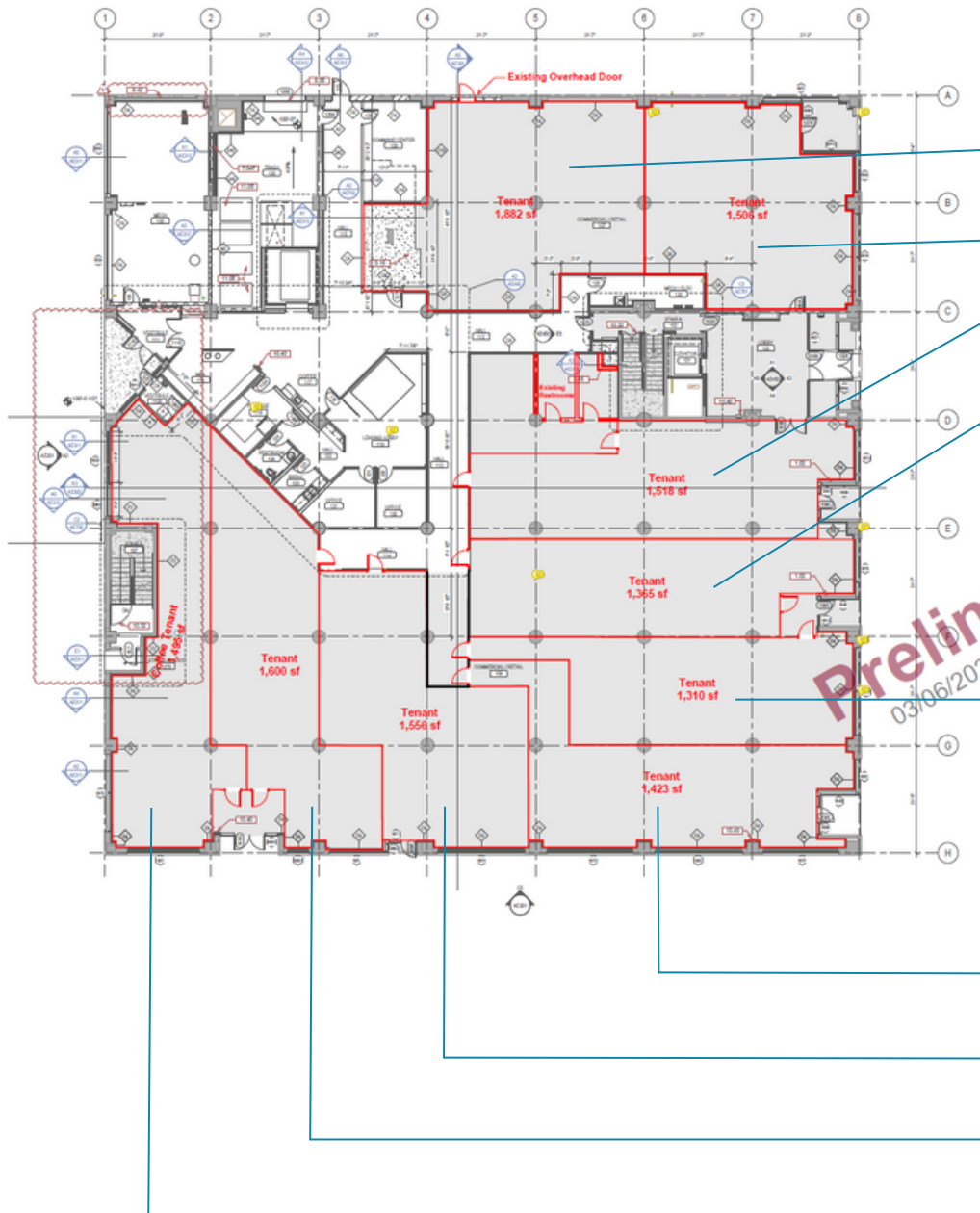
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PRELIMINARY COMMERCIAL SPACE PLAN



LEASE RATE

\$12-\$15/SF plus \$4.13/SF CAM (NNN Lease)



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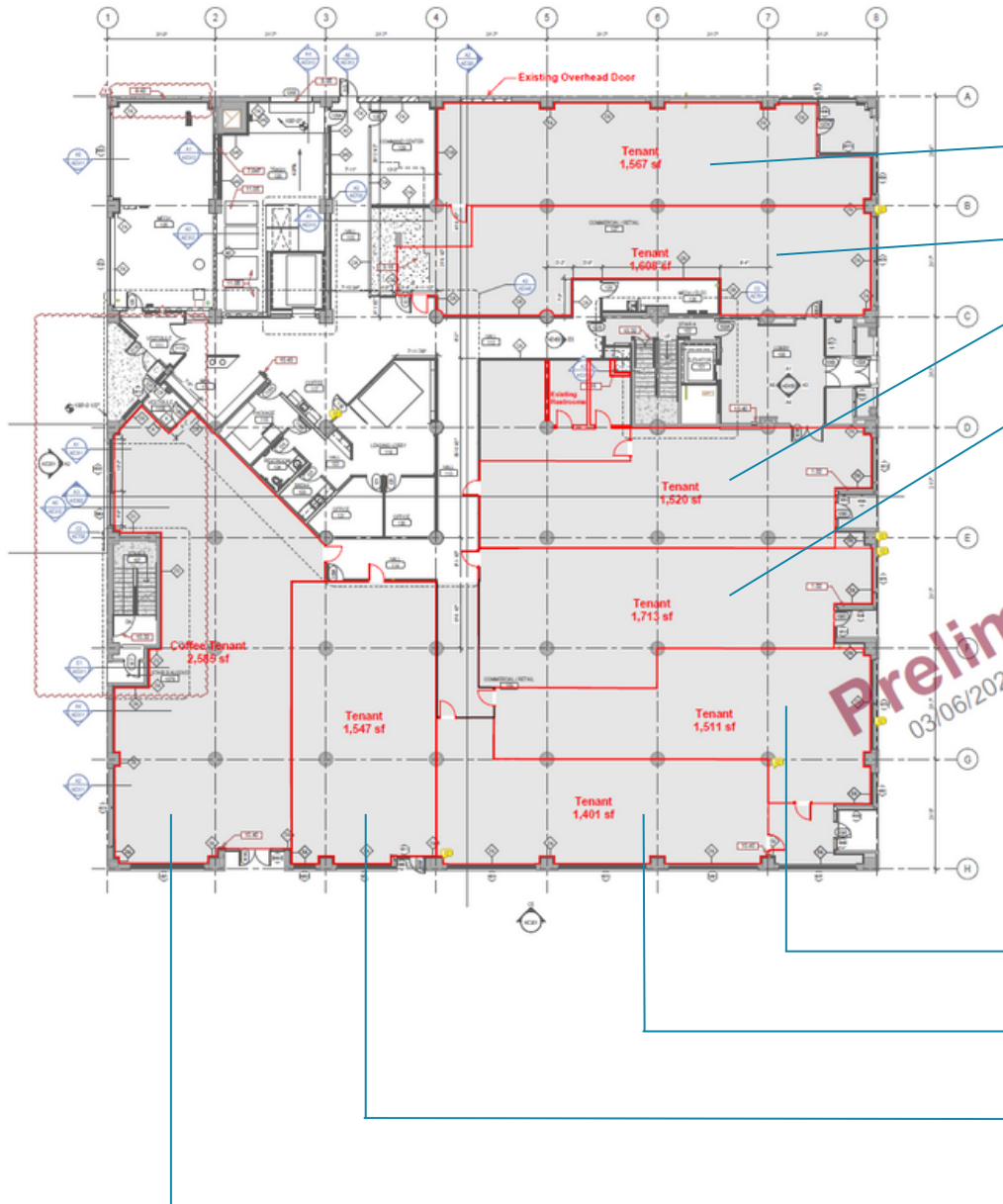
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PRELIMINARY COMMERCIAL SPACE PLAN



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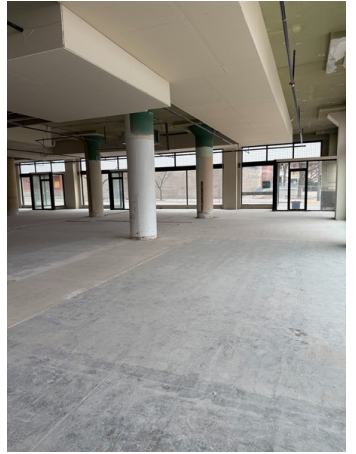


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COMMERCIAL SPACE



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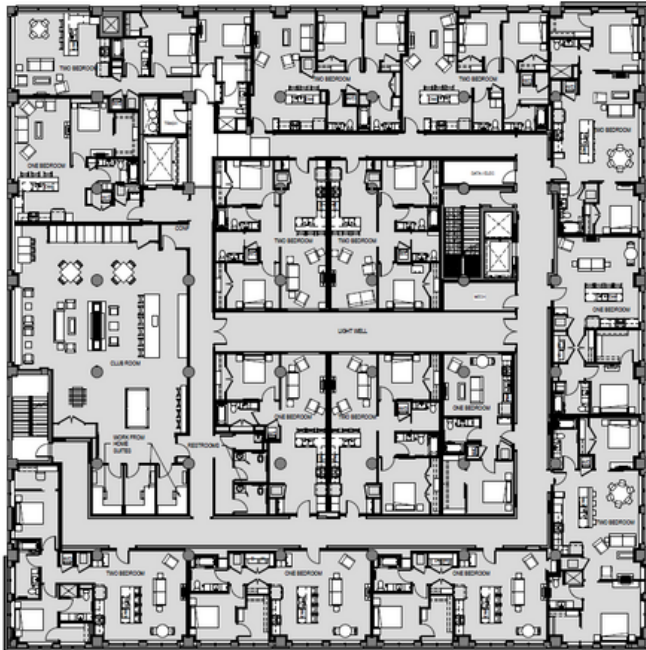
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RESIDENTIAL PLAN



LEVEL 2 PLAN

RESIDENTIAL SPACE

83 Spacious Luxury Apartments



897 to 1,292 Square Foot

UNIT TYPES



1



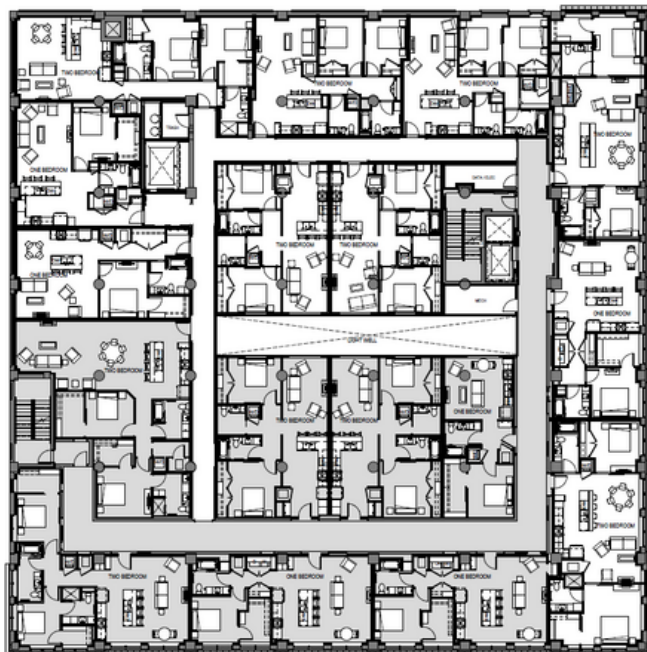
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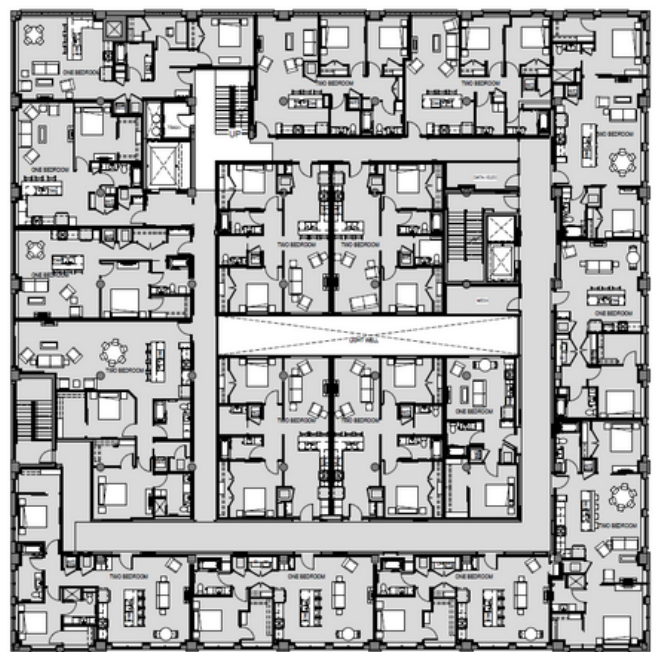
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2



LEVEL 3 & 5 PLAN



LEVEL 6 PLAN



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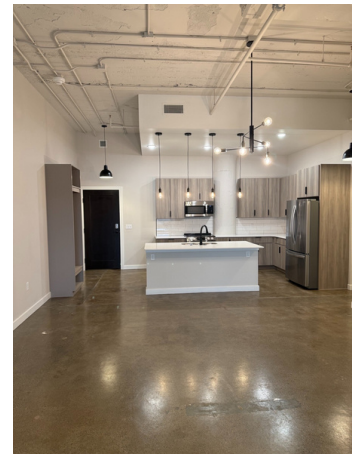


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SAMPLE APARTMENT



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Downtown Sioux City has undergone incredible revitalization including the Launch Pad Museum, parks and green spaces and Hard Rock Hotel & Casino, providing the ultimate living and nightlife destination.

FUN FACT:

The largest city in Siouxland is **Sioux City, Iowa** which has a population of **86,875** and home to more than 50 parks.



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SITE DESCRIPTION

Siouxland

Benson Lofts is located in a unique geographic and demographic location. Situated in the heart of downtown Sioux City, tenants will benefit from both the vibrancy of downtown, which has undergone significant recent investment and re-development, as well as the placement within Siouxland, the tri-state region of Iowa, Nebraska, and South Dakota. This location brings numerous advantages including access to large employers, abundant career opportunities, affordable cost of living, quality education, safe communities, and a wide variety of amenities and recreational opportunities.

SIouxLAND TOP EMPLOYERS



More than 4,500



More than 2,300



More than 2,000



More than 2,000



More than 1,500



UnityPoint Health

More than 1,400



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