

IN THE WORKS

EDITOR'S NOTE: The CBJ is launching the new In the Works feature to spotlight new building construction, commercial additions and other renovation projects around the Corridor. To suggest a project for inclusion, email us details about your new construction or business expansion to news@corridorbusiness.com. Include the address, building's name, owner and contact information.

LINN COUNTY PHOTOS BY RICHARD PRATT

PROJECT: BOULEVARD APARTMENTS



ADDRESS: 640 Marion Blvd., Marion
DEVELOPER: Talon Development
COST: \$11.5 million
SIZE: Four stories, 93 units
DESCRIPTION: The apartment building being built on the former Hames Homes site includes a mix of studio, one-bedroom and two-bedroom units.

JOHNSON COUNTY PHOTOS BY NOAH TONG

PROJECT: UNIVERSITY OF IOWA WRESTLING TRAINING FACILITY



ADDRESS: Near Carver-Hawkeye Arena, 1 Elliott Drive, Iowa City
SIZE: 38,000 square feet
COST: \$21,522,000
CONTRACTOR: McComas Lacinia Construction Company Incorporated
ARCHITECT: Neumann Monson Architects
DESCRIPTION: The new, two-story UI Wrestling Facility will have locker rooms, a practice room, strength and conditioning space, training and therapy rooms, and wrestling office, as well as access to the Carver-Hawkeye Arena floor. Its expected completion date is April 2024.

PROJECT: ANNEX ON THE SQUARE



ADDRESS: 501 Fourth Ave. SE, Cedar Rapids
DEVELOPER: TWG
COST: \$51 million
SIZE: 200,000 square feet
DESCRIPTION: The mixed-use development includes 22 units at market rate and the remaining 202 for those earning up to 60% of the area's median income, plus ground floor retail space.

PROJECT: IOWA CITY VETERANS AFFAIRS HEALTH CARE SYSTEM OUTPATIENT CLINIC



ADDRESS: 2213 Second St., Coralville
SIZE: 33,000 square feet
ARCHITECT: Brost Architects & Planners LTD
DESCRIPTION: The IC VA Community Based Outpatient Clinic is moving into the location of a former Geico Insurance location. The new location will let the Iowa City VA provide expanded services for women veteran services, telehealth and patient education. On the Coralville strip, the property has a \$1,545,000 assessed value.

PROJECT: TIMPTE CUSTOMER SUPPORT CENTER



ADDRESS: 8615 St. Martin Blvd. SW, Cedar Rapids
DEVELOPER: Cedar Rapids Building Partners, LLC
COST: \$8 million
SIZE: 36,000 square feet
DESCRIPTION: The regional commercial trailer sales and service facility being built at the company's site will create 24 new jobs.

PROJECT: SCOOTER'S COFFEE



ADDRESS: 802 First Ave., Coralville
SIZE: 1,600 square feet
COST: Angell Properties LLC sold the property, valued at \$518,300, for \$900,000 on Aug. 30.
OWNER: Coffeehouse Holdings LLC
DEVELOPER: MMS Consultants
DESCRIPTION: Scooter's Coffee shop is replacing the site of a former BP gas station in Coralville. It is one of many Scooter's Coffee shops to pop up in the Corridor recently. This location will sit directly beside Casa Azul near the Iowa River Landing.

PROJECT: DOUGLAS ON FIRST



ADDRESS: 1953 First Ave. SE, Cedar Rapids
DEVELOPER: Watts Group
COST: \$22.2 million
SIZE: Two 24-unit buildings
DESCRIPTION: The two luxury condominium buildings will feature a shared amenity area featuring a workout facility and fire pit.

PROJECT: THE LUNDELL



ADDRESS: 413 10th Ave., Coralville
SIZE: Six stories with commercial space and 80 apartment units
OWNER: Heritage Property Management
DESCRIPTION: Studio apartments will begin at \$1,095 and two bedroom units will be the most expensive at \$1,595. The first two floors of the complex will be dedicated toward heating parking.