

# Wilson Lofts



33 Apartments / Clinton Culinary / Makers on 5th / 217 5th Avenue South / Clinton, Iowa 52753

[Wilson-Lofts.com](http://Wilson-Lofts.com)





## Celebrating the Past, Built for the Future

The Wilson Lofts is the tallest, most iconic building in downtown Clinton. A total of \$15.6 million was invested and took nearly 10 years to complete. After years of perseverance and commitment we welcome you to see first-hand the Wilson Lofts' amazing transformation from an office building into an iconic, mixed-use development built for the future.

The Wilson Lofts residents will be living in a piece of history built for the future. The large windows feature near panoramic views of downtown Clinton and some provide views of the Mississippi River. Floorplans offer multiple styles including studios, one- and two-bedroom units, and townhome units. Square footages range from 483 to 1,224 square feet and rents range from \$750-\$1,100 per month. Of the total 33 units, 26 units are designated at market rate and 7 units are designated as workforce housing for those earning 80% of the Area Median Income.

Entrepreneurs wishing to open within the Makers on 5<sup>th</sup> and Clinton Culinary incubator spaces are also encouraged to attend the open house. Both business incubators within the Wilson Lofts offer flexible leasing terms and subsidized rent to help transition new businesses into storefront opportunities. Our goal is for entrepreneurs to grow successful enough to move into another larger storefront in the Clinton community.

- **Makers on 5<sup>th</sup>** is designed for retail businesses and offers six suites for lease ranging in size from 499-894 square feet and rent ranging from \$715-\$1,175.
- **Clinton Culinary** is designed for food artisan, entrepreneur, or restaurateur looking to open or expand into a storefront location with suites ranging in size from 194-317 square feet and rents ranging from \$625-\$725 per month.

Prospective incubator tenants also need to complete an application for consideration and submit a business plan. The online application can be found at [Wilson-Lofts.com](http://Wilson-Lofts.com).

*Apply Today!*



[www.Wilson-Lofts.com](http://www.Wilson-Lofts.com)

# Frequently Asked Questions



## Pet Policy

Up to two cats or one dog (no weight restriction).



## Parking

Parking is available in multiple city lots. Residents will be provided a parking pass to display and will need to provide vehicle registration to management monthly to remain compliant with City requirements.



## Lease Length

12 months (residential & commercial). It is our hope you enjoy the property so much you wish to call this home for a very long time.



## Features

In-Unit Washer/ Dryer

Dishwasher, Stove & Refrigerator, Microwave

No smoking, no vaping (smoke free building)

Tenant pays electric. Landlord pays water, sewer, garbage.

New Elevator, access is only for residents and visitors

Broadband Ready (Internet streaming through two provider options- Mediacom or Miles Communication Fiber Optic)

Wheelchair Accessible

Secured Building (at all times). Residents will have mobile phone access to allow visitors in separate, designated resident entrances.

Residents are strongly encouraged to support the businesses located on the commercial first floor incubators, Clinton Culinary and Makers on 5<sup>th</sup>, but do not have direct access from within the building. You must enter the incubators in from 5<sup>th</sup> Avenue South.

Additional storage is not available at this time.



## Transit

Transit station located along South 2nd Street with fixed routes and para transit door-to-door service for those who are ADA eligible.

Bike Share program available (0.7 miles from property) to enjoy Clinton's 12 miles of bike trails.



## Now Accepting Pre-Applications

Pre-applications are required to start the process to show available residential units. Prospective tenants should complete the pre-application and a representative from the property management company, Home Base Property Management, LLC, will contact you in the order in which your pre-application was received to schedule a showing. Pre-applications for both residential apartments, Makers on 5th, and Clinton Culinary are available at [www.Wilson-Lofts.com](http://www.Wilson-Lofts.com) and [www.HomeBasePM.com](http://www.HomeBasePM.com) or by calling (563) 212-5744.

## Equal Housing Provider

At Home Base Property Management, LLC, we believe that our residents and commercial tenants deserve to be treated fairly at all times. As an equal housing provider, Home Base Property Management, LLC is committed to complying with all federal, state, and local fair housing laws. Home Base Property Management, LLC provides housing opportunities regardless of race, color, national origin, religion, sex, physical or mental disability, familial status or any other classification protected by applicable federal, state or local law.

## Property Management Office

A property management office is located on-site, and will soon have a dedicated property manager that will manage the day-to-day operations of the Wilson Lofts for residential and commercial tenants.

## Parking

Residential tenants of the Wilson Lofts are able to use the City-owned parking lots located within one block of the property (identified below in yellow), which include the following parking lots at the following addresses (and noted below):

- Parking Lot 1- 238 6th Avenue South (southwest of property);
- Parking Lot 2- 226 6th Avenue South and 218 6th Avenue South (directly south of the property); and
- Parking Lot 3- 134 6th Avenue South (corner of 6th Avenue and South 2nd Street; southeast of property);
- Parking Lot 4- Parking Lot east across the street from City Hall (east half of block south of 6th Avenue South and west of South 3rd Street; southwest of Property).
- Home Base Property Management, LLC will issue a parking pass(es) to the residential tenants at the lease signing. Parking passes will only be issued to residential tenants with active leases (no visitors). Tenants must display this parking pass in the front windshield at all times. Per our agreement with the City of Clinton, we must provide contact information (phone number and mailing address) and vehicle information (license plate number) at lease signing.

## Website

All this information and more is provided for you at [Wilson-Lofts.com](http://Wilson-Lofts.com). The website will be updated regularly as more information becomes available.

Equal Housing Opportunity & Equal Opportunity Provider.

