



For Lease - Retail Space - 12,855 Square Feet



**SHOPPES AT
NORTHWEST CROSSING**
3440 W STATE STREET
GRAND ISLAND, NEBRASKA 68803

- Located within Grand Island's prime retail hub
- National Tenants Include: Petco, Shoe Carnival, Dress Barn, Bed Bath and Beyond & Men's Warehouse
- Easy access to Highway 281 & State Street intersection
- Leasing Terms:
 - Rental Rate: \$25.00 PSF, and 2% annual increases
 - Total Area: 95,630 SF
 - Type: NNN
 - Term: 5-10 years
 - Improvement Allowance: Negotiable



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Suite	Square Feet (Min - Max)	Price	Date Availability
8	1,400 - 1,400 SF	\$12.00 - \$14.00	Immediately
13	3,400 - 3,400 SF	\$12.00 - \$14.00	Immediately
17	6,252 - 8,055 SF	\$12.00 - \$14.00	Immediately
19	1,803 - 1,803 SF	\$12.00 - \$14.00	Immediately



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