



CONNELLY REDEVELOPS 4TH & JACKSON

For Release: Wednesday, September 28, 2011

Contacts:

Lofts: Kevin McManamy, VP, United Real Estate Solutions, 712-226-6000

Office: Chris Bogenrief, Pres., United Commercial, 712-204-6261

Sioux City, Iowa – Bart Connelly, president of Connelly Tiehen & Sons (CTS), today announced the company's newest downtown redevelopment project at 4th & Jackson. The building, located at 700 4th Street and anchored by Stifel Nicolaus, is known by many as the Piper Jaffrey or UBS building. The six-story, 50,000 square foot building was originally constructed in 1972 by Sioux City Federal Savings & Loan.

The 4th & Jackson project is a multi-million dollar mixed-use development including the construction of up to eighteen market rate, upscale lofts on the upper floors and the conversion of several lower floors of office space into Class A professional space. All lofts are single story, offer both two or three bedrooms and two or 2.5 baths. The units range in size from 1208 to 1513 square feet, larger than their predecessors at United Center, and prices start at \$159,950. The lofts feature breathtaking skyline views, granite countertops, soaring ceilings and direct connections into the new, adjacent Heritage Parking Ramp.

Connelly, with over 30 years of construction experience, said building restoration has become a major part of his business. "I truly believe the amenities created by cultural and entertainment districts, coupled with buildings like these, create vibrant areas that help us attract and retain our graduates and young professionals."

"There is a large and growing segment of people who have an appetite for the convenient, energetic lifestyle provided by downtown lofts, as proven by the sales success of the UC Lofts in the United Center," stated Kevin McManamy, vice president of United Real Estate Solutions which is marketing the 4th & Jackson Lofts for sale. "Nineteen of the twenty-one lofts in United Center have sold. Given the lofts' amenities, location and unparalleled views, we see the 4th & Jackson Lofts having a very strong appeal."

"The City of Sioux City values the long and successful partnership we have enjoyed with Bart Connelly," stated Paul Eckert, Sioux City City Manager. "His vision has resulted not only in the creation of jobs but also the preservation of beautiful and historic Sioux City landmark buildings. This 4th and Jackson project will create jobs and develop state of the art lofts that we have identified as necessary to the economic development success of downtown Sioux City."

Chris McGowan, president of the Siouxland Initiative and Siouxland Chamber of Commerce stated, "Bart Connelly is an innovator and has a proven track record in the development of Siouxland. We are very pleased that he has chosen to make further investment in the heart of Siouxland, downtown Sioux City."

Chris Bogerrief, president of United Commercial, is marketing the professional office space. "4th & Jackson not only features incredible views of the Missouri River and Historic 4th, but it is in a unique location sitting just between the downtown financial district and the Historic 4th entertainment district with convenient access to both. It is also unique in that it is the only downtown building featuring direct connections to an adjacent parking ramp from more than one floor; both second and fourth," commented Bogerrief. 4th & Jackson sits next to the Sioux City Convention Center, the Promenade and Riviera theaters and the restaurants of Historic 4th.

This announcement marks Connelly's fifth re-development project in downtown Sioux City. The list includes restorations of the historic Evans Block, housing Heidman Law Firm at 1128 Historic 4th, the historic Williges Building, home of Vriezelaar Law Firm at 613 Pierce and the historic, mixed-use United Center at 302 Jones. Connelly also developed MacBehr's at 1201 Historic Fourth, in addition to multiple office buildings in Sioux City and Dakota Dunes, SD. Connelly Tiehen & Sons also has a custom home division.

United Real Estate Solutions is Siouxland's largest real estate company with more than 50 full-time professional sales associates licensed in Iowa, Nebraska and South Dakota. For information regarding the 4th & Jackson Lofts call 712-226-6000. For information regarding professional office space contact Chris Bogerrief of United Commercial at 712-204-6261. Information can also be found online at www.unitedrealestatesolutions.com and www.unitedcommercialrealestate.com.

9/28/2011 8:35 AM