

2x the Real Estate Power

Commercial Real Estate moves fast. Why not have 2 agents working for you?

Arlene Curry, CCIM, JD
712.389.4114



Jennifer Rose Bass, CCIM, MBA
712.266.5972

www.currybass.com

Arlene Curry & Jennifer Rose Bass formed a very unique Commercial Real Estate Team in October 2015 to better serve the Siouxland Market. It has proven to be extremely successful in providing enhanced services to their clients. Clients get the benefit of having two market experts working for them. Both members are deeply connected to the community with a tenacious drive to succeed and bring a wide proprietary index of potential buyers and commercial brokers.

The team is dedicated to meeting their clients' sales goals and have the tools in place to ensure a successful marketing program and closing. They have a proven track record of exceed the client's expectations. They are both experienced and successful negotiators. With Curry-Rose Bass you are networked with local, regional and national brokers through Century 21 Commercial and the CCIM Institute. Their resume's include successful deals structured with development assistance from the City of Sioux City, South Sioux City, North Sioux City and State Economic Development organization in the tristate area.

Both have earned the prestigious CCIM designation that involves an advanced analytical curriculum and presentation of a portfolio of qualifying industry experience. The curriculum addresses financial analysis, market analysis, user decision analysis, and investment analysis — the cornerstones of commercial investment real estate. CCIMs are recognized experts in commercial real estate brokerage, leasing, asset management, valuation, and investment analysis.

Significant Recent Transactions by Curry - Rose Bass

- Commerce Building: 100,000+ sf downtown historic redevelopment building sale
- Dakota Dunes Welcome Center: 5,532 sf office building investment sale
- Former Bekins Building: 50,000 sf downtown warehouse/redevelopment building sale
- Former Healey Werks Buildings: 26,000 sf industrial and storage buildings sale
- Ikes Bingo: 4.3 acre sale to Casey's General Store
- Hedquist Eye Care: 2,400 sf downtown medical office space lease
- Primebank: 0.84 acre site assembly on Hamilton Boulevard
- Crary Huff Law Firm: 8,000 sf downtown office building sale
- Hatch Building: 40,000 sf historic building sale
- CF Industries: 326 acre industrial land assembly for \$1.9 billion expansion
- Southern Square Shopping Center: 35,000+ in retail leases as exclusive leasing agents
- Soo Tractor: 145,000 sf industrial building sale
- Titan Industries: 19,000 sf industrial building sale
- Great Southern Bank: 12,000 sf office lease
- Lakeshore Development: 29 acre sale North Sioux City
- American Natural Soy: 138,000 sf industrial building purchase
- Emma's Event Center: 10,000 sf special purpose building sale to Drop Zone
- ILL, Inc: 50,000 sf industrial building sale in North Sioux
- Downtown Bomgaars: 63,000 sf industrial building sale
- Krumman Building: 12,000 sf multitenant investment sale
- Ho-Chunk Center: Leased over 30,000 sf to multiple users
- Handy LC: 7,000 sf medical lease in South Sioux City
- 600 4th Street (Terra Centre): 145,000 sf office sale
- Lazaderm: 1,900 sf retail lease at the Marketplace
- Cobblers Bench: 6,400 sf downtown retail/office building sale
- Leiber Construction: 15.50 ac building site sale

Century21

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Business Space is Important.

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PROFESSIONAL AFFILIATIONS

- CCIM - Certified Commercial Investment Member
- Greater Northwest Iowa Board of REALTORS®
- Iowa Association of REALTORS®
- National Association of REALTORS®
- State Bar of South Dakota (AC)
- Siouxland Chamber Ambassador (JRB)
- Siouxland Chamber of Commerce (JRB)

CUSTOMER TESTIMONIALS

- "I was very impressed with your goal oriented action. We build in different markets in the Midwest and I can say you are both "top notch". I appreciated your knowledge of the Sioux City Market. You did exactly what we requested professionally and we are excited about the Bekins Building Project." Clint Stencil, Stencil Construction
- "Jennifer and Arlene went the extra mile in getting our property sold—in addition to marketing the property, they were involved in the process of assisting the buyer in obtaining approvals they needed to make their project happen. They are good communicators, as well." C Fred Cornforth, CEO, CDI Group of Companies
- "Jennifer Rose Bass and Arlene Curry - You make an awesome team. Jennifer is a go getter who makes things happen and communicates really well along the way. While Arlene is knowledgeable and a sharp real estate advisor. This team is hard to beat! I really appreciate how you both know how to make the process work smoothly. Thanks for everything on our recent commercial leasing and commercial sale. You are a talented team." Scott Ward, Real Estate Investor, Lakeside Companies
- "We were more than satisfied with the professional brokerage provided from pricing the property, to locating prospects, to negotiating a satisfactory – rather complicated sales agreement. Because of this, we have entrusted another significant property to Curry-Rose Bass for marketing on our behalf." Mike Bennett, investor and owner of Clyde's Rush Werks
- "Jennifer is a knowledgeable, friendly and efficient professional in the Siouxland area. She goes the extra mile to make sure her clients are well taken care of! It has been a pleasure working with Jennifer. You can clearly see she cares about her community, her clients and their businesses." Alison Alderman-Draher, Scooters Coffee
- "Arlene's commitment to selling the old Girls Inc. facility was above and beyond. She created an effective marketing plan that made our property visible to the entire community. Our building was unique and presented some challenges in finding the right buyer. Arlene's experience and dedication were key in selling our building quickly." Mandy Engel-Cartier, Executive Director, Girls Inc. of Sioux City
- "Over a period of years, we worked with Arlene to locate a Siouxland site for our next processing facility. She listened to our needs and worked with us to find the right solution. We highly recommend Curry-Rose Bass as the go-to commercial brokers in Siouxland." Julie Schuett, American Natural Processors

BOARD SERVICE

- CCIM Board of Directors, current (Both)
- Downtown Partners Board of Directors, current VP (JRB)
- June E. Nysten Community Advisory Board, current (JRB)
- NWI Board of REALTORS® Finance Committee (JRB)
- Morningside College Board of Directors, current (AC)
- United Way Women United, current (AC)
- Boys & Girls Home & Family Services Auxiliary Board Member, current (JRB)
- Girls Inc, Board, past (AC)
- Orpheum Theatre Endowment Fund, past (AC)
- Sioux Gateway Airport Board, past (AC)
- Siouxland Chamber of Commerce Executive Board, past (AC)
- Siouxland Community Foundation, past (AC)
- South Dakota Chamber of Commerce & Industry, past (AC)



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