



511 E 5th Street

Waterloo, Iowa, 50703

EXCLUSIVELY MARKETING BY:

Phillip Shirk

President/Broker

319.239.4446

Phillip@awcred.com

Lindsey McEnaney

Associate/Realtor®

563.419.7644

Lindsey@awcred.com

Blake Keating

Associate/Realtor®

319.480.4213

Blake@awcred.com



AWCRED.COM

AW COMMERCIAL REAL ESTATE & DEVELOPMENT





CONTENTS

Executive Summary
Property Description
Disclaimers



EXCLUSIVELY MARKETING BY:

Phillip Shirk

President/Broker
319.239.4446
Phillip@awcred.com

Lindsey McEnaney

Associate/Realtor®
563.419.7644
Lindsey@awcred.com

Blake Keating

Associate/Realtor®
319.480.4213
Blake@awcred.com





EXECUTIVE SUMMARY

- 511 E. 5th Street,
- Waterloo, Iowa 50703
- 5,069 Square Feet
- Year Built: 1915
- 18+ Offices
- Conference Room
- Elevator Access
- Lease Type: Modified Gross Lease
- Lease Price: \$8.00 PSF
- Located Downtown Waterloo with Close Proximity to HWY 218 / HWY 63
- Walkable access to restaurants, amenities, and parking options



EXCLUSIVELY MARKETING BY:

Phillip Shirk

President/Broker
319.239.4446
Phillip@awcred.com

Lindsey McEnaney

Associate/Realtor®
563.419.7644
Lindsey@awcred.com

Blake Keating

Associate/Realtor®
319.480.4213
Blake@awcred.com





PROPERTY DESCRIPTION

Discover a rare opportunity to lease a functional and well-designed office suite in the iconic KWWL Building in downtown Waterloo. This 5,069 square foot space offers a highly efficient layout with 18+ private offices, ideal for professional services and administrative operations in an accessible location. Located on the third level, the suite features elevator access, a dedicated conference room, and a large parking lot for tenants convenience. Large windows bring in ample natural light, and the building's historic character blends seamlessly with modern professional use. Positioned in the heart of downtown, this location offers walkable access to restaurants, amenities, and parking options, along with exceptional visibility within one of Waterloo's landmark properties.

EXCLUSIVELY MARKETING BY:

Phillip Shirk

President/Broker
319.239.4446
Phillip@awcred.com

Lindsey McEnaney

Associate/Realtor®
563.419.7644
Lindsey@awcred.com

Blake Keating

Associate/Realtor®
319.480.4213
Blake@awcred.com





CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from AW Commercial & Development and it should not be made available to any other person or entity without the written consent of AW Commercial & Development.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to AW Commercial & Development. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. AW Commercial & Development has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, AW Commercial & Development has not verified, and will not verify, any of the information contained herein, nor has AW Commercial & Development conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

EXCLUSIVELY MARKETING BY:

Phillip Shirk President/Broker 319.239.4446 Phillip@awcred.com	Lindsey McEnaney Associate/Realtor® 563.419.7644 Lindsey@awcred.com	Blake Keating Associate/Realtor® 319.480.4213 Blake@awcred.com
--	---	--

