

511 E 5th Street

Waterloo, Iowa, 50703



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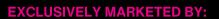






CONTENTS

Executive Summary
Property Description
Disclaimers



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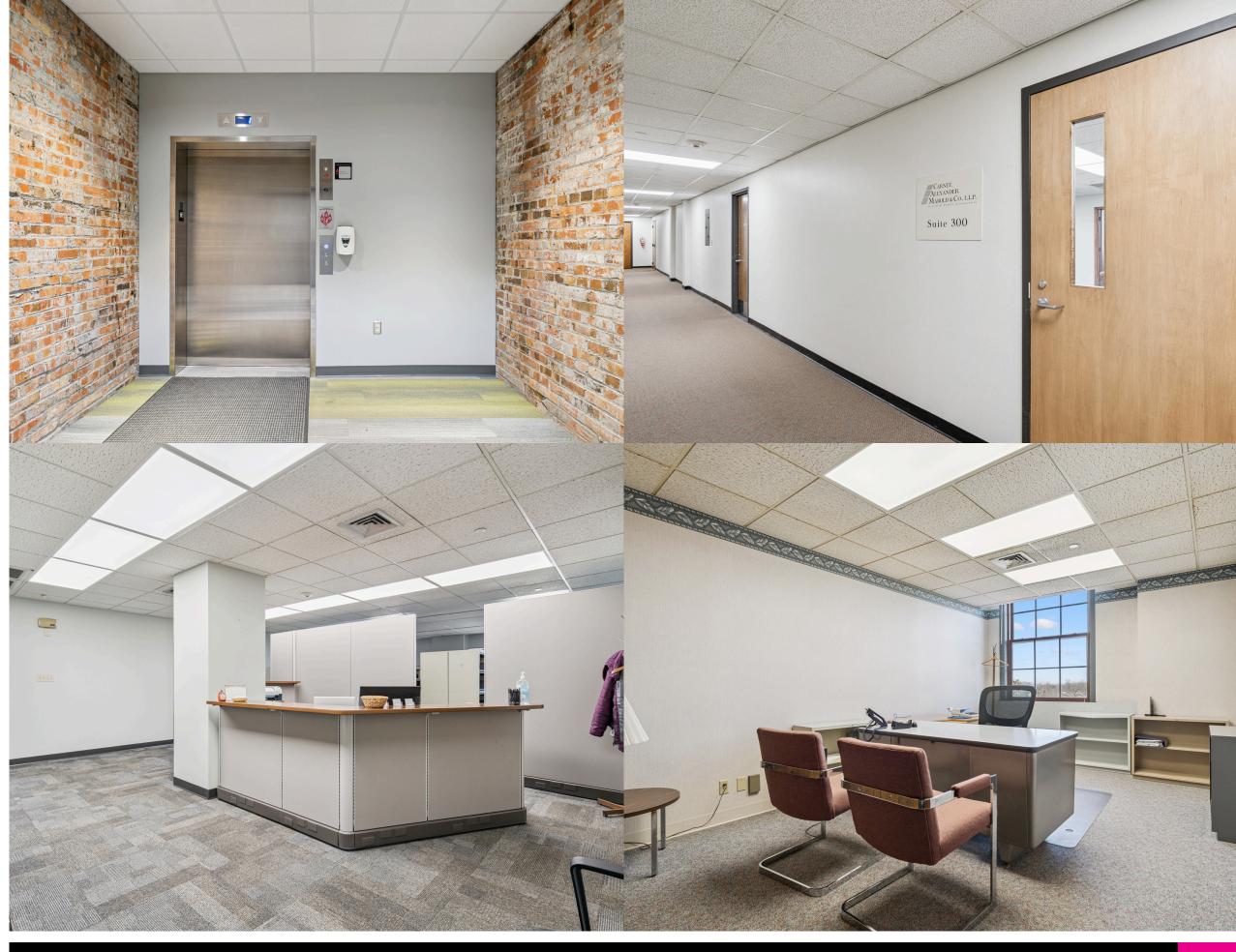




EXECUTIVE SUMMARY

- 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



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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.

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