

AW Commercial & Development



River Plaza

10 W. 4th Street
Waterloo IA 50701

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OFFERING SUMMARY

ADDRESS	10 W. 4th Street Waterloo IA 50701
COUNTY	Black Hawk
BUILDING SF	82,390 SF
NET RENTABLE AREA (SF)	19,722
LAND ACRES	.80
LAND SF	34,892 SF
YEAR BUILT	1930

FINANCIAL SUMMARY

OFFERING PRICE	\$1,100,000
PRICE PSF	\$55.78

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	10,117	56,149	79,972
2022 Median HH Income	\$38,691	\$53,028	\$56,558
2022 Average HH Income	\$54,593	\$72,533	\$80,902

Exclusive Offering

- The Historic River Plaza Building at 10 W 4th Street is a 55,548-square-foot office building with a unique mix of retail and office space. The property was constructed in 1930 and has undergone multiple renovations to modernize the asset.
- This property primarily consists of four floors of open office space with a centralized atrium extending to the roof, allowing ample natural light to flow into common areas.
- This asset also possesses a well-equipped recreation center with a lap pool, a full basketball gym, and a weight room. River Plaza is synonymous with Waterloo's history.

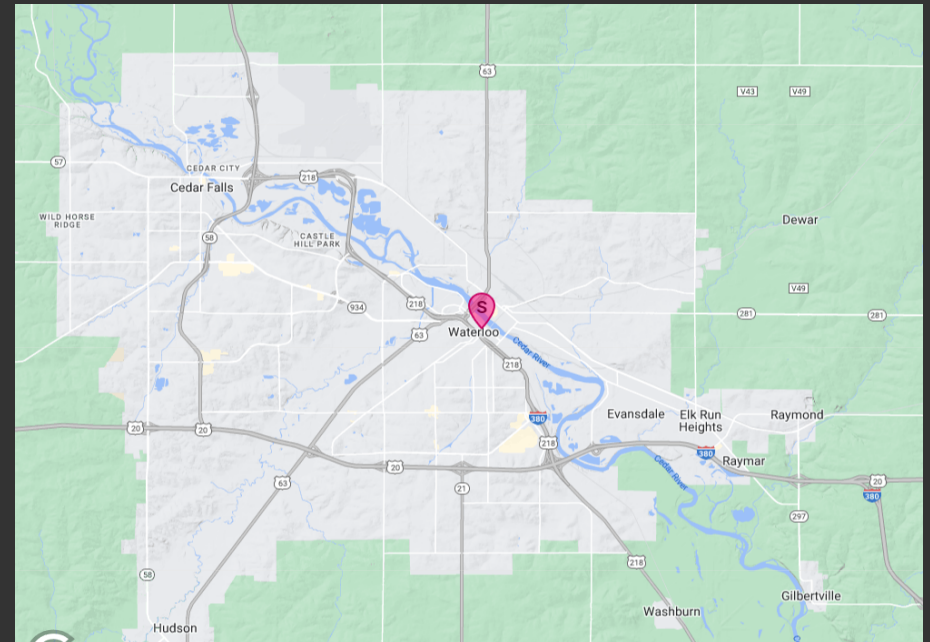


- This property is currently topped by Waterloo's famous "Green Goddesses" sculpture that overlooks the river and the city. This statue has been a part of Waterloo since 1907 and represents the town's major industries.
- Take advantage of the opportunity to acquire a unique part of history that is well-equipped for any potential use.
- Property tours are available by appointment only. Please contact the broker to schedule.

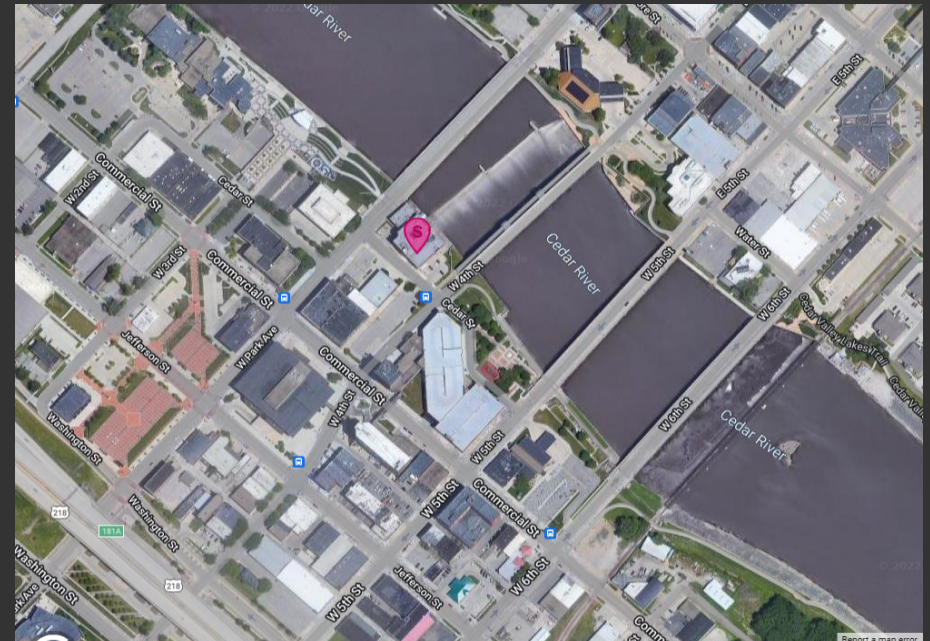
Location Summary

- 10 4th Street is in a prime location in Waterloo, Iowa. This historic property sits along the Cedar River, lining up perfectly with a waterfall that provides potential tenants unparalleled workplace views. A public amphitheater that often hosts events and the Phelps Youth Pavilion are directly next door.
- The youth pavilion possesses open public green space that creates an ideal scenic walk with gorgeous river views. The 5 Sullivan Brothers Convention Center is roughly a block from the property. This center can host large-scale events that consistently bring large groups of people into Downtown Waterloo.
- Out-of-town guests have two excellent hotel choices in the immediate vicinity, with Best Western Plus and a Courtyard by Marriot, both a short walk away from River Plaza.
- Additionally, ample restaurants are within walking distance of the property, including SingleSpeed Brewing Company and The Brown Bottle. 10 4th Street has easy access to highly traveled routes 218 and 63 that help connect the asset to other parts of the city, which makes commuting to and from simple.

Regional Map



Locator Map



PROPERTY FEATURES

BUILDING SF	82,390
NET RENTABLE AREA (SF)	19,722
LAND SF	34,892
LAND ACRES	.80
YEAR BUILT	1930
# OF PARCELS	1
ZONING TYPE	Commerical
OFFICE SF	19,722
RETAIL SF	17,564
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20



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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.

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Exclusively Marketed by:



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