

3451
HAMMOND AVE
WATERLOO, IA

FORMER CLASS A
OFFICE COMPLEX AND
DEVELOPMENT
OPPORTUNITY

155,000 SF
18.58 acres



EXECUTIVE SUMMARY

The property at 3415 Hammond Avenue in Waterloo, Iowa, offers a rare opportunity to acquire or reposition a 155,000 SF former Class A corporate office facility situated on 18.58 acres within the stable and economically diverse Waterloo–Cedar Valley market. Currently underutilized, this two-story campus provides significant flexibility for a wide range of end users, including corporate office occupiers, educational institutions, or residential developers seeking large scale conversion opportunities.

The site benefits from immediate proximity to the San Marnan retail corridor and the transformative The BLVD at Crossroads redevelopment (formerly Crossroads Mall site), positioning future owners to leverage robust regional amenities, including retail, dining, entertainment, and civic offerings, along with excellent connectivity to Highway 20 and Interstate 380 for efficient movement of employees and visitors.



PROPERTY HIGHLIGHTS



GEOTHERMAL
HVAC SYSTEM



NEW ROOF



MAINTENANCE
FACILITIES

**MULTIPLE BACK-UP POWER GENERATION
SYSTEMS**

ONSITE CAFETERIA FOR STAFF

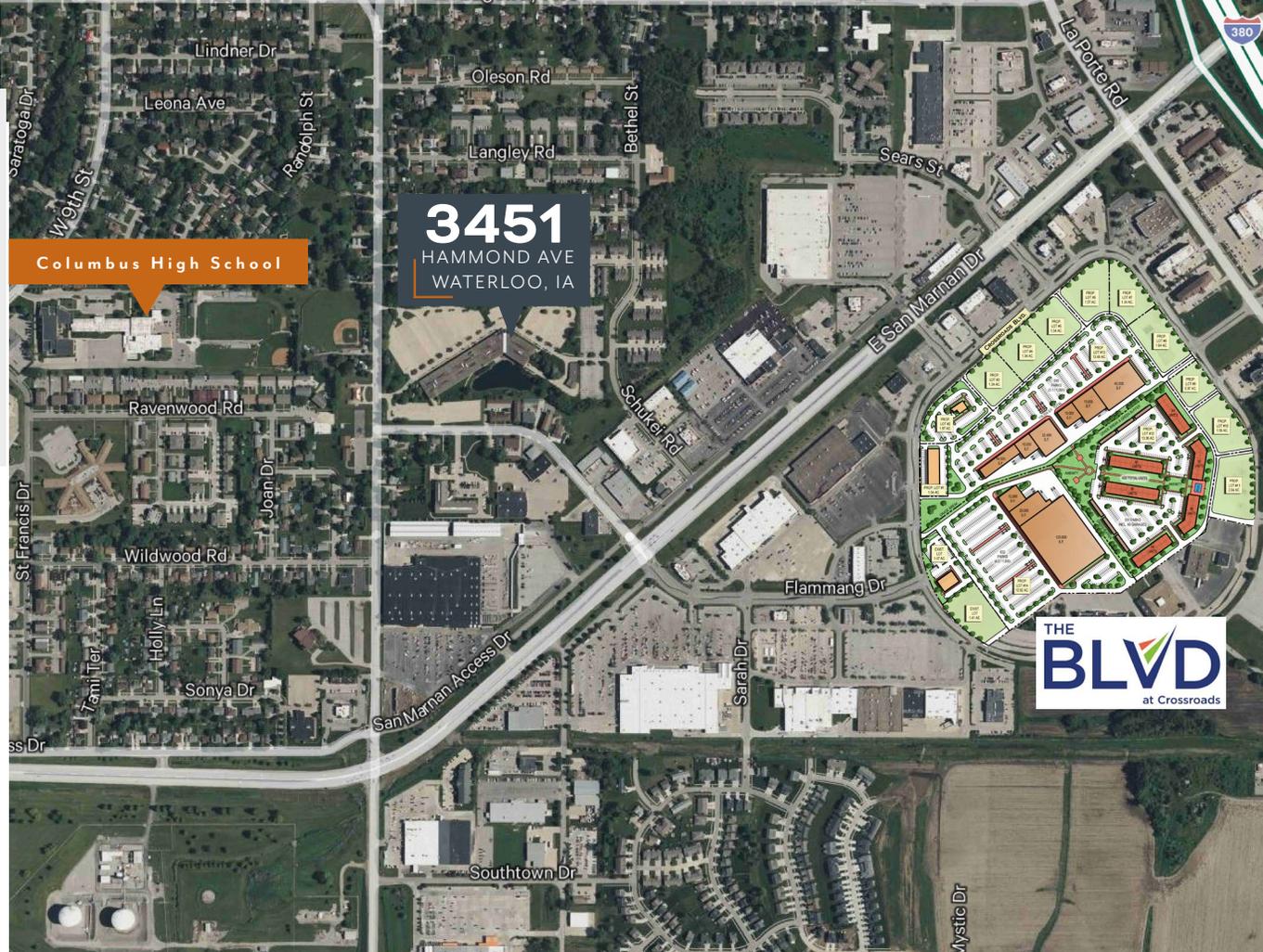
ONSITE DATA CENTER OPERATIONS

EXISTING OFFICE FLOOR PLAN

FITNESS CENTER AND LOCKER ROOMS

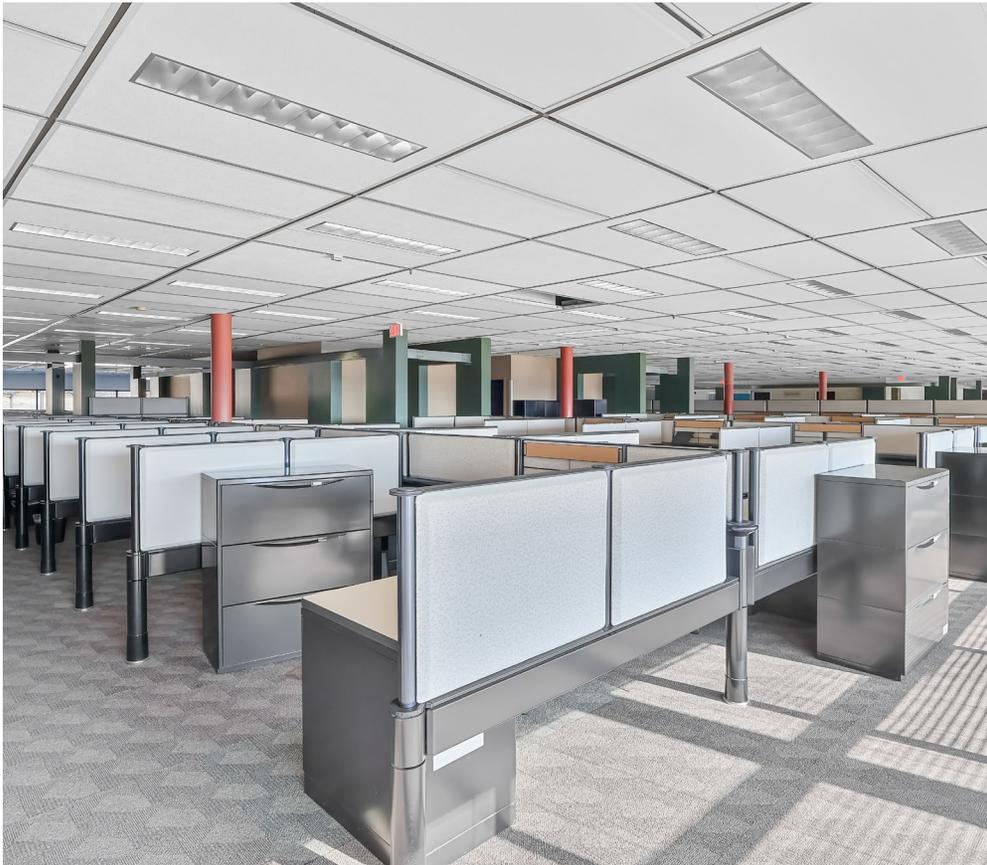
PROXIMITY TO AMENITIES

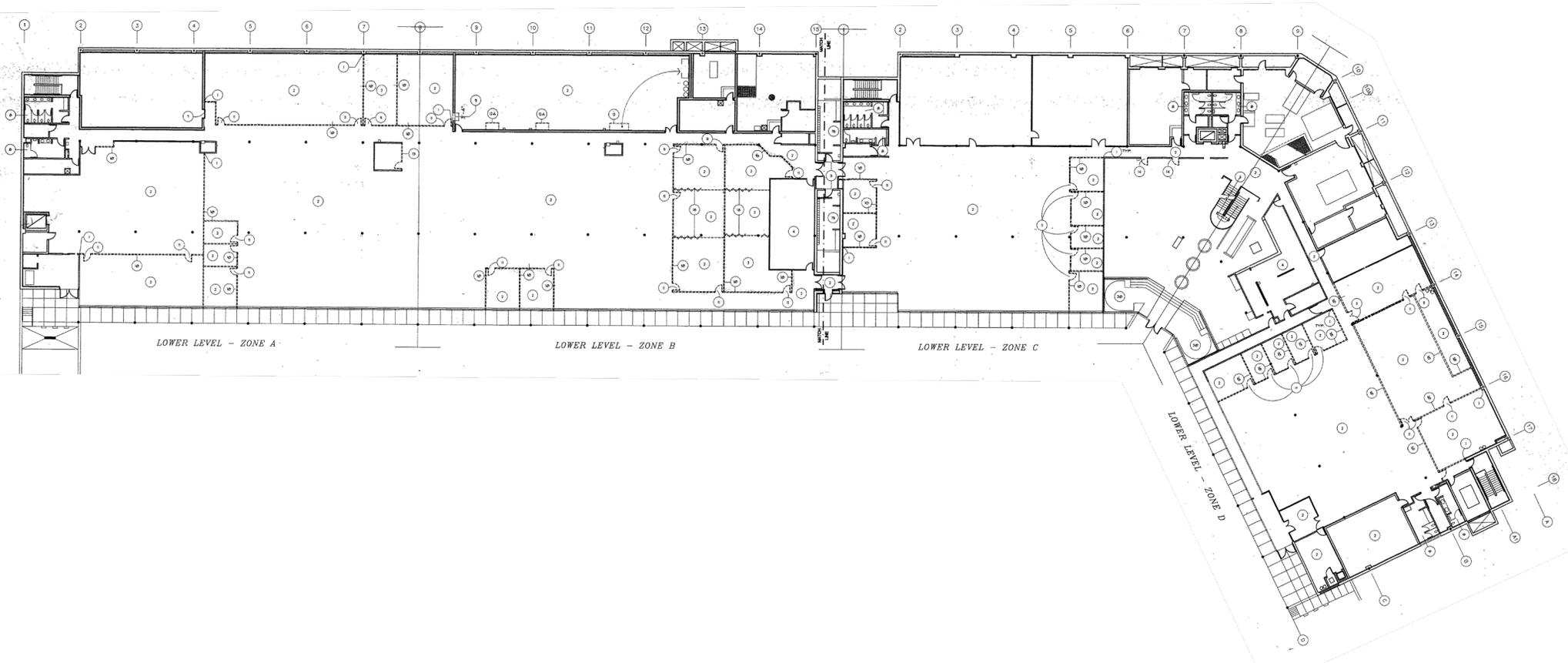
**POTENTIAL FOR REDEVELOPMENT OF
EXCESS LAND**



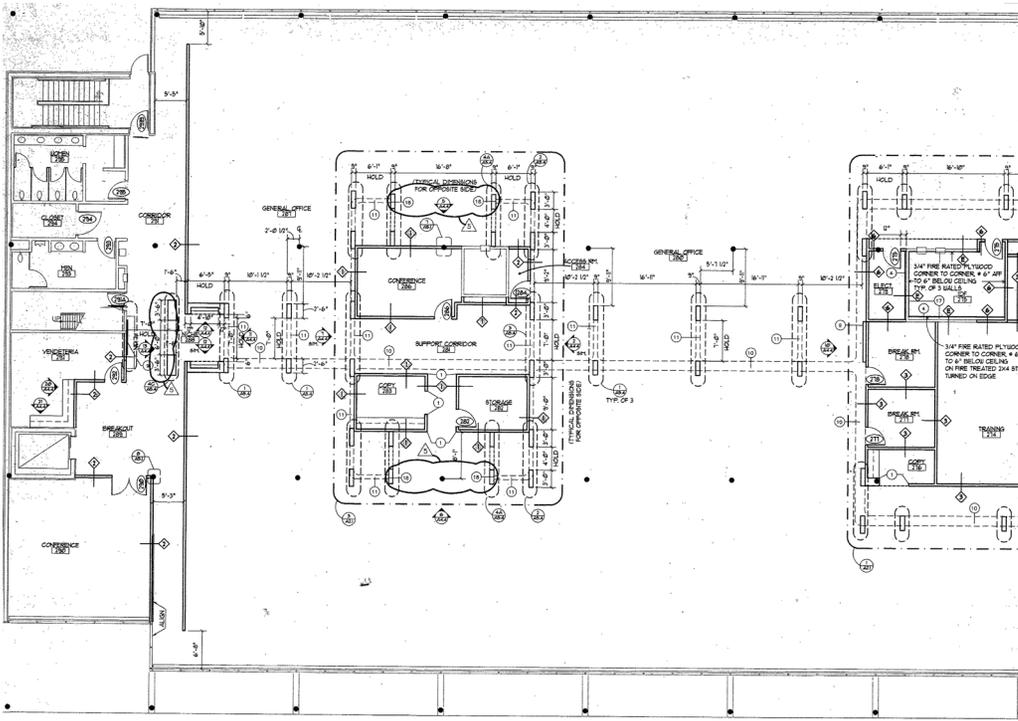
PROPERTY OVERVIEW

RENTABLE SF	155,000 SF
LAND ACRES	18.58
STORIES	2
BUILDINGS	1 (plus maintenance building)
ASKING PRICE	\$3,500,000
ASKING LEASE RATE	\$9.00/SF NNN
CLASS	Class A - Large Office Campus

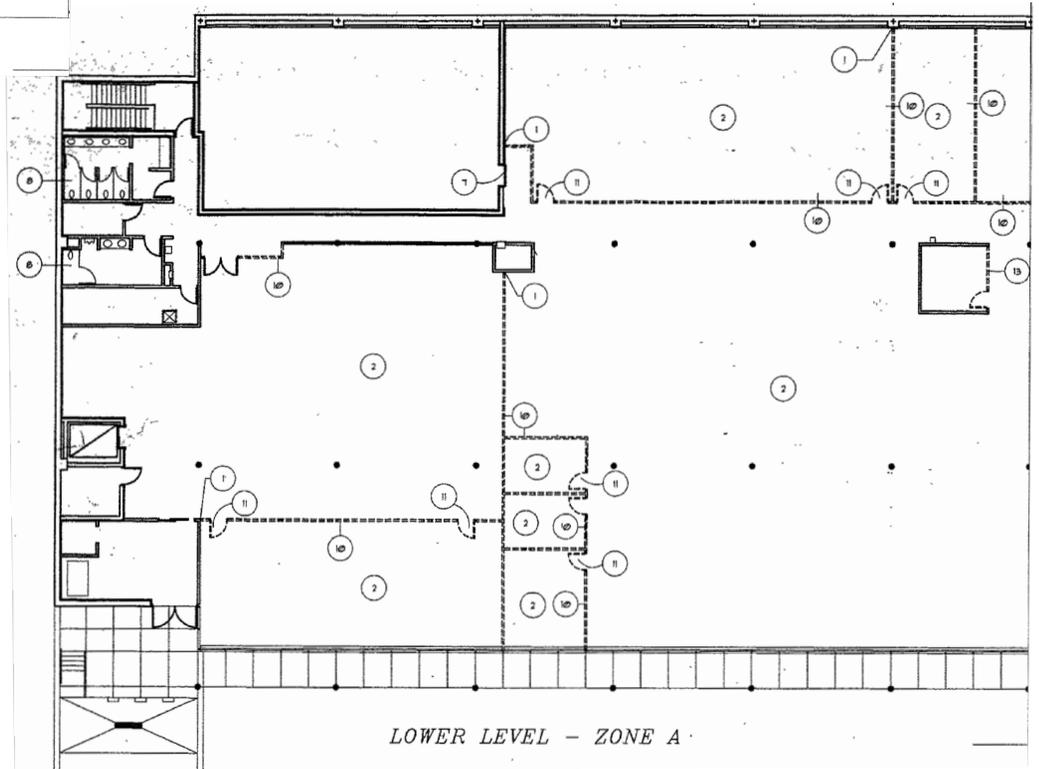




Site Plan

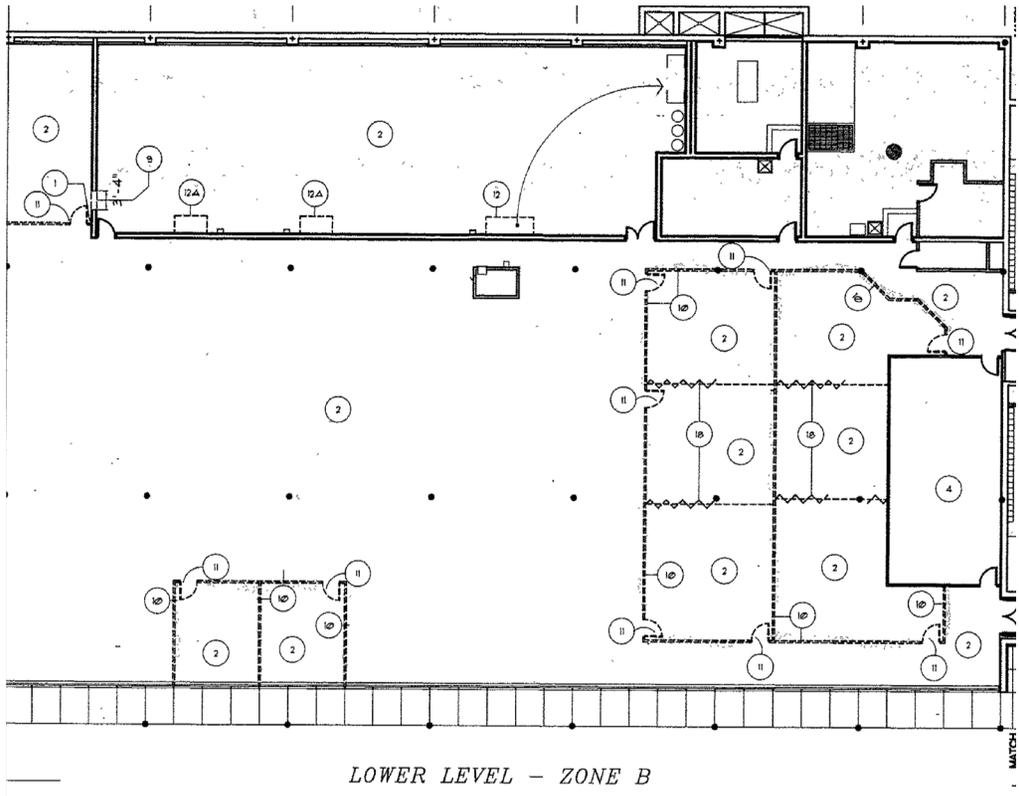
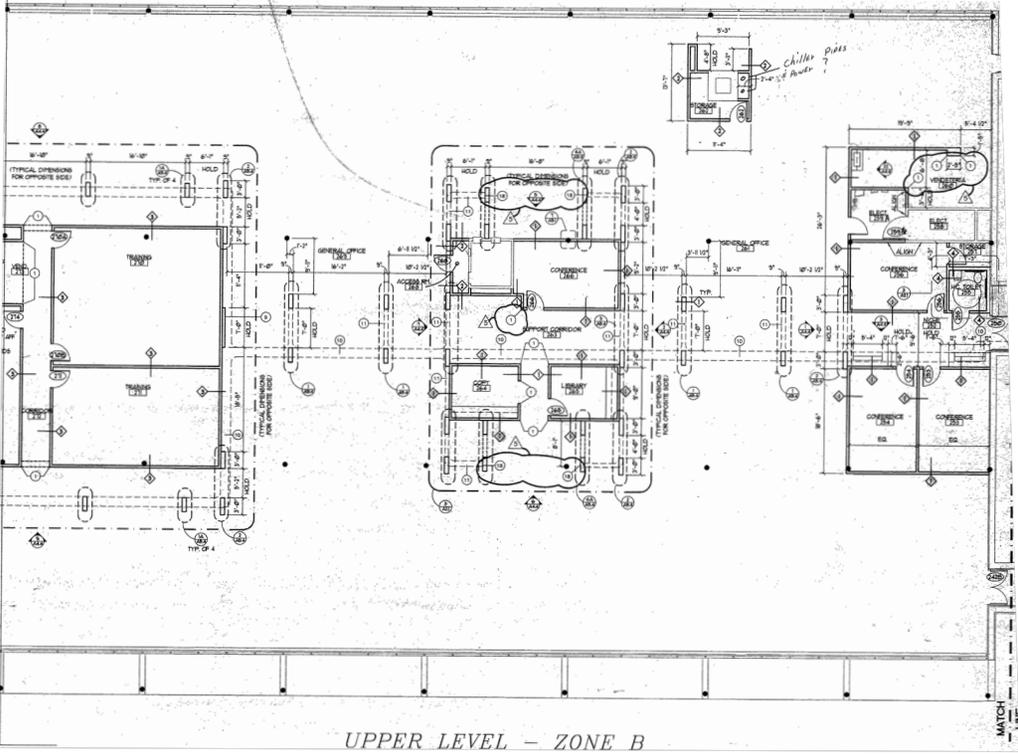


UPPER LEVEL - ZONE A

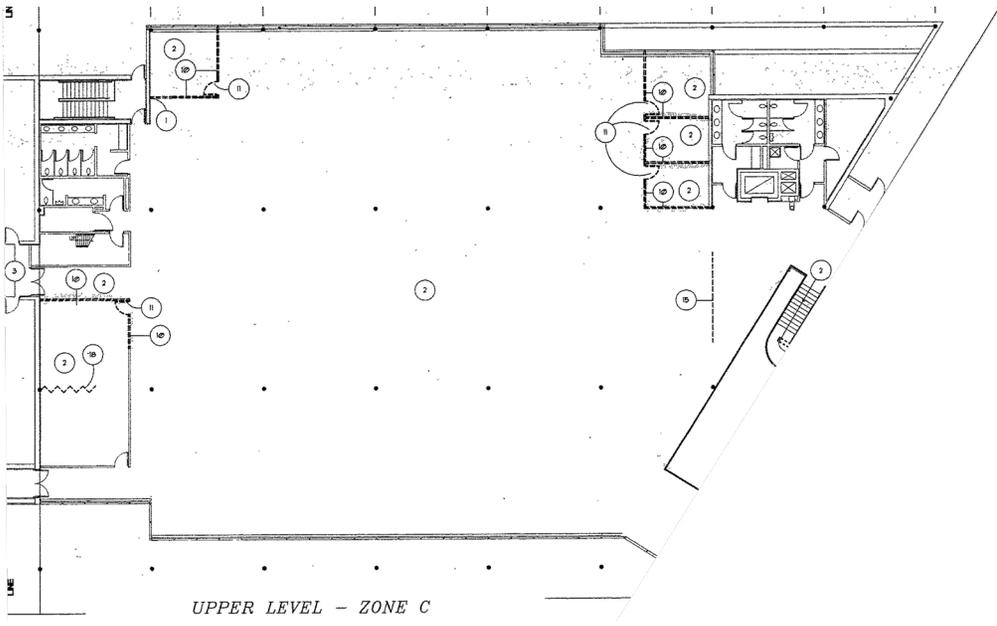


LOWER LEVEL - ZONE A

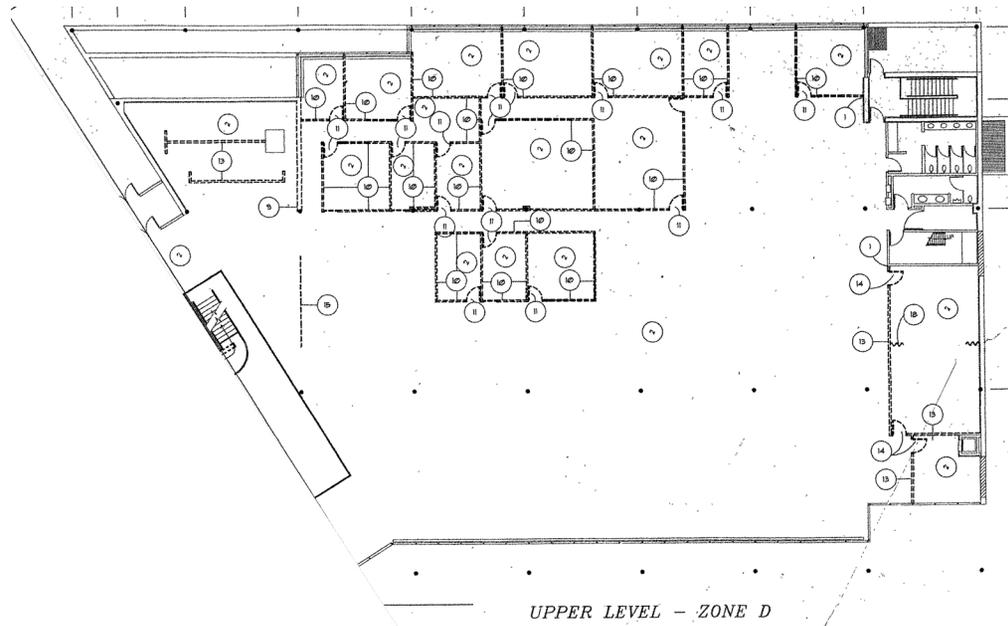
Floor Plan Unit A



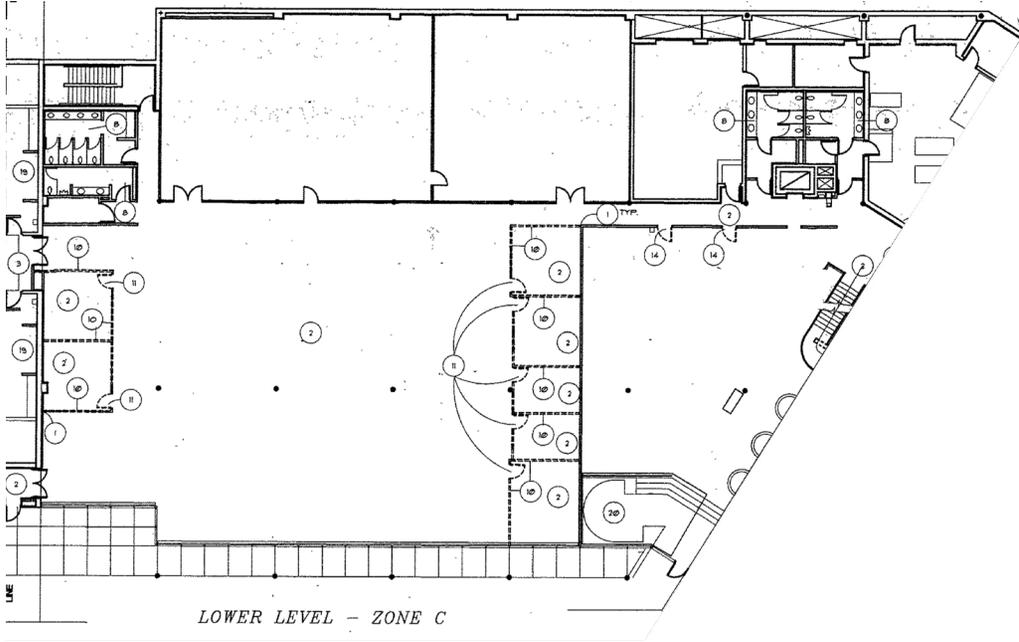
Floor Plan Unit B



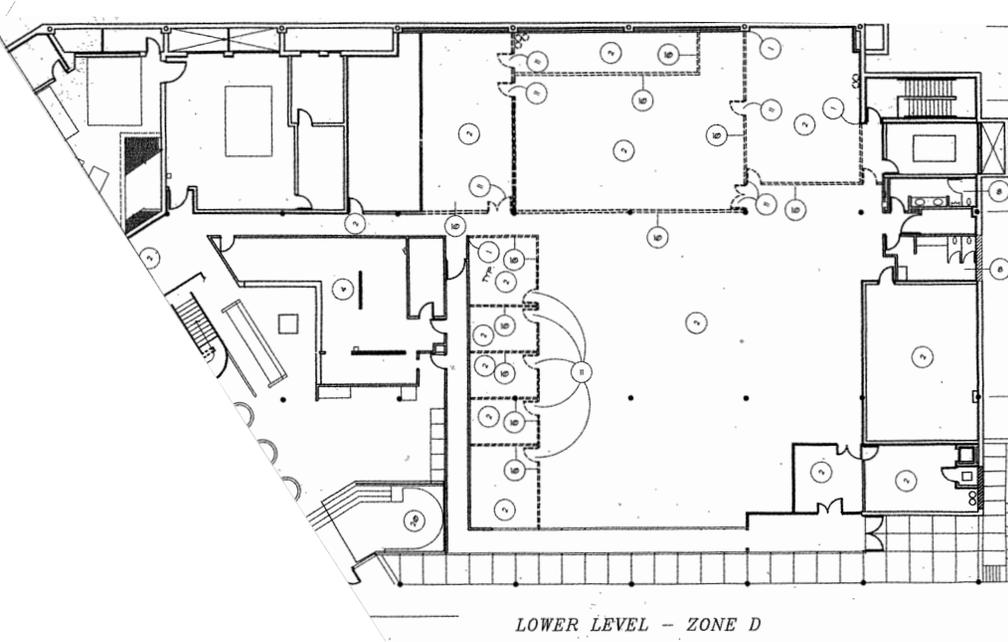
UPPER LEVEL - ZONE C



UPPER LEVEL - ZONE D



LOWER LEVEL - ZONE C



LOWER LEVEL - ZONE D

Floor Plan Unit C & D



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	5 MILE	10 MILES	20 MILES
POPULATION			
2025 Population	74,061	122,522	160,951
2030 Population - Projection	73,885	122,500	160,981
2025-2030 Annual Population	-.005%	-0.10%	-0.07%
AGE			
15 - 19	5.9%	7.1%	7.3%
25 - 29	6.7%	6.8%	6.3%
30 - 34	7.3%	6.8%	6.4%
35 - 39	6.9%	6.3%	6.2%
40 - 44	6.6%	6.3%	6.3%
65 - 69	6.0%	5.8%	5.9%
HOUSEHOLD INCOME			
Average Household Income	\$74,931	\$85,194	\$90,126
Median Household Income	\$54,635	\$60,710	\$65,923
HOUSING VALUE			
Median Home Price	\$162,438	\$203,565	\$214,183
Average Home Price	\$198,557	\$236,543	\$245,105
HOUSING UNITS			
Owner-Occupied Housing	56.2%	59.1%	62.8%
Renter-Occupied Housing	35.2%	32.8%	29.2%



EDUCATION AND TALENT

With strong regional employment anchors such as John Deere, Tyson, and UnityPoint Health, paired with a skilled workforce supported by local higher education institutions including the University of Northern Iowa, Wartburg College, and the Blackhawk Community School District, the Cedar Valley offers a resilient economic foundation that is attractive to users across professional services, finance, insurance, healthcare administration, and technology. The property's expansive floorplates, existing infrastructure, adaptability to hybrid work models, and cost advantages over larger metropolitan markets further enhance its appeal.

WARTBURG COLLEGE	UNIVERSITY OF NORTHERN IOWA	HAWKEYE COMMUNITY COLLEGE
POPULATION - 1,483	POPULATION - 9,204	POPULATION - 4,796
EDUCATION/MUSIC EDUCATION, BIOLOGY	BUSINESS, EDUCATION	NURSING, ROBOTICS, TRADES
98% GRADUATES ARE PLACED	94% ACCEPTANCE RATE	LARGEST PROGRAM SELECTION OF ALL COMMUNITY COLLEGES IN IOWA
HIGHLY PERSONALIZED EDUCATION	TOP 3 PUBLIC COLLEGE IN IOWA	SMALL AVERAGE CLASS SIZE



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