



Building Type:	Office
Available SF:	39,465
Total SF:	39,465
Number of Stories:	1
Expandable:	Yes
Zoning:	Business District
Site Size:	7.18 Acres
Year Built:	2008
Former Use:	Customer Service Center
Specialty Features:	Call Center Ready, Data Center, TIF District
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Concrete Block
Floor Type:	Unknown
Sale Price Note:	Call Broker for Pricing
Last Updated:	Feb 21, 2025

Economic Development Contact

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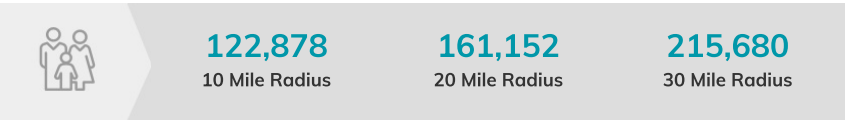
Realtor/Owner Contact

Michael Minard, CCIM
827 Fisher Drive
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Property and Area Description

Office/flex space options for a user or investment. Open floor plan with turn-key furniture opportunity. Excess land for expansion. Recent building updates: new roof (2023); HVAC upgrade (2021), parking lot updated (2022), new lighting (2021).

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US Highway 20 (0.5 mi.)
Nearest Interstate: 380 (5 mi.)
Ingress/Egress Notes: Access off San Marnan Avenue
Nearest Airport: Waterloo Regional Airport (7 mi.)
Nearest Commercial Airport: Waterloo Regional Airport (7 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Natural Gas: MidAmerican Energy
Water: Waterloo Water Works
Sewer: City of Waterloo
Telecommunications: Waterloo Fiber

Property Images



Aerial view



Floor plan



