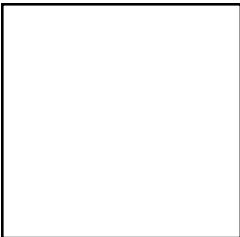




**Medical Office For Sale or Lease**  
**815 Tower Park Drive**  
 Waterloo, IA 50701

**Property Description:**  
 Quality building on premier pond lot at Country Club Business Center. Currently Rock Valley Physical Therapy. Building features premier first impression reception area, 12 treatment rooms, physical therapy area, laundry room, break room, and conference and private offices.



- Property Details:**
- Building Size: 5,288 Sq. Ft.
  - Land Size: 1.11 Acres
  - Year Built: 2009
  - Zoned: B-P (Business Park)
  - Parking: 50 Stalls
  - Sub-Leased Thru Dec. 31, 2018
  - Real Estate Taxes: \$46,344
  - **Lease Rate: \$15.00/SF NNN**
  - **Price: \$1,185,000**



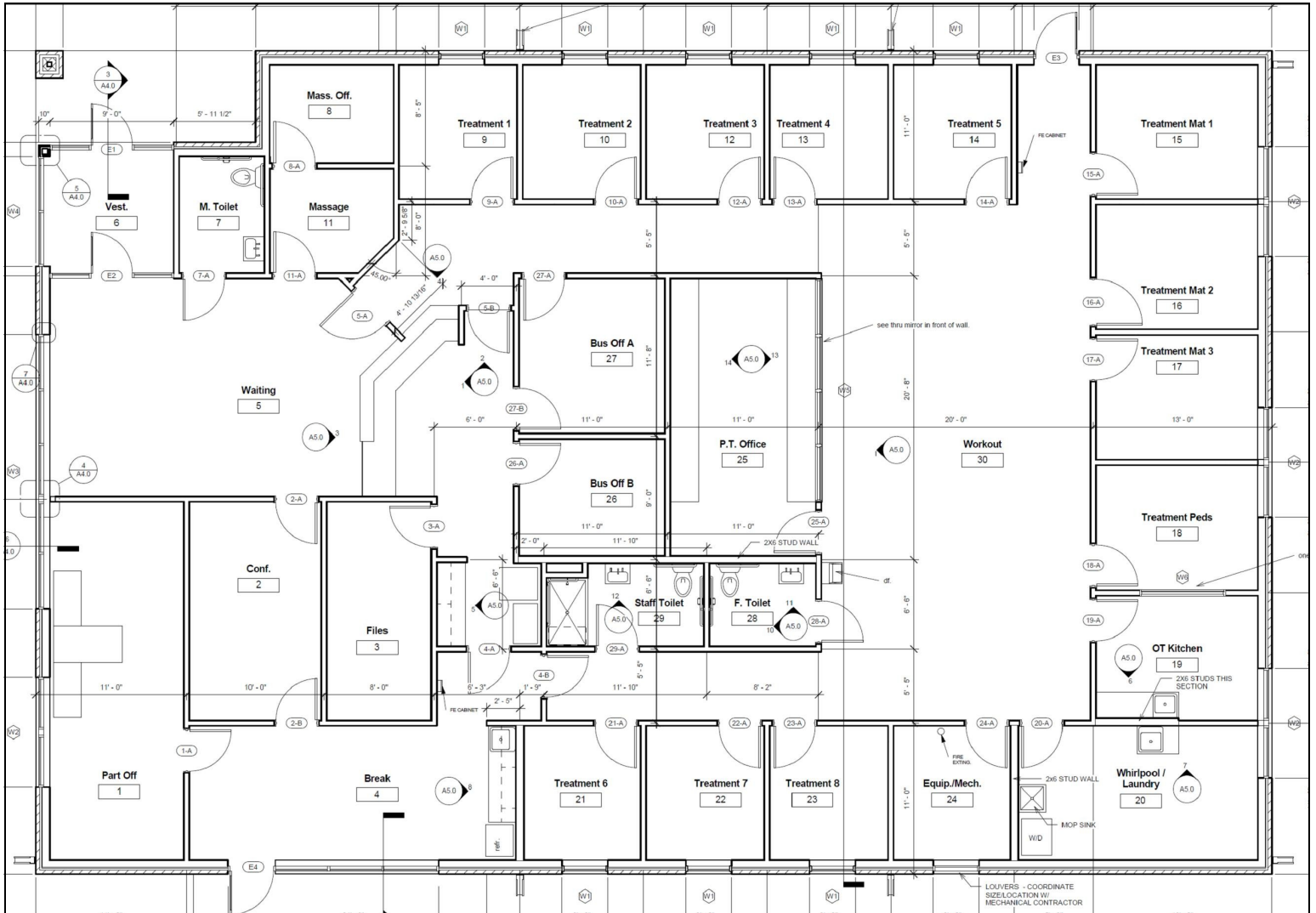
**Office Information:**  
 3510 Kimball Ave, Ste H  
 Waterloo, IA 50702  
 Phone: (319) 234-5000  
 Fax: (319) 291-7000

**Marketed By:**  
**Fred B. Miehle SIOR CCIM**  
 Mobile: (319) 240-2266  
 fred@mattandfred.com

**Matt R. Miehle CCIM**  
 Mobile: (319) 269-6222  
 matt@mattandfred.com



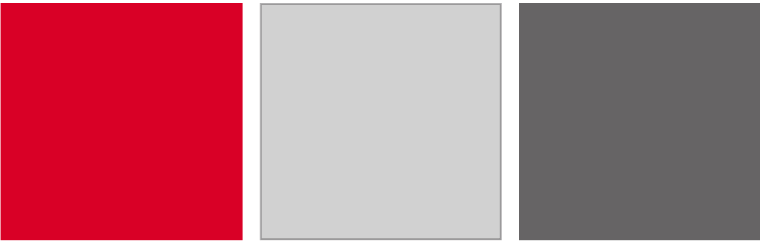
# 815 Tower Park Dr. Waterloo, IA 50701



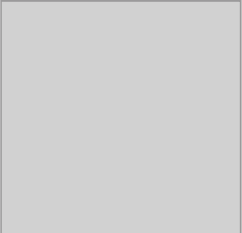
**Fred B. Miede SIOR CCIM**  
Mobile: (319) 240-2266  
fred@mattandfred.com

**Matt R. Miede CCIM**  
Mobile: (319) 269-6222  
matt@mattandfred.com

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