

Russell Lamson

OFFICE/RETAIL AVAILABLE

209 W 5TH STREET | WATERLOO

1st floor space available in the 8-story, Russell Lamson Building, a historic rehabilitation project completed in 2012. Originally built in 1914, the building includes 90 multi-family units. The building was placed on the National Register of Historic Places in 2011. The Russell Lamson Building is situated in the heart of Waterloo's downtown art district within walking distance to the River Loop Amphitheater and Expo Plaza which hosts local music concerts, festivals, and art fairs.





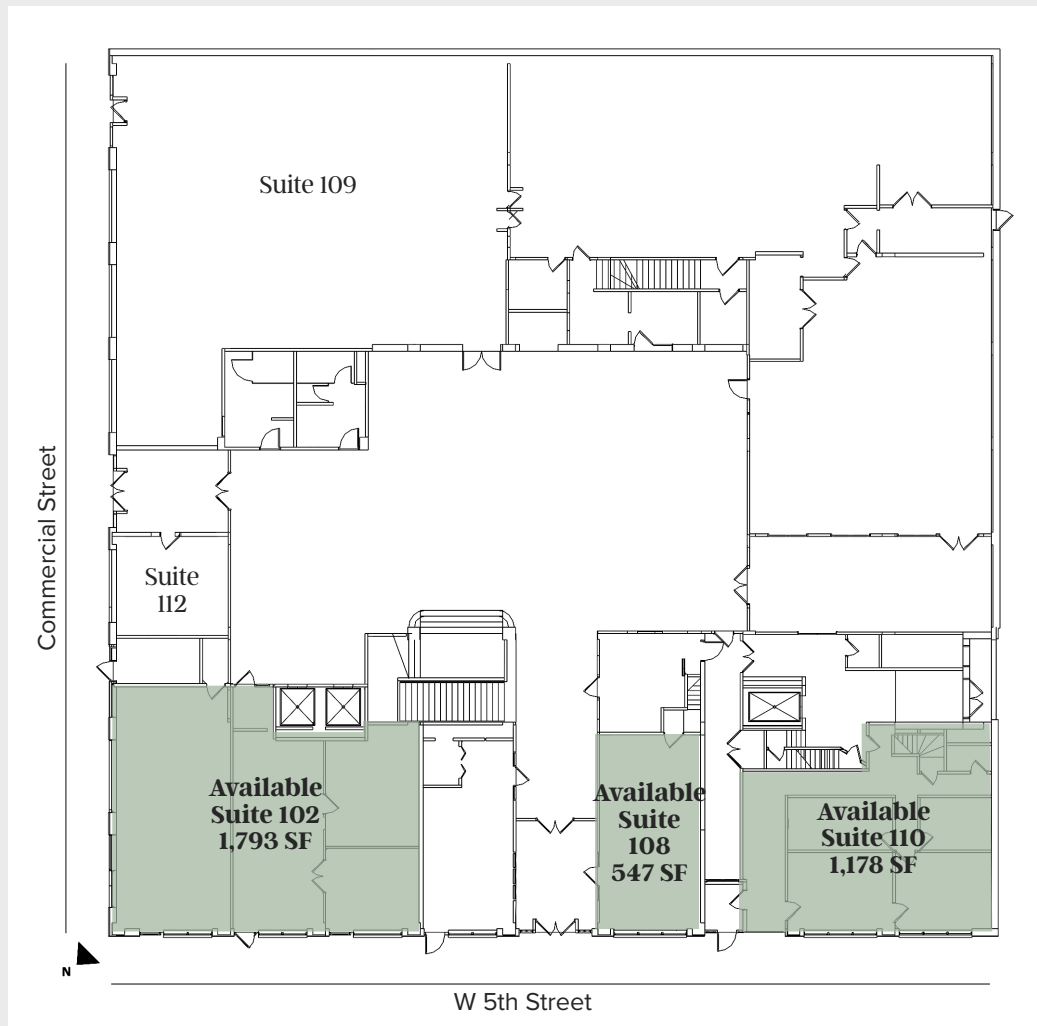
Available Spaces

- Suite 102 - 1,793 SF
- Suite 108 - 547 SF
- Suite 110 - 1,178 SF

Lease Rate

- \$10.00/SF NNN
- CAMIT - \$4.43/SF (2026 Estimate)

- Suitable for office, retail, or restaurant use.
- On-Street parking.
- Anchored by the Brown Bottle Italian Restaurant
- Corner Exposure (W 5th Street and Commercial Street in Downtown Waterloo)
- Three blocks from Waterloo Convention Center, RiverLoop Expo Center & Cedar Valley Sportsplex



Location



FOR LEASE | OFFICE/RETAIL

WATERLOO, IOWA

Russell Lamson



Bill Wright

Senior Vice President

+1 515 210 3050

bill.wright2@cbre.com

Licensed in the State of Iowa

Tyler Dingel, CCIM

Executive Vice President

+1 515 865 2985

tyler.dingel@cbre.com

Licensed in the State of Iowa

Riley Hogan

Senior Vice President

+1 515 778 0739

riley.hogan@cbre.com

Licensed in the State of Iowa

Grant Wright, CCIM

Senior Vice President

+1 515 745 5113

grant.wright@cbre.com

Licensed in the State of Iowa

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.