



Healthcare Facilities

# Cedar Valley Oncology



Patient waiting area



Nurses' desk and chemotherapy stations

Master Planned Communities  
Retail  
Brownfield Redevelopment  
Restaurant  
Healthcare Facilities  
Modular Labs

## The Need

Cedar Valley's Department of Oncology had been working on plans to relocate and expand their offices. Their current space did not provide an optimal environment for cancer treatment. Numerous roadblocks, however, left them struggling to move the project forward.

## The Challenge

The land for their new location could only be ground leased from the current owner, which made financing the building difficult. In addition, the final ownership structure of the building had not been resolved.

## The Result

Lockard was hired to own, build, and lease the building to the Department of Oncology. While under construction, Lockard negotiated the purchase of the land. The facility was completed in October 2008, and hosts the most cutting edge services in cancer and blood disorder treatments in the region.

## Facts & Figures

**Owner:** Lockard Medical I, LLC

**Tenant:** Cedar Valley Medical Specialists, Department of Oncology

**Type of Project:** Healthcare Facility

**Location:** Waterloo, IA

**Size:** 14,373 sf

**Construction Time:** November 2007 - October 2008