

For Sale or Lease New Ventures Center

Downtown Davenport at 331 West 3rd Street



Office Suites

Features

- Second floor of new two story building available for sale or lease
- Sizes from 5,000 up to 17,924 SF (full floor)
- Open view with lots of glass
- Suites finished to tenant specifications
- Reserved parking spaces available
- Attractive common lobby
- Located close to courthouse



NAI Ruhl & Ruhl
Commercial Company

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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FOR SALE OR LEASE

Second Floor

New Ventures Center

Type:	Office
Location:	331 West 3 rd Street Davenport, Iowa
Owner:	Kaizen Company of America
Building Size:	36,000 square feet
Space Available	Second floor office suites ranging from 5,000 – 17,924 square feet (full floor).
General Description:	Two-story Class “A” multiple tenant office building with common lobby, elevator, access, and good availability of surface and covered parking. Suite fit-out to meet the need of the specific requirements of the tenant.
Rental Rate:	\$13.50 per square foot per year lease rate provides for a \$25.00 per rentable square foot fit-out allowance.
Sale Price:	\$2,266,650 (Second floor office condominium)
Taxes & CAM Budget:	CAM includes taxes, insurance, heating, air conditioning, common utilities and janitorial. Each tenant has a separate electric meter for outlets and lighting.

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All information is subject to verification or change without notice, and no liability for errors or omissions is assumed.
This is not a prospectus.

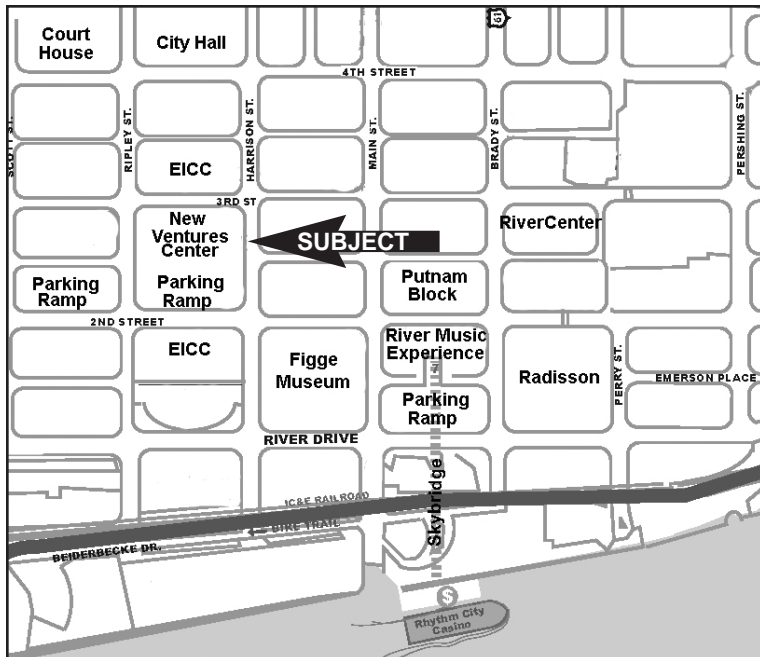
Downtown Davenport

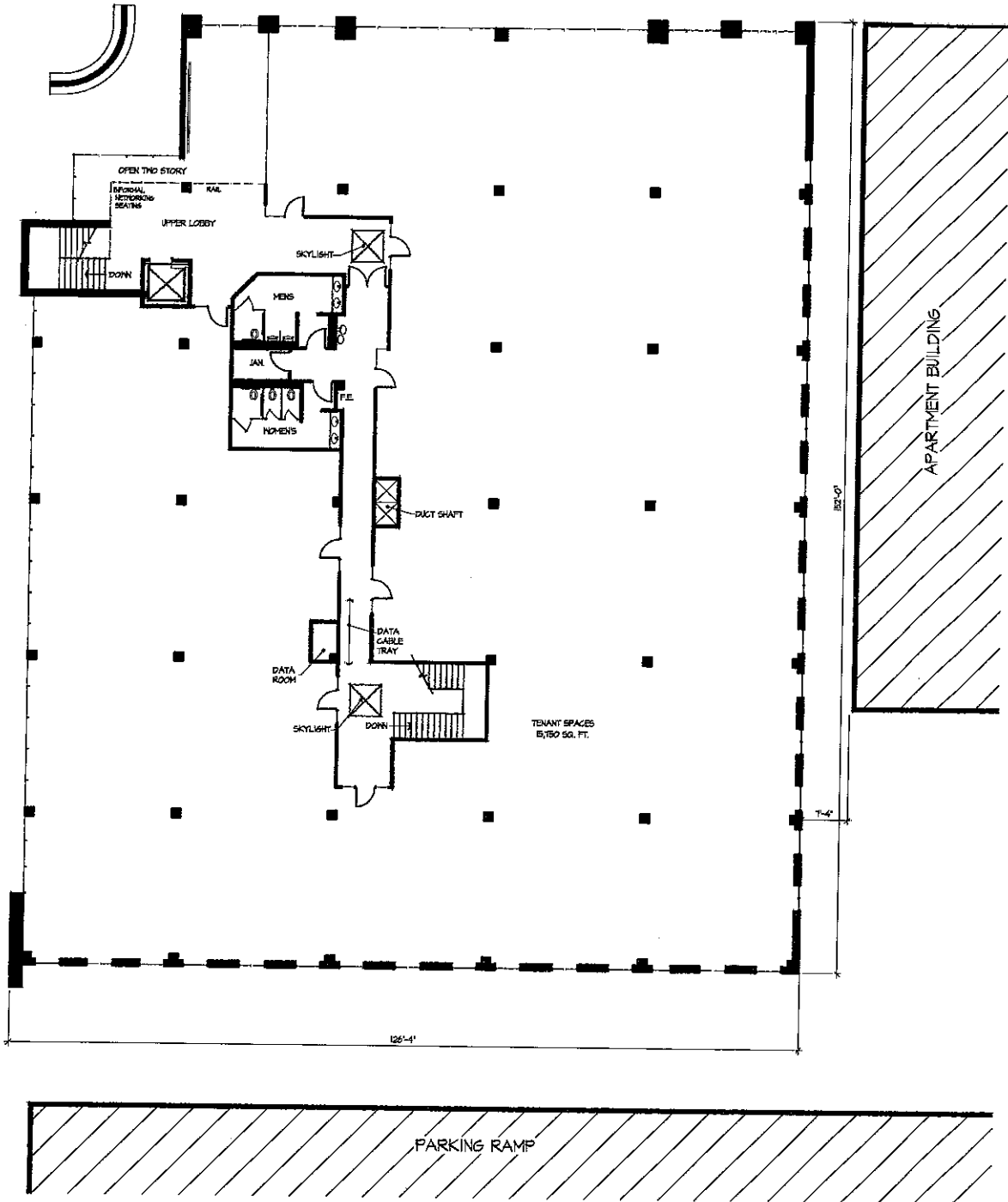
Attractions

Riverfront
Figge Arts Center
River Music Experience
Adler Theatre
Skybridge
Continuous year round events
Cultural Center

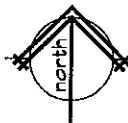
Quick Facts & Amenties

7,400 Employees
3,400,000 visitors annually
239 businesses and organizations
Strong business and residential growth
Restaurants, hotels, and shopping
Safe, attractive, and neat location to be a part of
Abundance of available parking - surface and covered
Close to city, county, and federal offices
Central location to Quad Cities market
Easy access to airport and interstates





LARRISON & ASSOCIATES
 architects



SECOND FLOOR PLAN
 SCALE: NTS