

Professional Office Space for Lease The Historic Redstone Building

131 West Second Street, Davenport, Iowa



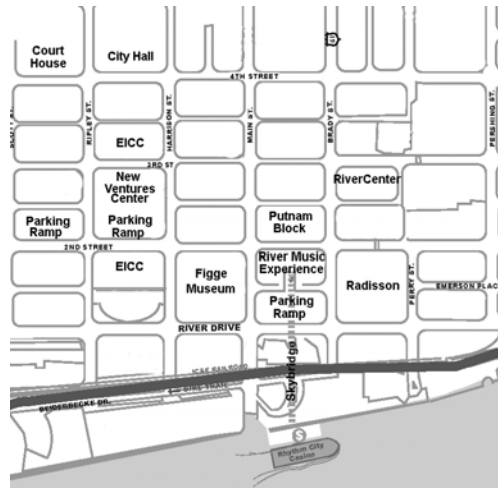
Suites Available
1,500 SF – 15,800 SF

Features

- Building completely renovated in 2003 with new systems
- Spectacular river views
- Reserved parking available in neighboring parking lot
- High speed internet available to building
- Immediate occupancy
- Attractive lease rates/tenant incentives

Available Suites

- Third floor suites available to be finished to tenant specifications: 1,500 SF, 2,500 SF, 5,000 SF, 7,500 SF, 10,000 SF, 15,800 SF (full floor)
- Fourth floor suite available to be finished to tenant specifications: 2,127 SF
- Finished third floor suite available for immediate occupancy: 4,073 SF



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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THE REDSTONE BUILDING

The Redstone Building has been a Quad City landmark located on the southeast corner of 2nd and Main Street in Davenport, Iowa, since 1892. The building was originally constructed as a four-story department store. It remained a department store until Petersen Harned Von Maur closed the store in 1987.

Never before has Davenport felt so deeply about preserving an existing structure. Not only is the property rich in Davenport history, but the unique “redstone” exterior, arched windows, and magnificent interior ceiling heights and massive columns makes this gem worthy of restoration and reinvestment. A not-for-profit organization has been holding and maintaining the building for many years patiently waiting for the appropriate development and use that would be the proper application for the Redstone.

In 2001, the Redstone was the centerpiece for Davenport’s River Renaissance plan for the State of Iowa’s “Vision Iowa” program. The public and private sectors, with the guidance of Vandewalle & Associates, explored various uses for the Redstone that would fit River Renaissance. Davenport’s Historical Commission has also worked closely with the public and private sectors to qualify the building for a historical landmark status, and work with Kaizen Company for an attractive and efficient design that at the same time will maintain the building’s architectural integrity and character.

Demolition of the building interior started in late November 2001. The completion of the building shell improvements were completed in 2003. The building developer, Kaizen Company of America, has finished the third and fourth floors for professional Class “A” office. The first floor, second floor, and lower level are owned by the DavenportOne Foundation. These floors are operated as the River Music History Museum, including the museum, Centro Restaurant, Mojo’s Coffee House, and meeting/banquet rooms.

The building association also owns the courtyard located on the east side of the building. This courtyard is for the benefit of the building tenants, offering a creative park-like setting for relaxing, gathering with employees and friends, and small musical and artistic events. The Redstone Building also has direct access through the courtyard to covered city parking and the Davenport Skybridge.

Redstone Building Benefits

- Prominent historical building which highlights the rich history of the community and the Central Business District
- Location is the best (A+) corner in Downtown Davenport
- Building synergy with the RME and building tenants generating approximately 100,000 visitors each year, along with any local community events
- Synergy with the immediate neighborhood attractions, including the Figge Arts Center, Centro Restaurant, RME, DavenportOne, US Bank Building, Radisson Hotel, and One Mississippi Plaza
- 24/7 building access, with ample covered employee and visitor parking in the Redstone parking lot
- Use of the courtyard on the east side of the building for special events, receptions, and park-like setting for the enjoyment of building occupants
- Elevator access to Redstone parking lot and the sky bridge to the riverfront. The sky bridge is an attraction itself offering magnificent upstream and downstream views of the Mississippi River, the lock and dam, and Davenport's riverfront
- Great catering service available by Centro
- All new building systems, including roof and windows, HVAC equipment, plumbing, entries and elevator/stairs, etc. The Redstone has a renovated interior and exterior that is in code compliance, including ADA and fire safety - a historically rich building with the safety and efficiencies of a new building.