Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

1,586-7,739 SF Office Suites

$13.50 SF NNN



Property Highlights

- **Premier Class A Office Tower** – 8-story, 67,839 SF building offering a prestigious address in the heart of Davenport's business corridor
- **High-visibility corner location** at E Kimberly Rd & Welcome Way with 15,800 vehicles per day and seamless accessibility for tenants and clients
- **Professionally managed and meticulously maintained**, featuring recently renovated common areas, an updated entrance lobby, and a refreshed parking lot
- **Diverse professional community** with an established tenant mix spanning banking, legal, accounting, healthcare, and counseling services
- **Operating Expenses:** $6.50 PSF

Class A Office Tower

100 E. Kimberly Rd., Davenport, IA

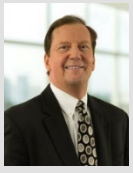
Suite	Size	Lease Rate
201	7,739 SF	$13.50 PSF NNN
400	5,149 SF	$13.50 PSF NNN
605	1,586 SF	$13.50 PSF NNN
700	5,000 SF	$13.50 PSF NNN

Suite Details on page 2 ➔

For more information, please contact:



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Class A Office Tower



Available Spaces

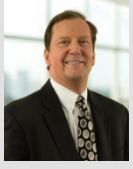
- **Suite 201 – 7,739 SF** | Move-in ready with 9 private offices, boardroom, break room, mail room, server room, file room, and storage – fully equipped for a professional organization. *Subdividable to 6,252 SF (office use).*
- **Suite 400 – 5,149 SF** | Move-in ready with 8 private offices, multiple conference rooms, open work areas, break room, server room, file room, and storage – recently renovated with new carpet and paint.
- **Suite 605 – 1,586 SF** | Flexible floor plan featuring private offices and open workspace – ideal for a growing team seeking a turnkey solution.
- **Suite 700 – 5,000 SF** | Expansive suite with 11 private offices, open work areas, break room, server room, file room, and storage. Adaptable layout to suit a variety of configurations.



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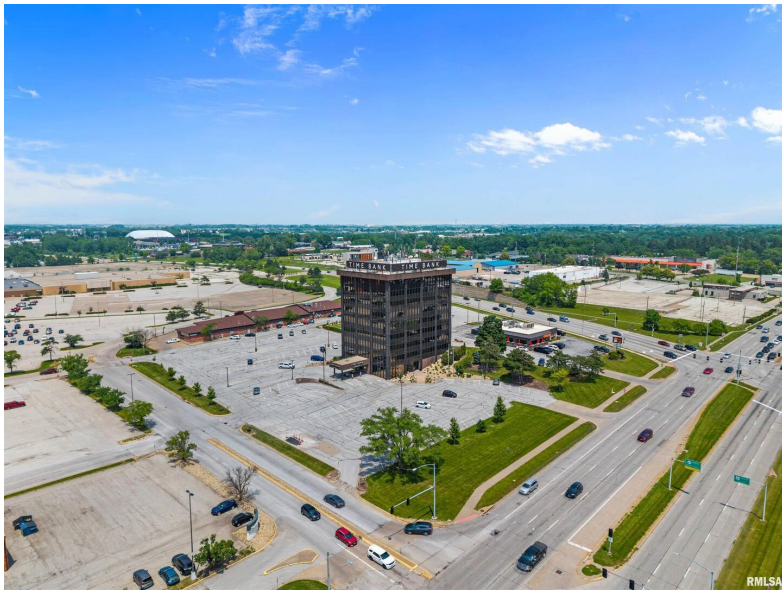
1,586 SF – 7,739 SF

Class A Office Tower









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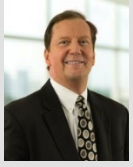


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