NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- **RENT SPECIAL: Free Base Rent for First 6 Months**
- Promotion subject to landlord approval & lease terms
- Clean, Class-A Office Space located in the CBI Bank building in downtown Davenport
- Operating expenses include all utilities and janitorial services (minus phone/internet)
- Common Area Restrooms (Key Card Access)
- Onsite management and maintenance
- Suites include private offices, conference rooms, kitchenette/break area, IT room, large windows throughout, and automatic LED lights
- Located at highly traveled Brady Street (US-61) and 2nd Street Intersection
- Underground parking available (ask for details) and additional parking available through city as well as on city street
- Ideal vibrant downtown location with many amenities

See Pg. 2 for Suite Square Footage➔

Class-A Office Space

101 W. 2nd St., Davenport, IA

FOR LEASE	$8.00 PSF NNN
SUITE SIZES	1,140-3,315 SF

Details

Operating Expenses	$10.26 PSF incl. all utilities & janitorial services (minus phone & internet)
Zoning	C-D
Parking	Underground available (ask for details), Additional parking available in city, City Street

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For Lease

1,140 SF – 3,315 SF

Class-A Office Space

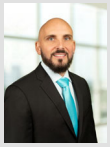


Suite	Size	Lease Rate
Suite 300	2,328 SF	$8.00 PSF NNN
Suite 304	1,485 SF	$8.00 PSF NNN
Suite 306	1,140 SF	$8.00 PSF NNN
Suite 400A	1,315 SF	$8.00 PSF NNN
Suite 400B	2,000 SF	$8.00 PSF NNN
Suite 400AB	3,315 SF	$8.00 PSF NNN
Suite 501	2,602 SF	$8.00 PSF NNN





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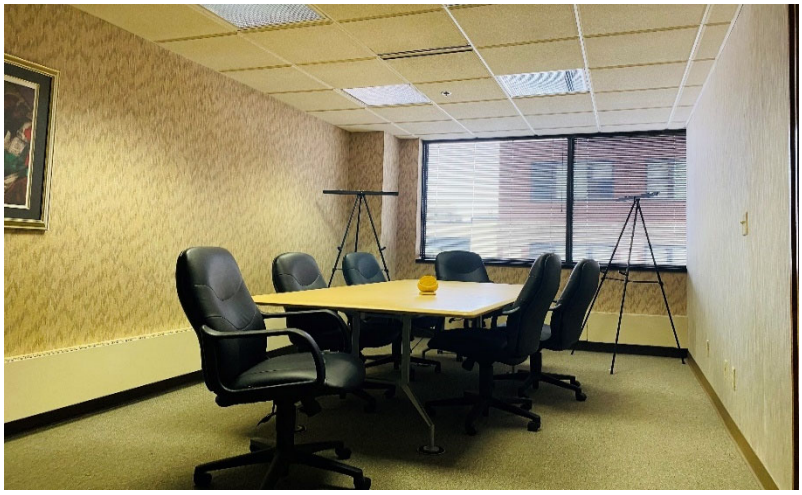
1,140 SF – 3,315 SF

Class-A Office Space





Suite 300 – 2,328 SF



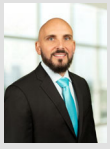








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Suite 304 – 1,485 SF











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Suite 306 – 1,140 SF

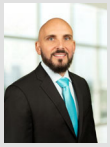








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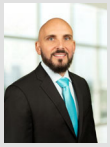








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Suite 501 – 2,602 SF

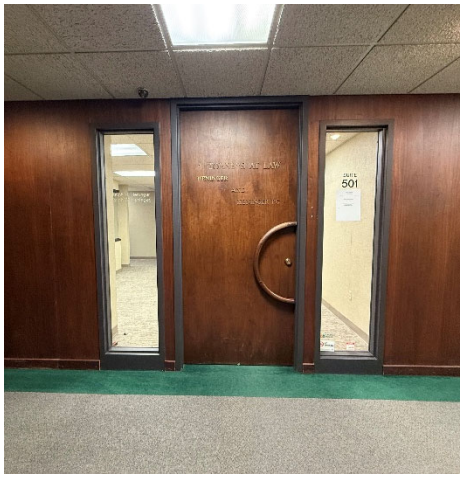






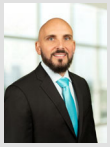








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