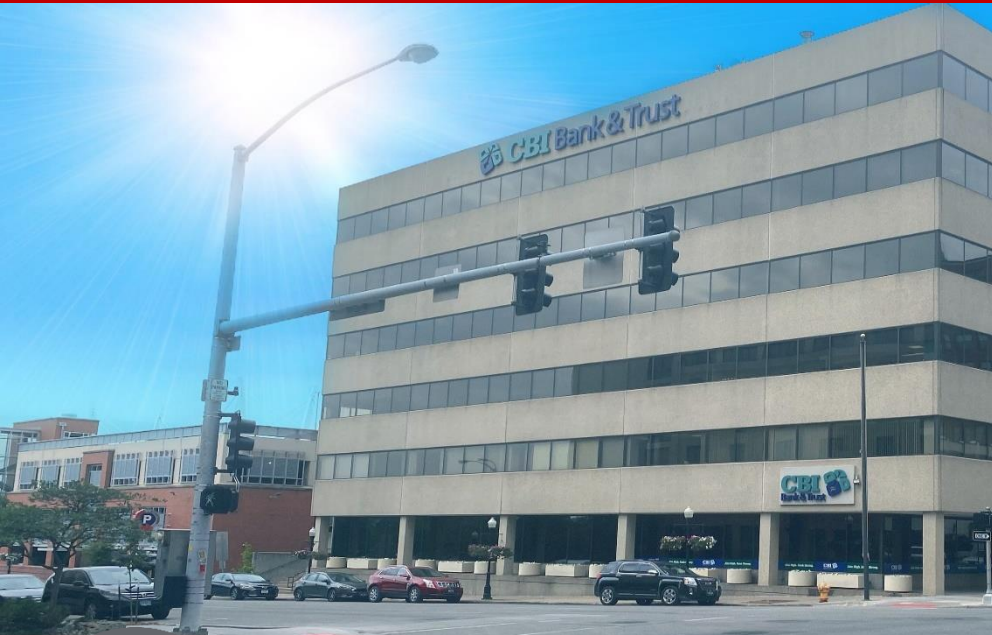


50% OFF BASE RENT FOR FIRST 6 MONTHS
OPERATING EXPENSES INCLUDE ALL UTILITIES AND JANITORIAL SERVICES!



101 W 2nd Street
Suite 300 Davenport, Iowa 52801

Property Features:

- 2,328 SF of clean Class A Office located in The CBI Building, Downtown Davenport.
- Elevator serviced 3rd floor suite features reception area, 4 spacious offices with large windows, kitchenette, conference room, IT room, and automatic LED Lights.
- Common area restrooms with key card access, and onsite management and maintenance
- Ideal downtown location with easy access to many amenities including coffee, restaurants, night life, and neighboring businesses. Located off highly traveled Brady Street (US-61) and 2nd Street Intersection.
- Underground parking spot available (additional charge) and additional parking available through the City, as well as City street parking.
- *Phone and internet not included with utilities.
- *Minimum terms required for 50% off base rent.

Details:

Available SF:	2,328 SF
Price Per Square Foot:	\$8.50 NNN
Total Operating Expenses:	\$9.24 PSF Includes all utilities & janitorial services (minus phone & internet)
Location:	Downtown Davenport
Parking:	Underground Available (ask for details), additional Parking available through City, City Street
Best/Practical Use:	Office



5111 Utica Ridge Road
 Davenport, IA 52807
 563 355 4000
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UPDATED: 8/01/22



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