Ruhl Commercial Company



For Lease 936 SF \$2,000/Month Gross



1225 E. RIVER DRIVE SUITE DAVENPORT, IA 52803 SUITE 325

PROPERTY FEATURES

- One-of-a-kind Office Space Located at One River Place
- Well Insulated Office Spaces Feature Wood Floors, Brick Walls, and Exposed High Ceilings
- Large Windows throughout provide natural light and beautiful views
- All Utilities, including: Gas, Water, Trash, Electric, and Snow Removal are included with rent
- Building is ADA Accessible with Elevators
- Multiple Common Restrooms and Kitchenette
- Ample On-site Parking and One River Place Signage
- Continued Improvements to One River Place include New Awnings, Flat Panel LED Lights, Paint, and More
- One River Place is situated between Downtown Davenport and the Village of East Davenport on the Mississippi and features incredible views



DETAILS	
AVAILABLE SF:	936 SF
PRICE:	\$2,000/MONTH GROSS
PARKING:	LARGE LOT
BEST USE:	OFFICE
LOCATION:	ONE RIVER PLACE

GROSS LEASE INCLUDES: GAS, WATER, TRASH, ELECTRIC, AND SNOW REMOVAL. HIGH SPEED FIBER OPTIC INTERNET AVAILABLE FOR AN ADD ON OF \$75/MONTH

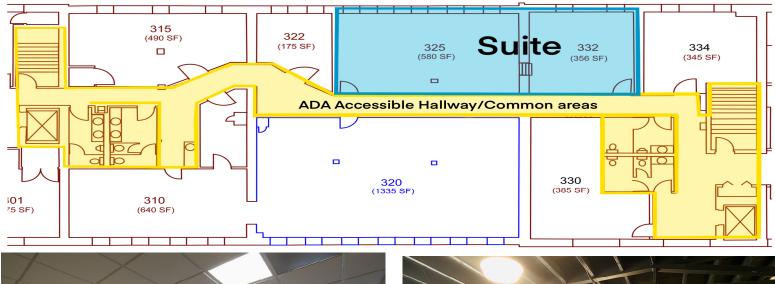
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. UPDATED: 8/01/22



5111 Utica Ridge Road Davenport, IA 52807 563 355 4000 **ruhlcommercial.com**



For Lease 936 SF







HOPE S bridal prom Quad Cities Interfaith -Food Distribution Ceres

Marine Specialties

usen Jennie L

Joni L. Dittmer, LISW

charlotte AL

The Continenta

Arine Co

Population within 5 miles: 192,295

TANTITAT

Republic

Riverside I

SHAWN LANGAN

Java Java Cafe

JAVA

Vice President/Director DIRECT: 563.823.5113 CALL OR TEXT: 563.343.6597 EMAIL: slangan@ruhlcommercial.com



DWIDE

PETE HADJIS

Sales Manager/Vice President OFFICE: 563.355.4000 CALL OR TEXT: 319.640.0527 EMAIL: phadjis@ruhlcommercial.com

1225 E River Dr, avenport, IA 52803

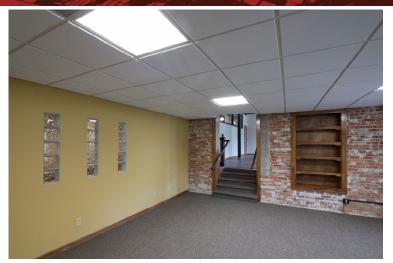


5111 Utica Ridge Road Davenport, IA 52807 563 355 4000 **ruhlcommercial.com**

Ruhl Commercial Company



For Lease 936 SF \$2,000/Month Gross











SHAWN LANGAN Vice President/Director DIRECT: 563.823.5113 CALL OR TEXT: 563.343.6597 EMAIL: slangan@ruhlcommercial.com



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PETE HADJIS

Sales Manager/Vice President OFFICE: 563.355.4000 CALL OR TEXT: 319.640.0527 EMAIL: phadjis@ruhlcommercial.com



5111 Utica Ridge Road Davenport, IA 52807 563 355 4000 ruhlcommercial.com