



**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

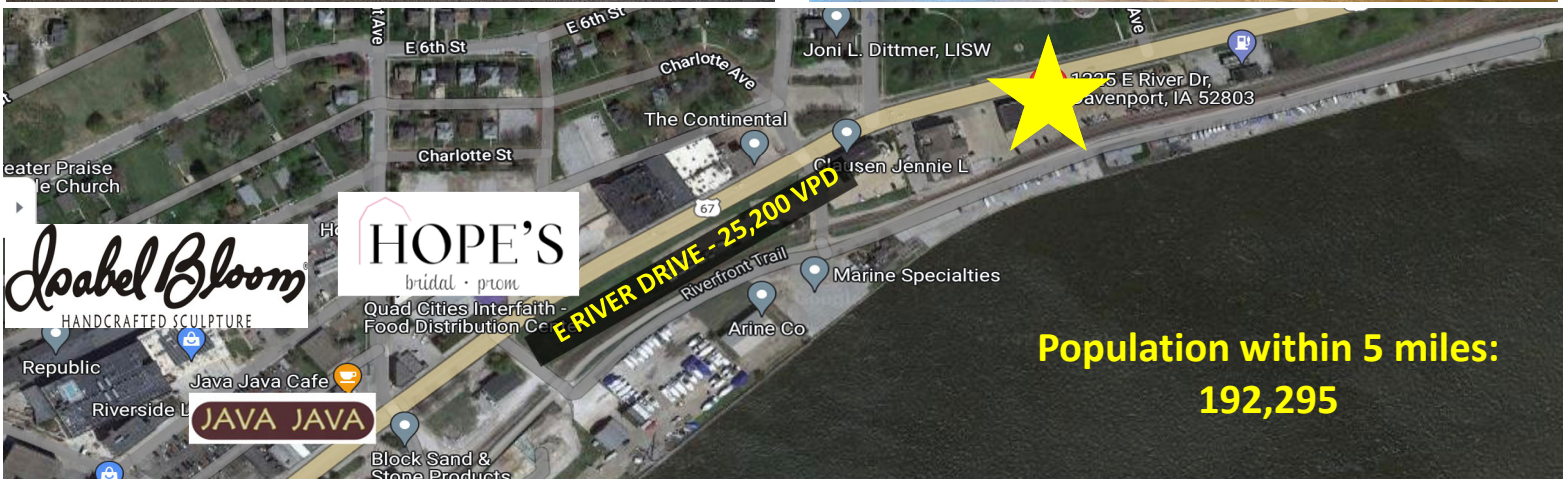
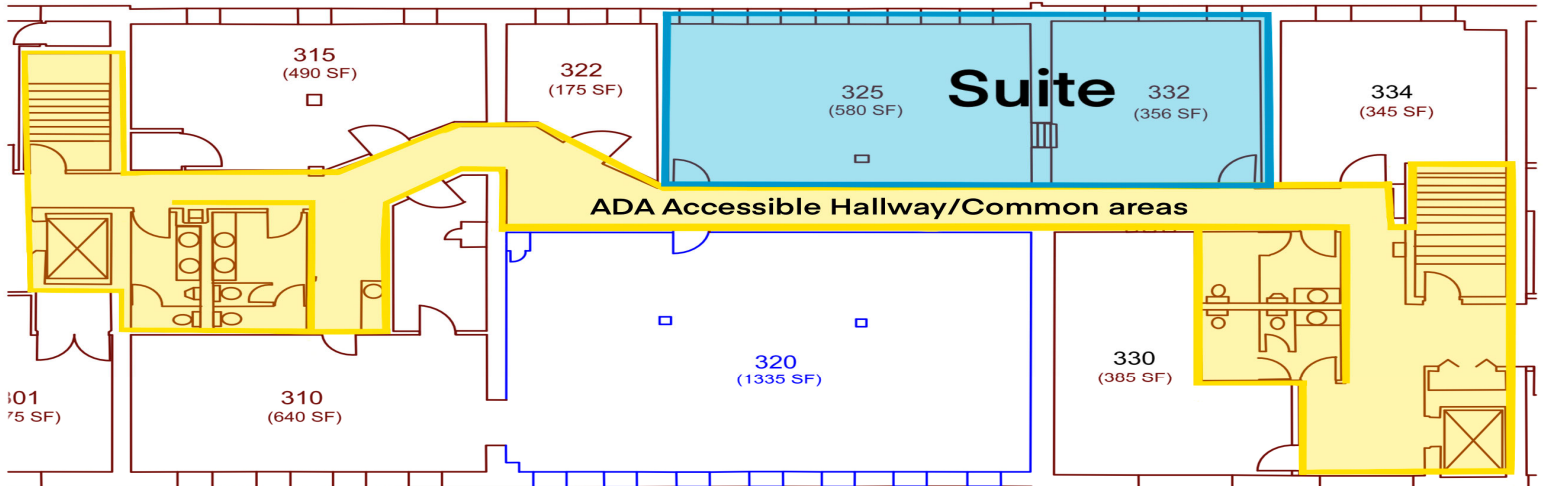


DETAILS	
AVAILABLE SF:	936 SF
PRICE:	\$2,000/MONTH GROSS
PARKING:	LARGE LOT
BEST USE:	OFFICE
LOCATION:	ONE RIVER PLACE

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

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