

PROPERTY FEATURES

- · Spacious and Pristine Office Space: 1,169 SF of meticulously maintained and professional office space available for lease
- Ideal Location: Situated in the heart of Bettendorf in Spruce Center, enjoy the convenience of easy access to I-74 and East Davenport, making commuting a breeze
- Impressive Suite Features: Offers a welcoming reception area, a well-appointed conference room/large office, two additional offices for increased productivity, and a comfortable break room
- Flexible Entrances: Benefit from both a common entrance area for a collaborative environment and a private entrance for added privacy and convenience
- Convenient Parking and Accessibility: Building boasts ample front door parking for you and your clients, ensuring hassle-free visits. Additionally, it is fully handicapped accessible
- This prime location offers a rich customer base and ample opportunities for growth with strong demographics and a population of 169,797 within a 5-mile radius



DETAILS

AVAILABLE SF:

PRICE PER SF: \$8.00 NNN

TOTAL OPERATING EXPENSES PER SF:

LOCATION:

PROFESSIONAL OFFICE

BUILDING IN BETTENDORF, IOWA

1,169 SF

\$4.56

SIGNAGE: **PYLON & MONUMENT**

PARKING: AMPLE (LARGE LOT)

BEST/ PRACTICAL OFFICE, MEDICAL

USE:

ZONING:



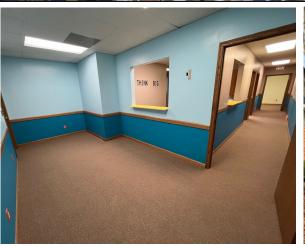
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LANGAN &HADJIS

For Lease Office Building 1,169 SF











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