



1912 MIDDLE RD, BETTENDORF, IA
\$8.00/SF NNN

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:	1,169 SF
PRICE PER SF:	\$8.00 NNN
TOTAL OPERATING EXPENSES PER SF:	\$4.56
LOCATION:	PROFESSIONAL OFFICE BUILDING IN BETTENDORF, IOWA
SIGNAGE:	PYLON & MONUMENT
PARKING:	AMPLE (LARGE LOT)
ZONING:	C-1
BEST/ PRACTICAL USE:	OFFICE, MEDICAL

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UPDATED: 8/01/22



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