NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

1,418-1,926 SF Office Suites

$13.50 SF NNN



Property Highlights

- **Premier Class A Office Tower** – 6-story, 45,588 SF building offering a prestigious address in the heart of Bettendorf's business corridor
- **High-visibility corner location** at Midde Rd & Spruce Hills Drive with 19,000 vehicles per day and seamless accessibility for tenants and clients
- **Professionally managed and meticulously maintained**, featuring recently renovated common areas, an updated entrance lobby, and a refreshed parking lot
- **Diverse professional community** with an established tenant mix spanning banking, legal, accounting, healthcare, and counseling services
- **Operating Expenses:** $6.50 PSF

Class A Office Tower

2550 Middle Rd., Bettendorf, IA

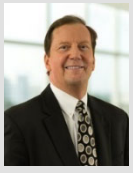
Suite	Size	Lease Rate
402	1,418 SF	$13.50 PSF NNN
506	1,926 SF	$13.50 PSF NNN

Suite Details on page 2 ➔

For more information, please contact:



ALEX KELLY
Vice President/Director
c: 309-236-5489
e: akelly@ruhlcommercial.com



CHARLIE ARMSTRONG, SIOR
Vice President/Director
c: 563-529-6600
e: carmstrong@ruhlcommercial.com

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Class A Office Tower



Available Spaces

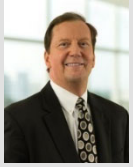
- **Suite 402 – 1,418 SF** | This 1,418 SF suite features a flexible open floor plan with many windows and natural light – recently renovated with new carpet and paint.
- **Suite 506 – 1,926 SF** | This 1,926 SF suite features a flexible floor plan of private offices, reception area, open work area, conference room, and a large break area. Many windows throughout the space.



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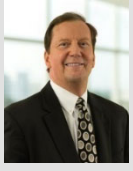




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