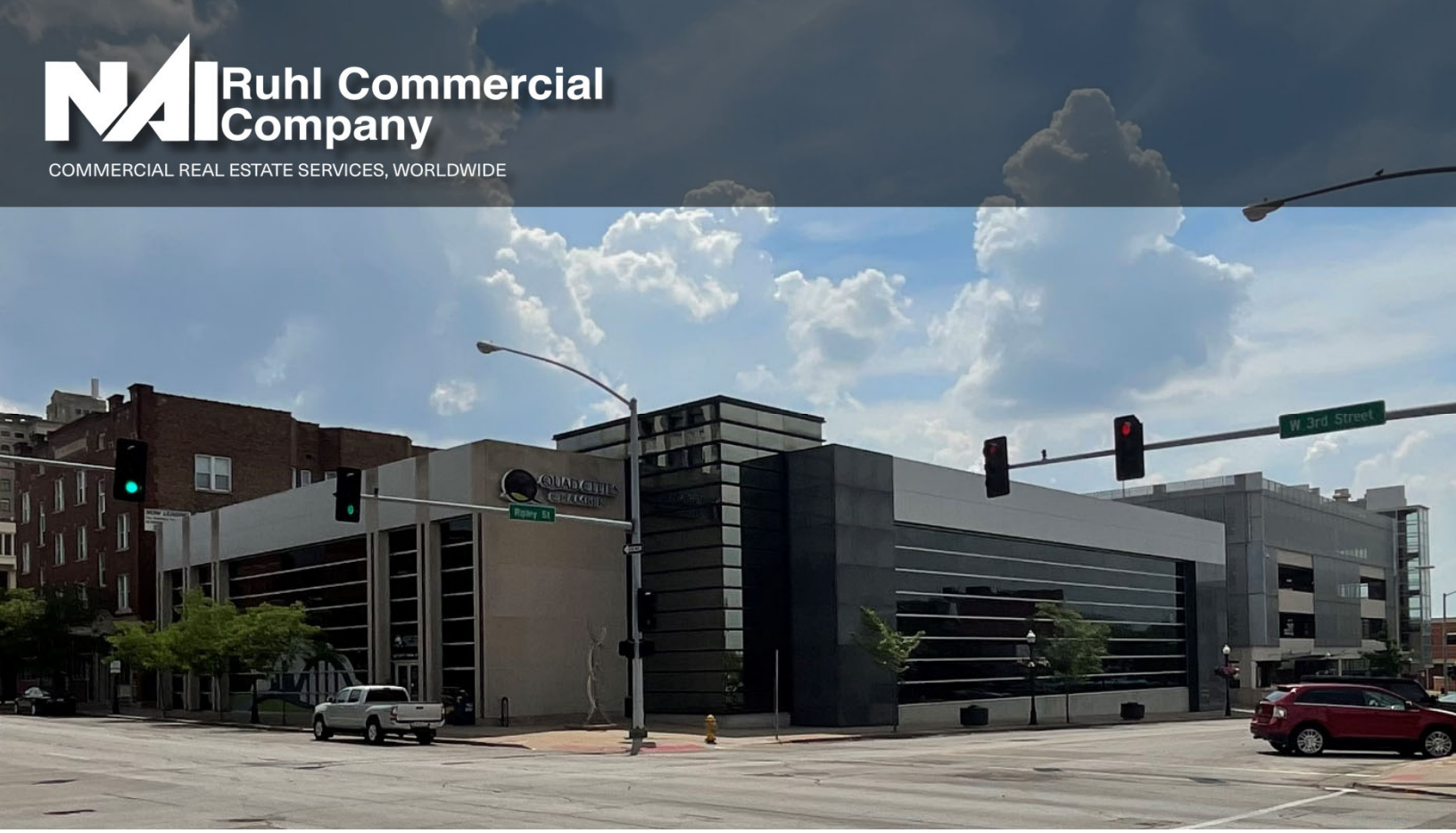
Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Property Highlights

- Prime office space for lease at the prestigious New Ventures Building, strategically situated at the SE corner of W. 3rd & Ripley Street in the heart of Downtown Davenport
- Range of options available, from approx. 1,905 SF to an impressive 25,582 SF, spread across the 1st & 2nd floors, you'll find a perfect fit for your business (see pg. 2 for breakdown of Suites and square footage)
- Seize the opportunity for a highly visible location within the downtown market. Step into a world of elegance & professionalism as you enter the building's common area lobby. With fob access and elevator service, security and convenience are at the forefront.
- Discover a blend of functionality and style from private offices to conference rooms, break rooms, and open workspaces. The New Ventures Building caters to the unique requirements of diverse businesses.

See Pg. 2 for Suite Square Footage➔

Prime Office Space

331 W. 3rd St., Davenport, IA

FOR LEASE	$9.95 PSF NNN
SUITE SIZES	1,905-25,582 SF

Details

Operating Expenses	$10.52 PSF
Zoning	C-D
Parking	Parking Ramp
Signage	Possible

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For Lease

1,905 SF – 25,582 SF

Prime Office Space

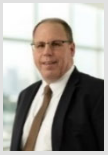




Location	Suite	Size
1st Floor	Suite 140	3,900 SF
1st Floor	Suite 150	3,999 SF
1st Floor	Suite 140 & 150	7,899 SF
2nd Floor	Suite 201	8,035 SF
2nd Floor	Suite 202	3,133 SF
2nd Floor	Suite 203	1,905 SF
2nd Floor	Suite 204	3,864 SF
Entire 2nd Floor	Suites 201-204	17,683 SF
Entire Building	All Suites	25,582 SF

Benefit from the convenience of ample parking in the adjacent municipal ramp, ensuring easy accessibility for both employees and clients

*Please note that the price per square foot and operating expenses are subject to change based on the size of the subdivision and floor level.



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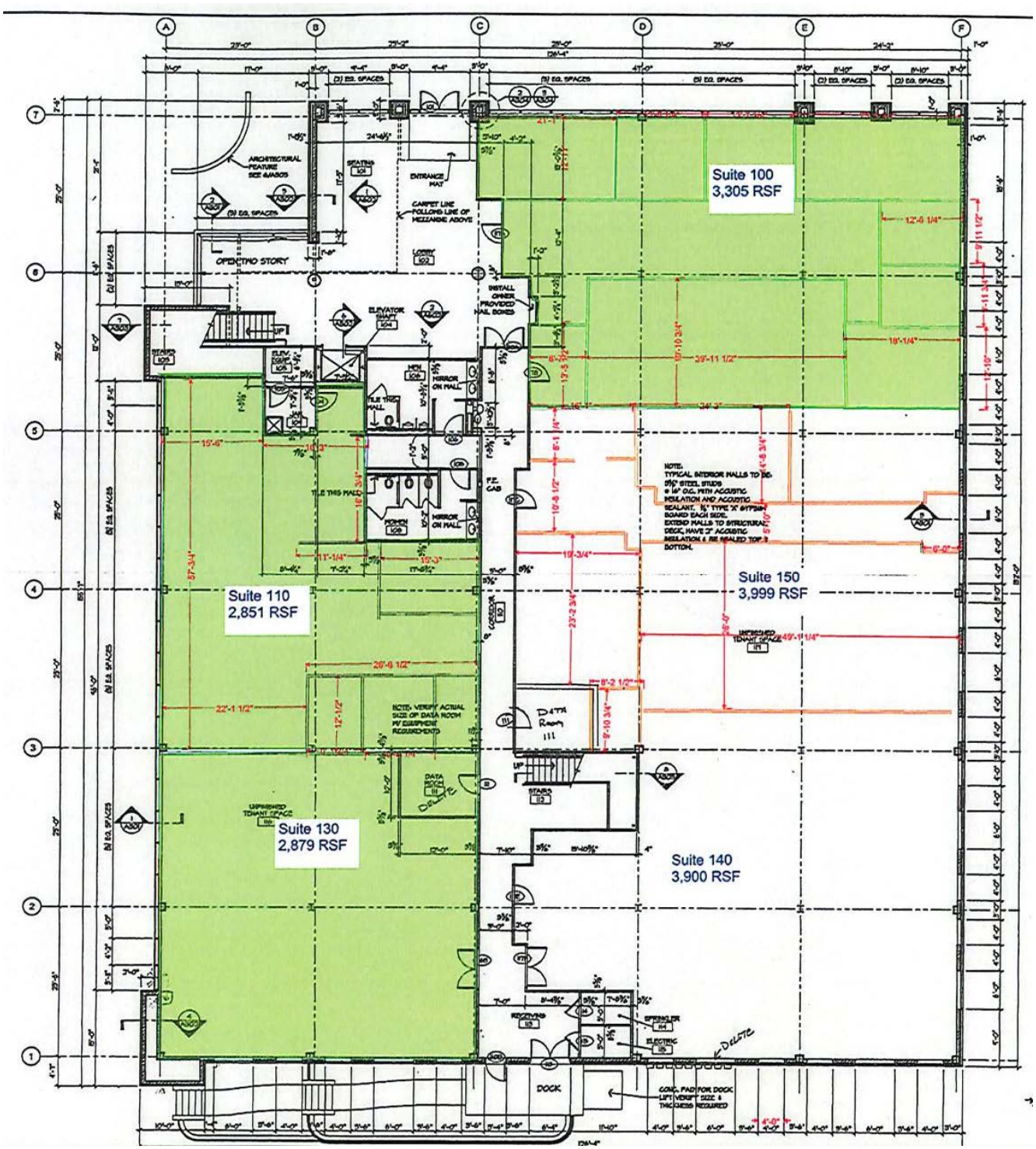
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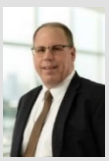
For Lease

1,905 SF – 25,582 SF

Prime Office Space

FIRST FLOOR SUITES – COMBINED=7,899 SF





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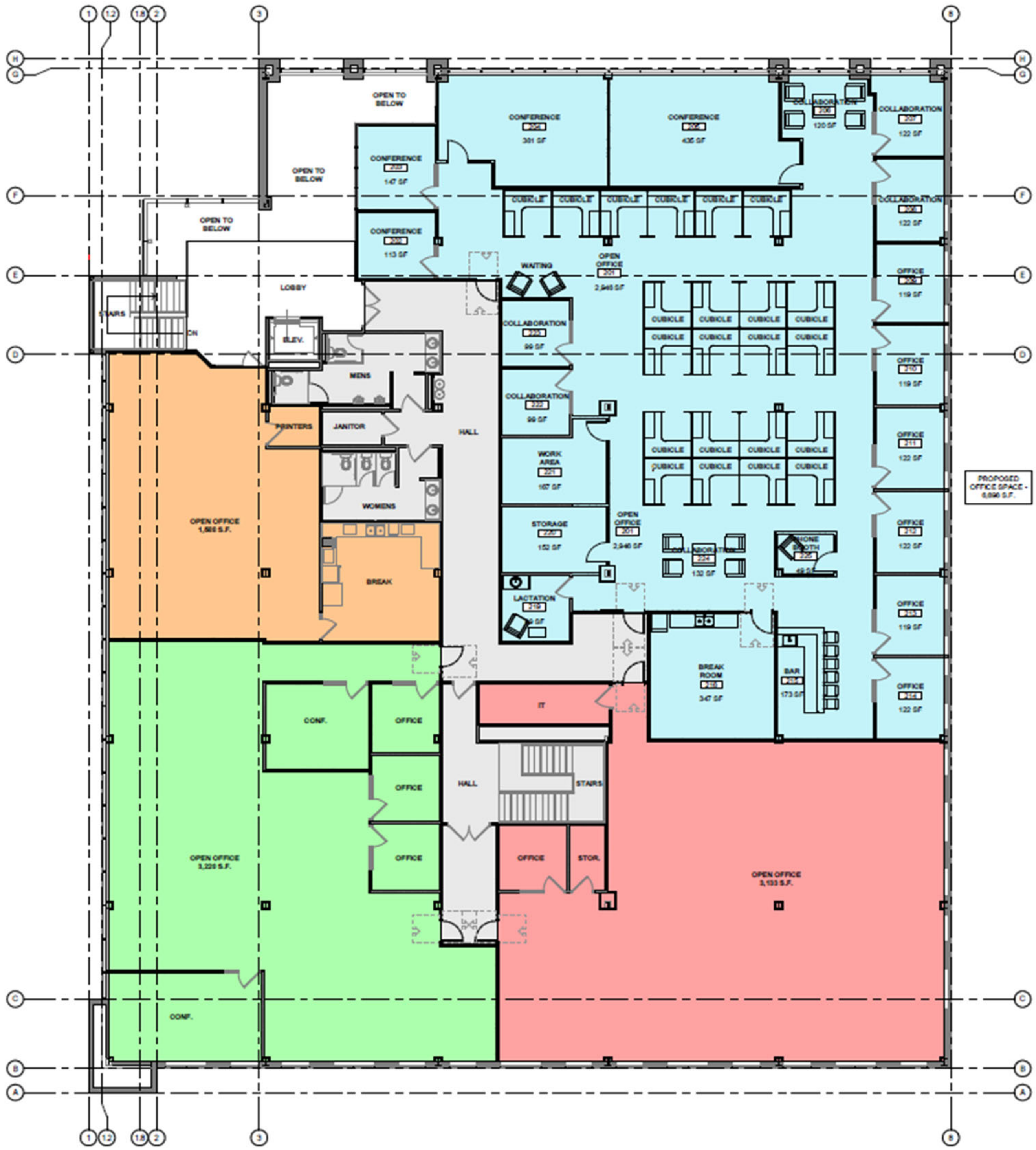
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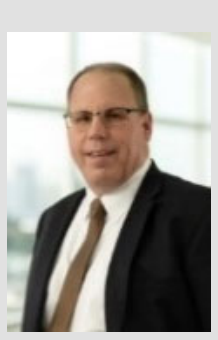
For Lease

1,905 SF – 25,582 SF

Prime Office Space

SECOND FLOOR SUITES – COMBINED=17,683 SF

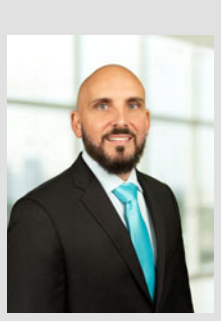




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