



## Property Highlights

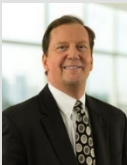
- 120,500 SF first-class corporate business park located on 12.34 acres
- Ideal central business location midway between I-80 and I-74 in Tremont Avenue service/industrial area just off Davenport's busy 53<sup>rd</sup> Street corridor with 40,800 vehicles per day
- 5 separate buildings with a mix of office and industrial flex spaces ranging from 2,000 SF to 6,005 SF
- Common conference rooms, kitchen/break rooms and picnic areas
- I-1 Zoning
- Large, lighted asphalt parking areas dedicated to each building
- **Industrial flex spaces lease at \$6.75 SF Net (see pg. 3 for details)**
- **Office spaces lease from \$12.00 SF Gross to \$12.50 SF Gross (see pg. 4 for details)**

# Corporate Business Park

5000 Tremont Ave., Davenport, Iowa



For more information, please contact:



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**ALEX KELLY**

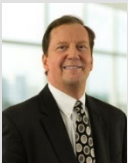
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## Available Industrial/Flex Spaces

### Suite 202 | 3,460 SF | \$6.75 SF, NNN

Suite 202 has 3,460 SF with 14' ceilings, one 10'x12' overhead door, 800 amps-240 AC single phase power and a 1,410 SF office with two large private offices, conference room and reception area, men and women's restrooms. Total expenses including taxes, insurance and CAM charges are \$3.95 SF.

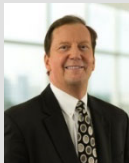
### Suite 402 | 3,905 SF | \$6.75 SF, NNN

Suite 402 is a 3,905 SF warehouse / flex suite located in Building 400. Suite has a 2,511 SF warehouse/finished shop space with 14' ceilings, one 10'x12' drive-in door, 200 amps 480V-3PH power, LED lighting, floor drain and small warehouse AC unit. Office has large open reception area, 2 private offices, breakroom, 2 restrooms and large storage room. Total expenses including taxes, insurance and CAM charges are \$3.66 SF.

Details	Size	Price	Warehouse	Office	CAM
Suite 202	3,460 SF	\$6.75 SF NNN	3,460 SF	1,410 SF	\$3.95 SF
Suite 402	3,905 SF	\$6.75 SF NNN	2,511 SF	1,394 SF	\$3.66 SF



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Details	Size	Price	Private Offices	Conference Rm
Suite 100B	3,360 SF	\$12.50 SF Gross	3	1
Suite 100D	3,209 SF	\$12.00 SF Gross	5	1

**\*Special\***  
**6 MONTHS FREE**  
Base Rent for a  
Qualified Lease

### Available Office Spaces

#### Suite 100B | 3,360 SF | \$12.50 SF, Gross

Suite 100B is a 3,360 SF office space located on the 1st floor on the front north side of the Building 100. Suite includes lobby reception, office reception area, three private offices, one conference room, and 2 separate open work areas. Common area includes additional large conference room, kitchen/break room and restrooms. Total expenses of taxes, insurance, CAM charges, and ALL utilities are included in rent.

#### Suite 100D | 3,209 SF | \$12.00 SF, Gross

Suite 100D is a 3,209 SF office space located on the second floor on the south side of Building 100. Suite is elevator served and includes reception, five private offices, one conference room, large open center work areas, and kitchen/break room. Common area includes large conference room, kitchen/break room and restrooms. Total expenses of taxes, insurance, CAM charges, and ALL utilities are included in rent.



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