

For Sale



5283, 5277, 5271 Pinecreek Lane
Bettendorf, Iowa



Property Description:



Shops at the Woodlands

Opportunity to own your own office or retail/retail service space. Purposely designed building to allow the user the maximum functionality. Suites sizes start at 1,333 SF allowing you to have 3-4 private offices, reception area and conference room with ample work area and storage.

High quality masonry construction with Pella windows by Windmill Design to keep your long-term ownership/operating expenses low.

Great access to 53rd Avenue and remainder of Quad Cities.

Contact:

Ted Rebitzer or Andy Doyle
QC Iowa Realty Commercial
Tel: 563.332.6682

Email: tedr@qciowarealty.com
adoyle@qciowarealty.com

201 W 2nd Street, Suite 900
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www.QClowaRealty.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Please conduct due diligence with your legal and tax advisors.



Salient Data:

Estimated Average Daily Traffic:	6,000
Proposed Purchase Price:	\$492,000 to Vanilla Shell for 1,333 SF Endcap \$366,900 to Vanilla Shell for 1,478 SF In-Line \$1,224,900 for the entire 4,150 SF Building
Completion Level:	Vanilla Shell
Delivery Date:	2025
Suite Sizes:	1,333 SF – 3,825 SF [usable area]
Signage Locations:	Building Facade
Parking Spaces:	5:1
Bay Depth:	50'



Contact:

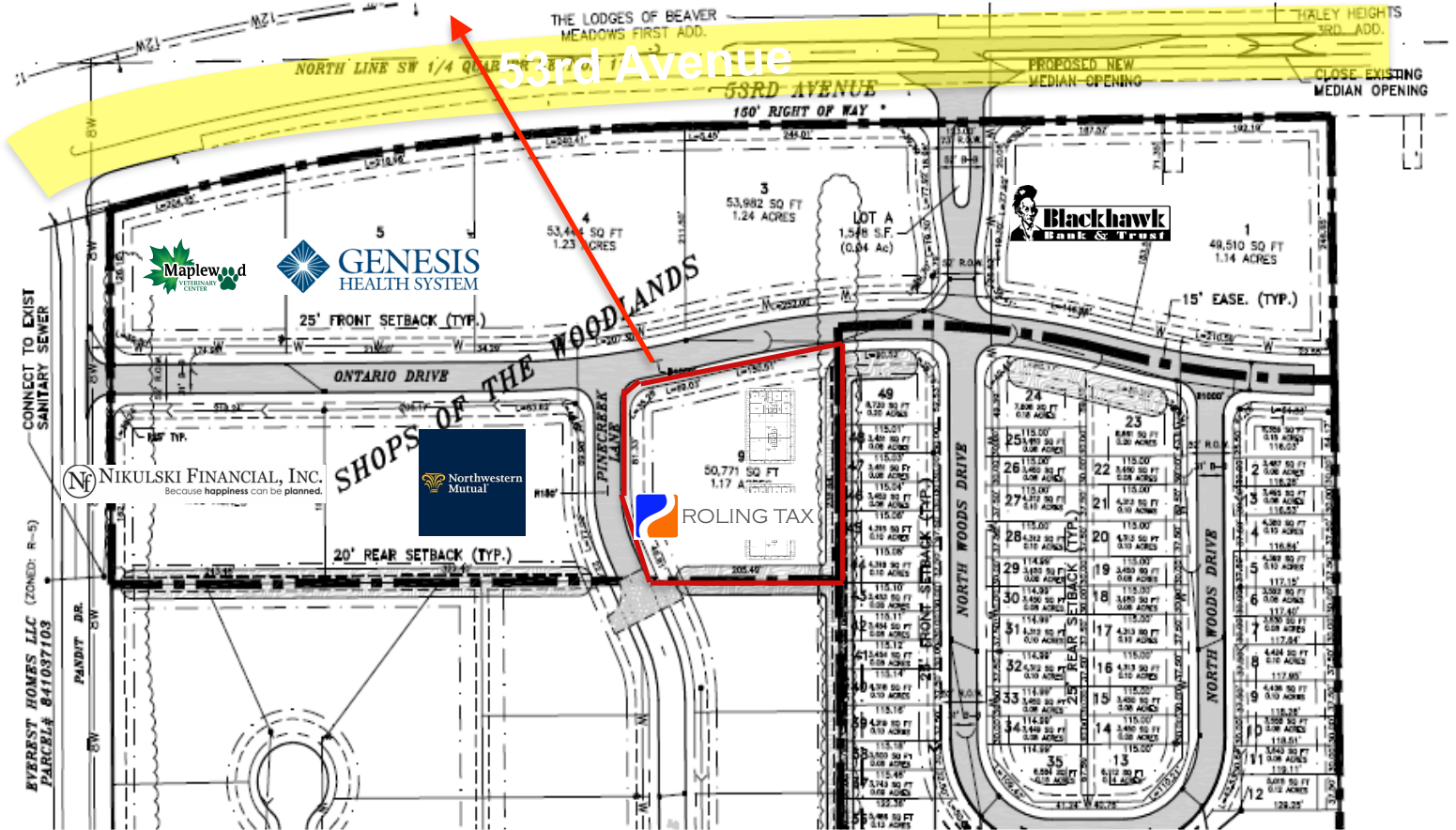
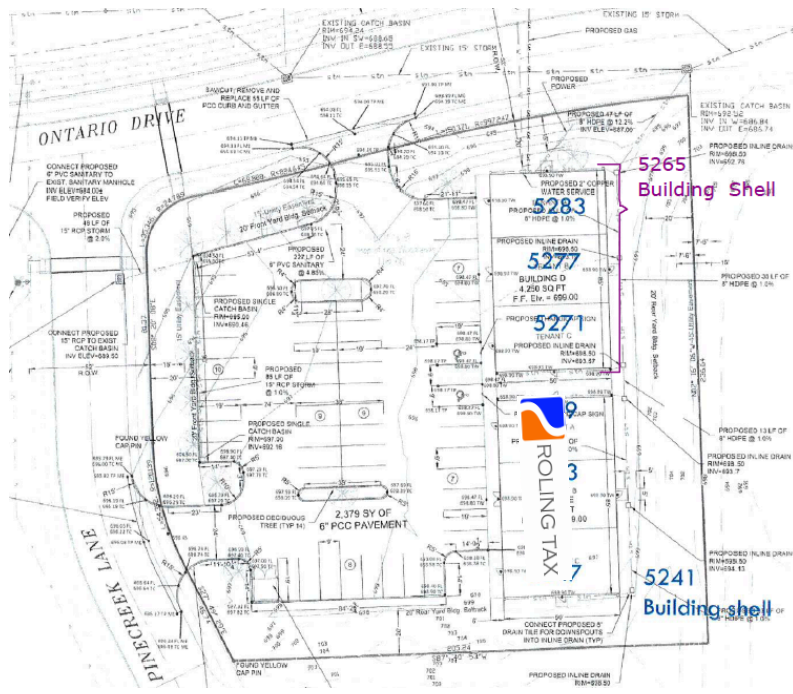
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SITE PLAN



WINDMILLER

DESIGN BUILD

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Scott Community College

Pleasant Valley High-school

Bettendorf Middle School



53rd Avenue

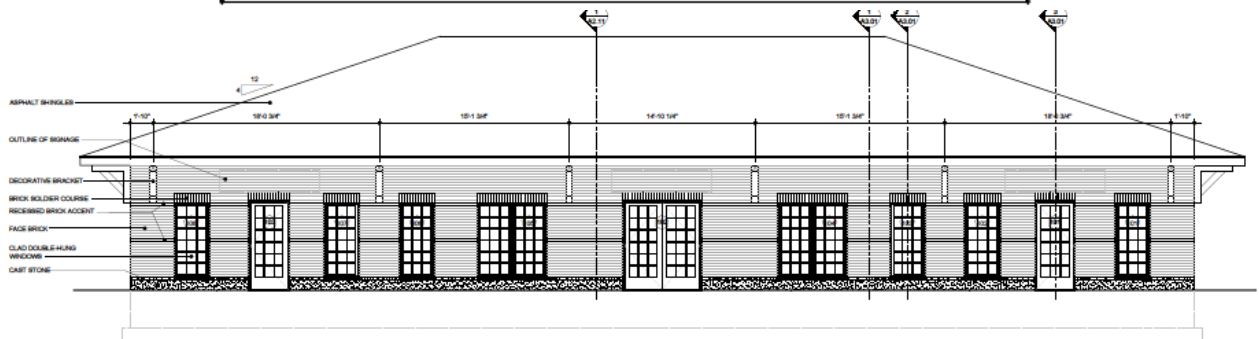
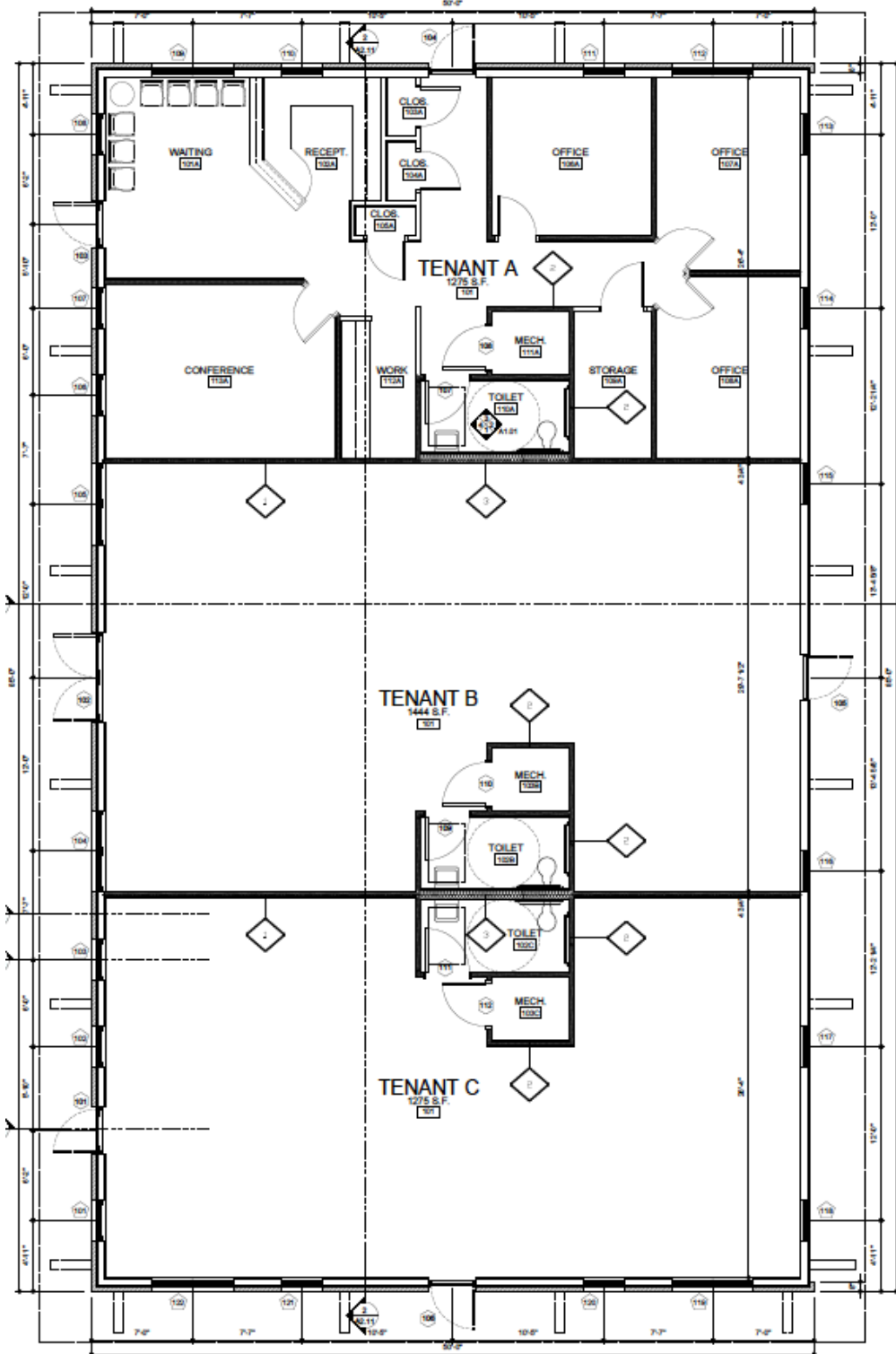
TDK Sports Complex



Building Design Configuration



Main Entrance Side



WEST ELEVATION
SCALE 1/4" = 1'-0"