

# Professional Office Space

2894 AAA Court, 2nd Floor  
Bettendorf, IA 52722  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

18,000 SF of professional office space available for sublease at an ultra-competitive lease rate in Bettendorf. Remodeled in 2018, the entire 2nd floor is available and includes a traditional mix of reception, exterior private offices (18), training room, conference rooms (3), supply/storage/work rooms (2), and open office/cubicle work stations. Space was designed and easily accommodates 82 employee capacity. HON workstation & some private office furniture available for sublessee's use.

## Available Space

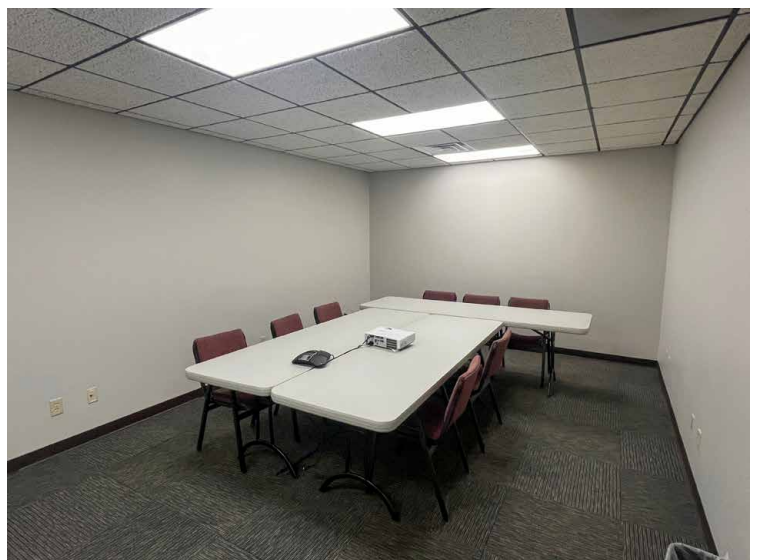
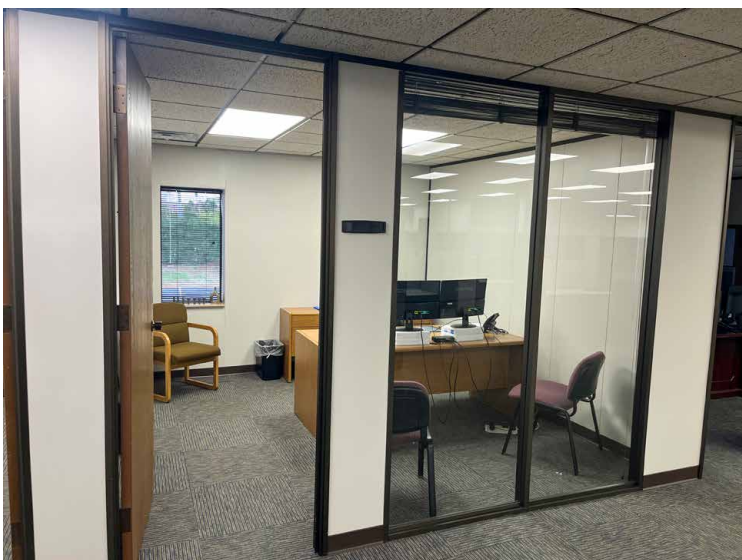
- + 18,000 SF
- + Sublease Term: Through 10/31/2028
- + Lease Rate: \$6.57/SF NNN
- + Operating Expenses: \$3.17/SF, plus interior janitorial

## Building Features

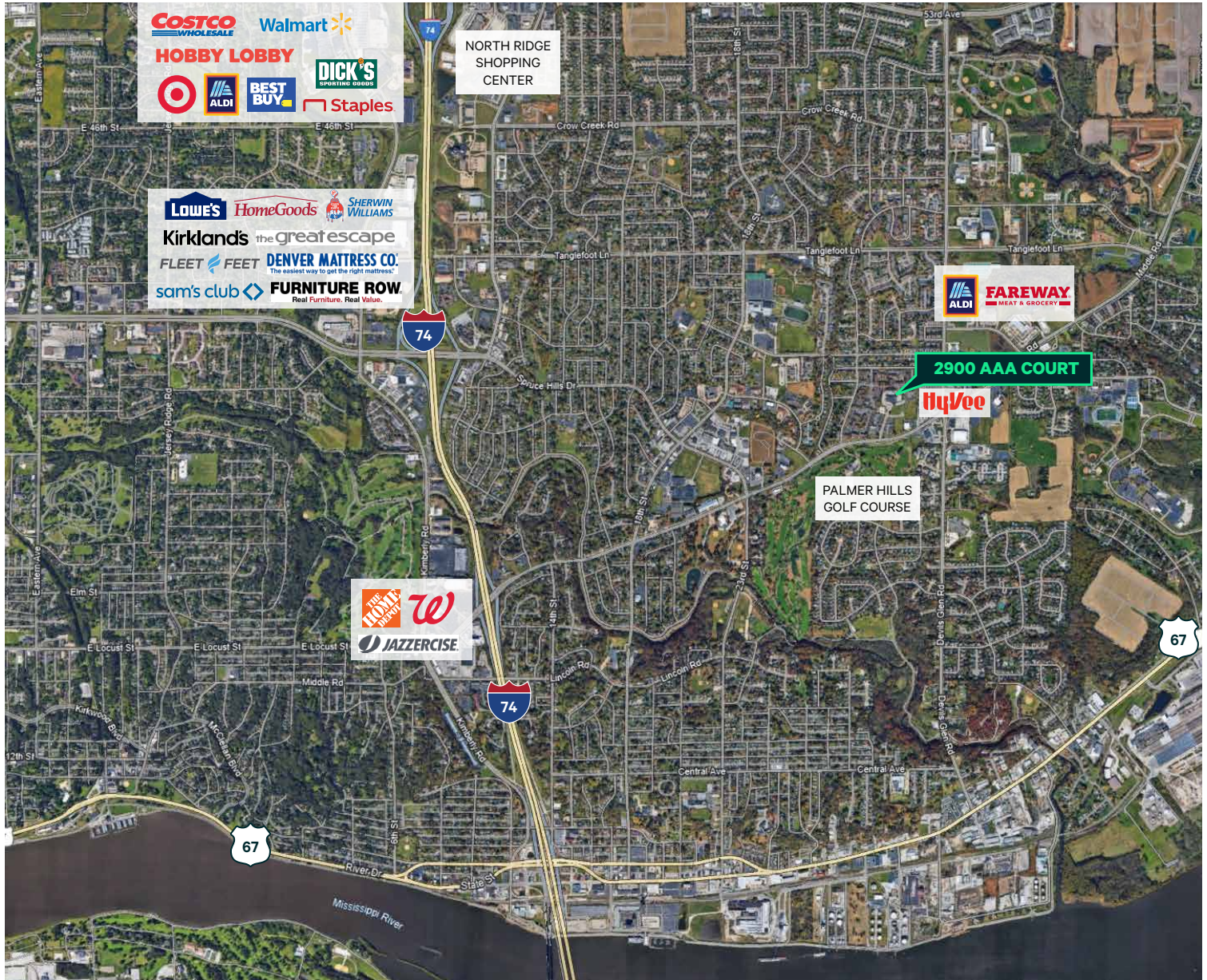
- + Metronet Fiber (1 Gig)
- + Remodeled in 2018
- + Monument Signage
- + HON Workstation Furniture Available



# Interior Photos



# Location



## Contact Us

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