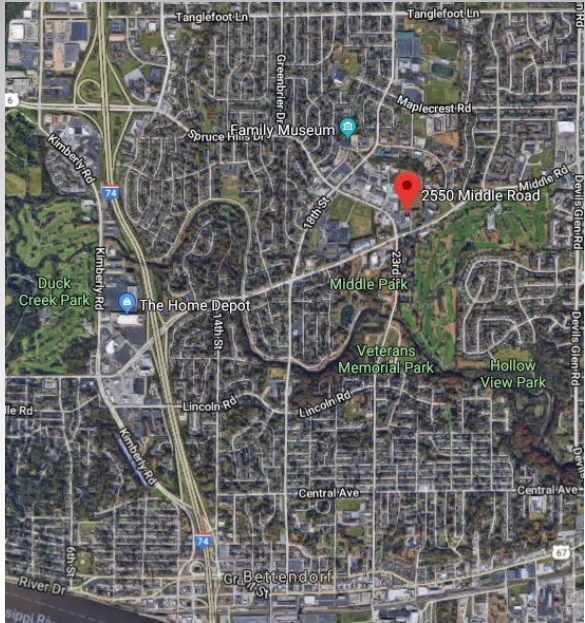


**FOR LEASE**



**672 SF - 7,762 SF OFFICE SPACE**  
2550 Middle Road, Bettendorf, IA 52722

TheHawkeyeGroup.com



**Property Features**

- All Suites leased at \$11.75/RSF NNN
- Suite 201: 672 RSF
- Suite 202: 1,541 RSF
  - Combined 201 & 202: 2,213 RSF
- 3<sup>rd</sup> Floor: 7,762 RSF - *will subdivide above 3,000 RSF*
- Suite 503: 1,595 SF
- Prominent 6-Story Class A office tower with extensive renovations to the common areas, mechanicals, lobby, and grounds
- Zoned C-1
- Excellent location on the corner of Middle Road and Spruce Hills Drive with quick access to US Hwy 6, US Hwy 67, and I-74

**Jim Tansey, CCIM** | 563.349.3030  
[jtansey@TheHawkeyeGroup.com](mailto:jtansey@TheHawkeyeGroup.com)

**David Gellerman** | 563.505.6254  
[dgellerman@TheHawkeyeGroup.com](mailto:dgellerman@TheHawkeyeGroup.com)



1850 E. 53<sup>rd</sup> Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://www.TheHawkeyeGroup.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN IOWA & ILLINOIS