



**4620 E. 53RD STREET DAVENPORT, IA 52807**  
**\$20.00/SF NNN**

## PROPERTY FEATURES

- 11,056 SF OF CLASS A EDUCATIONAL/TRAINING 1<sup>ST</sup> FLOOR SPACE
- LOCATED OFF HIGHLY TRAVELED 53<sup>RD</sup> STREET
- EASY ACCESS TO I-74 TO SERVICE THE ENTIRE QCA MARKET
- FORMER REMOTE LEARNING CENTER FEATURES LARGE CONFERENCE/LECTURE ROOMS WITH REMOTE PARTITIONS TO CHANGE ROOM SIZE/CONFIGURATIONS, INDIVIDUAL OFFICES, RECEPTION AREA, AND COMMON AREA RESTROOMS AND LOUNGE
- TENANT IMPROVEMENTS/ALTERATIONS NEGOTIABLE
- LOCATED IN EAST DAVENPORT CLOSE TO BETTENDORF MAKES THIS ONE OF THE MOST POPULAR AND FASTEST GROWING AREAS.
- SURROUNDED BY HIGH END DEMOGRAPHICS AND A STRONG MIX OF RETAIL AND ROOFTOPS
- IMMEDIATE NEIGHBORHOOD INCLUDES SEVERAL LODGING, DINING, AND ENTERTAINMENT OPTIONS AS WELL AS CORPORATE OFFICES.

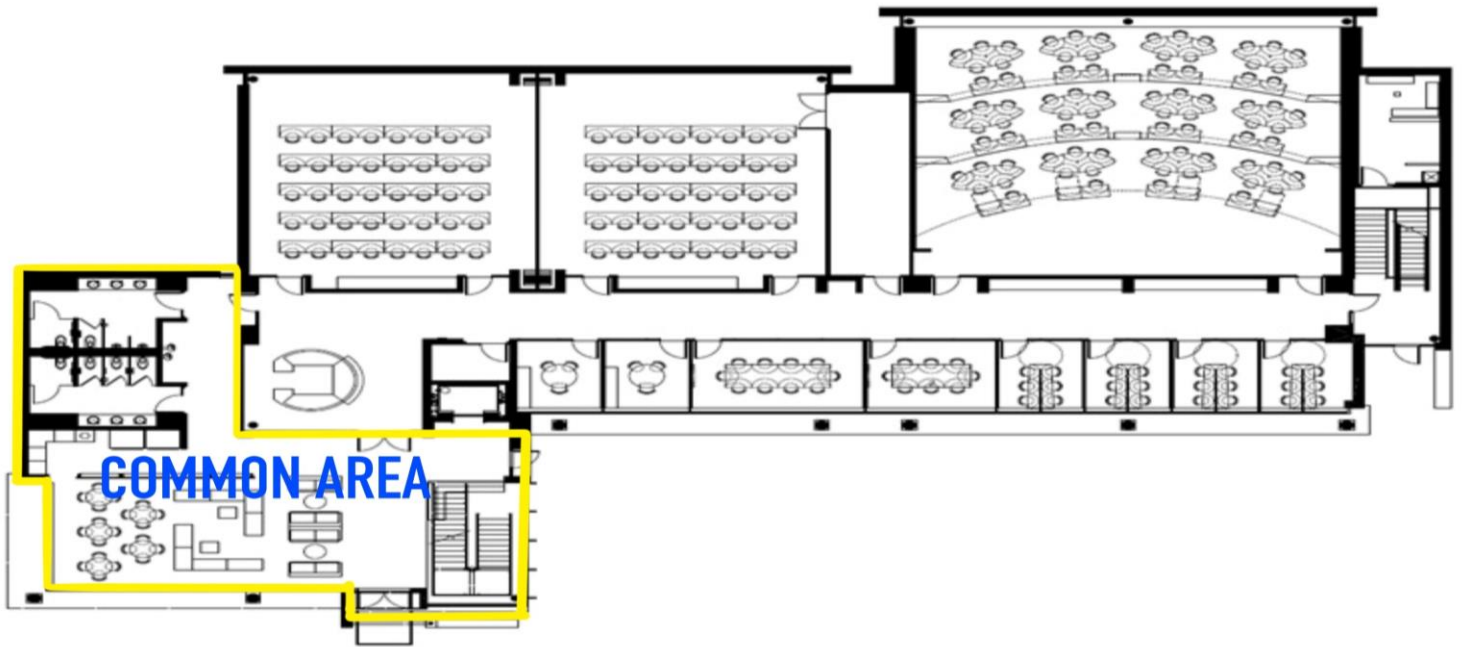


### DETAILS

LOCATION:	EAST DAVENPORT
AVAILABLE SQUARE FOOTAGE:	11,056
TENANT IMPROVEMENTS/ALTERATIONS	NEGOTIABLE
CLASS:	CLASS A
PRICE PSF:	\$20.00 NNN
TOTAL OPERATING EXPENSES:	\$8.00 PSF
PARKING:	PARKING LOT
BEST/MOST PRACTICAL USE:	OFFICE, EDUCATIONAL, TRAINING, ASSEMBLY

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

UPDATED: 12/2021



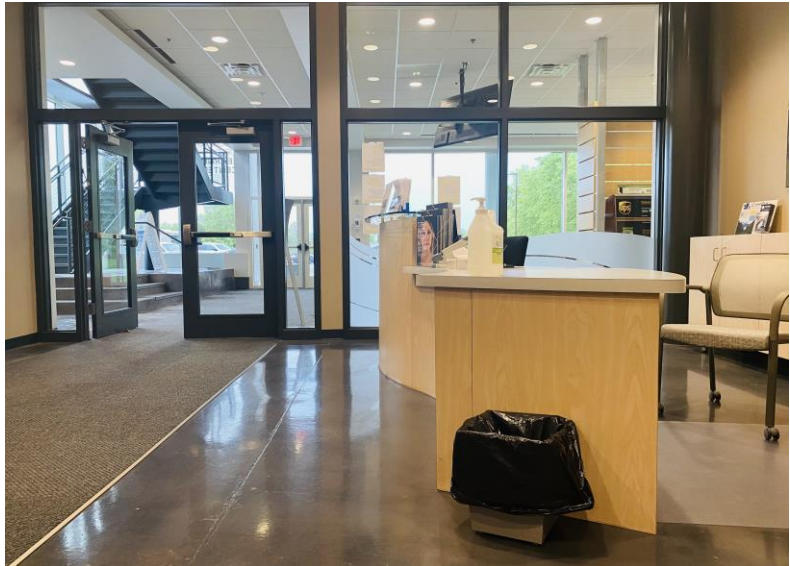
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