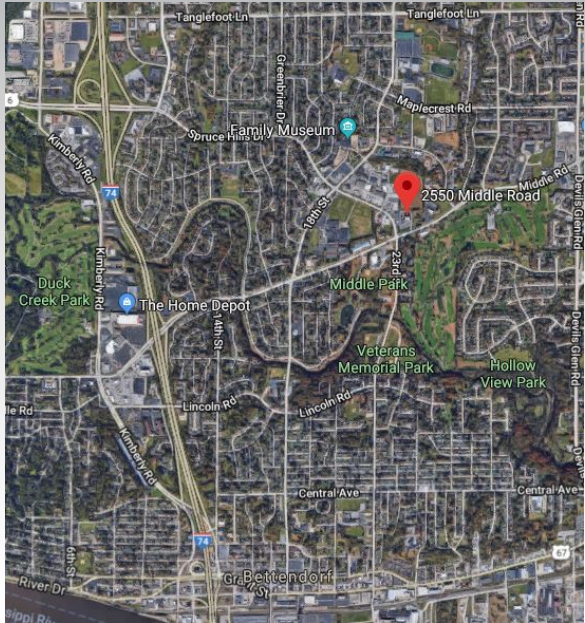


FOR LEASE



375 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
 - 3rd Floor: 7,762 RSF - *will subdivide above 3,000 RSF*
 - Suite 503: 1,595 RSF
 - Suite 504: 375 RSF
- 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

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Revised 7/22/2020