

DAVENPORT MEDICAL CAMPUS

QUAD CITIES

CBRE



118,003-SF Credit-Anchored Medical Outpatient & Surgical Center Campus | 7.2-Year WALT



UnityPoint Health



(A UnitedHealth Group Company)



(Trinity Health)



The Davenport Medical Campus is home to the Quad Cities' largest multi-specialty surgery center, features a weighted-average lease term in excess of 7 years, and is integrated into the referral networks of the market's most dominant health systems.

Pavilion 3	3365 Dexter Court Davenport, IA 52807
RENTABLE SF:	29,020 SF
YEAR BUILT:	2006
STORIES:	Two (2)
LEASED:	65%
WALT:	4.9 years
IN-PLACE NOI:	\$210,451

Pavilion 2	3385 Dexter Court Davenport, IA 52807
RENTABLE SF:	39,021 SF
YEAR BUILT:	2000
STORIES:	Three (3)
LEASED:	100%
WALT:	4.9 years
IN-PLACE NOI:	\$848,519

Pavilion 1	3400 Dexter Court Davenport, IA 52807
RENTABLE SF:	49,962 SF
YEAR BUILT:	1996/2018
STORIES:	Two (2)
LEASED:	93%
WALT:	10.0 years
IN-PLACE NOI:	\$1,754,903



INVESTMENT HIGHLIGHTS

■ HIGH-PERFORMING AMBULATORY SURGERY CENTER ANCHOR

■ PROVEN TENANT RETENTION & LEASING VELOCITY

■ SCA HEALTH-OPERATED SURGERY CENTER (PAVILION 1)

■ DIVERSIFIED MEDICAL SPECIALTY MIX

■ HIGH-ACUITY BUILD-OUT & TENANT STICKINESS

■ PREMIER INSTITUTIONAL ANCHOR HEALTH SYSTEMS

■ STRATEGIC CAMPUS POSITIONING

■ NNN LEASE STRUCTURE & PREDICTABLE NOI GROWTH





MISSISSIPPI VALLEY
SURGERY CENTER

◀ Pavilion 1

Digestive Disease Specialists

Labcorp
Mississippi Valley Surgery Center
William Olson, MD

TruMed, Mitch Meyer, MD
Quinn O'Rourke, MD

3400 Dexter Court

Pavilion 2 ▶

ENT Professional Services
Orthopaedic Specialists
THRIVE Physicians Laser & Aesthetics
Plaza Physical Therapy
Rock Valley Physical Therapy

3385 Dexter Court

Pavilion 2

3385

SITE PLAN

PAVILION 1

2 Parcels
4.61 Acres
49,962 SF

PAVILION 2

2 Parcels
5.90 Acres
39,021 SF

PAVILION 3

1 Parcel
2.02 Acres
29,020 SF



LANEBOY

PAVILION 1

PAVILION 2

PAVILION 3



525 Spaces
4.4:1,000

H

FURNITURE ROW.



PAVILION 1

ADDRESS:

3400 Dexter Court, Davenport, IA 52807

LEASED:

93%

BUILDING SIZE:

49,962 SF

YEAR CONSTRUCTED/RENOVATED:

1996/2018

LAND AREA:

±4.61 Acres

PARCEL NUMBER:

N0851-01C, N0851-02F

COUNTY:

Scott

ZONING:

C-OP, Commercial Office Park Zoning District

OWNERSHIP:

Fee Simple

STORIES:

Two (2)

BUILDING SUMMARY



PAVILION
2

ADDRESS:

3385 Dexter Court, Davenport, IA 52807

LEASED:

100%

BUILDING SIZE:

39,021 SF

YEAR CONSTRUCTED/RENOVATED:

2000

LAND AREA:

±5.90 Acres

PARCEL NUMBER:

N0851-02C, N0851-03D

COUNTY:

Scott

ZONING:

C-OP, Commercial Office Park Zoning District

OWNERSHIP:

Fee Simple

STORIES:

Three (3)

BUILDING SUMMARY



BUILDING SUMMARY

PAVILION
3



ADDRESS:
3365 Dexter Court, Davenport, IA 52807

LEASED:
65%

BUILDING SIZE:
29,020 SF

YEAR CONSTRUCTED/RENOVATED:
2006

LAND AREA:
±2.02 Acres

PARCEL NUMBER:
N0851-01A

COUNTY:
Scott

ZONING:
C-OP, Commercial Office Park Zoning District

OWNERSHIP:
Fee Simple

STORIES:
Two (2)







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Market Overview



QUAD CITIES OVERVIEW

The Quad Cities is a bi-state (IA/IL), multi-city metropolitan area straddling the Mississippi River with a regional population approaching 500,000. The metro is the largest on the upper Mississippi between Minneapolis–St. Paul and St. Louis, positioned within a 300-mile radius of over 37 million people with direct access to Chicago, Des Moines, Omaha, St. Louis, Kansas City, and Indianapolis.

Healthcare Economy

Healthcare is the Quad Cities' largest and fastest-growing employment sector. From July 2024 to July 2025, the region added 500 healthcare and education services jobs — a 3.8% increase that outpaced the national growth rate of 3.2%. Health Care and Social Assistance employs 9,848 workers within five miles of the Campus, representing 14.4% of the employed civilian population and exceeding every other industry sector including manufacturing (14.4%), retail trade (12.0%), and education (10.7%). The region's two dominant health systems — UnityPoint Health and MercyOne Genesis (Trinity Health) — are among the metro's five largest employers, maintaining a combined 458 acute care beds across two hospitals within three miles of the Davenport Medical Campus.

3.8%
Healthcare Job Growth
(YoY, July 2025)

\$396.4M
Annual Healthcare Spending
(5-mile radius)

Major Employers

Rock Island Arsenal.....	6,163
Deere & Company.....	6,000
MercyOne Genesis Health System.....	5,173
Hy-Vee.....	4,568
UnityPoint Health – Trinity.....	3,954
HNI Corporation.....	3,200
Walmart.....	2,821
Arconic.....	2,500
Tyson Fresh Meats.....	2,400
Amazon.....	2,000+

9,848
Healthcare Workers
(within 5 miles)

7.6%
Projected 65+ Population Growth
(5-year)

Economic Momentum

The Quad Cities is home to the global headquarters of Deere & Company (Fortune 500) and the Rock Island Arsenal, the largest government-owned weapons manufacturing arsenal in the United States. The Arsenal received over \$100 million in FY2026 defense appropriations for employee retention, vehicle manufacturing, and advanced drone technology research. Arconic Davenport Works is investing \$175 million in facility expansion, positioning the company for long-term growth as one of the region's largest manufacturers. Amazon opened a 2.3 million-square-foot Robotics Fulfillment Center in 2023, employing approximately 2,000 workers and processing up to 130,000 orders daily, with a second 114,000-square-foot last-mile delivery station adding over 100 additional jobs.

Airport

The Quad Cities International Airport (MLI) offers nonstop service to 10 domestic destinations with nearly 30 daily flights, providing single-connection access to major hubs including Chicago, Minneapolis, Denver, Atlanta, and Dallas.

Recent Rankings

#5 Most Affordable Places to Live
(U.S. News & World Report)

#27 Cost of Doing Business
(Forbes)

#43 Best Cities to Live
(U.S. News & World Report)

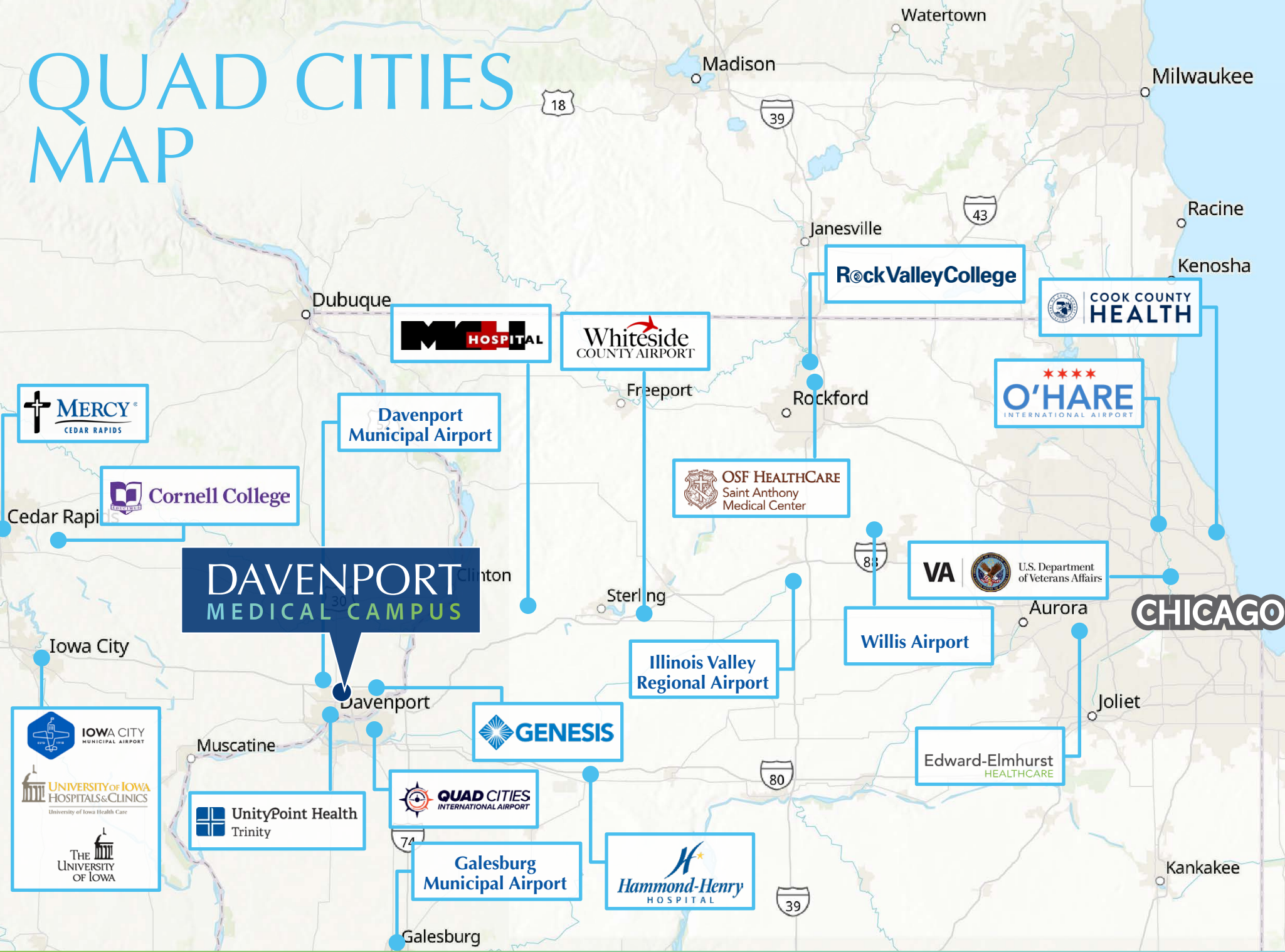
#1 Best Small Cities for Remote Work
(Forage)

TOP 10 Prettiest River Towns
(WorldAtlas)

TOP 100 Best Places to Live
(Livability.com)

Sources: U.S. Bureau of Labor Statistics (September 2025), ESRI, CBRE Research, Bi-State Regional Commission, Quad Cities Chamber, U.S. News & World Report (2025)

QUAD CITIES MAP



QUAD CITIES MEDICAL MARKET OVERVIEW

DAVENPORT-MOLINE-ROCK ISLAND, IA-IL | 1Q 2026

The Quad Cities healthcare market is anchored by two dominant health systems — UnityPoint Health and MercyOne Genesis (Trinity Health) — which together operate four acute care hospitals totaling approximately 950 licensed beds across the metro. UnityPoint Health operates Trinity Bettendorf (139 beds), Trinity Rock Island, and Trinity Moline, while MercyOne Genesis operates the 319-bed Davenport Medical Center, the region's only Level III trauma center. The University of Iowa Health Care, the state's only comprehensive academic medical center located 55 miles west in Iowa City, maintains a growing outpatient presence in the Quad Cities through multiple clinic locations and its AirCare helicopter EMS partnership. Together, these three institutions generate the physician referral networks, surgical case volume, and outpatient demand that drive medical tenancy across the market.

The Quad Cities outpatient medical market comprises 1.83 million square feet across 89 medical outpatient buildings within a 10-mile radius of the Davenport Medical Campus. The market is characterized by exceptionally tight fundamentals, with occupancy of 96.8%, approximately 450 basis points above the national Top 50 metro average of 92.3%. Limited new supply, with only 12,405 square feet currently in the planning pipeline, reinforces the structural supply constraint that supports tenant retention and rent growth across the submarket. The Davenport Medical Campus represents approximately 118,003 square feet, or 6.4% of total market inventory, positioning it as one of the largest single medical campuses in the region.

96.8%

Market occupancy (10-mile)

450 BPS

Above Top 50 metro average occupancy (92.3%)

12,405 SF

New supply in pipeline (0.7% of inventory)

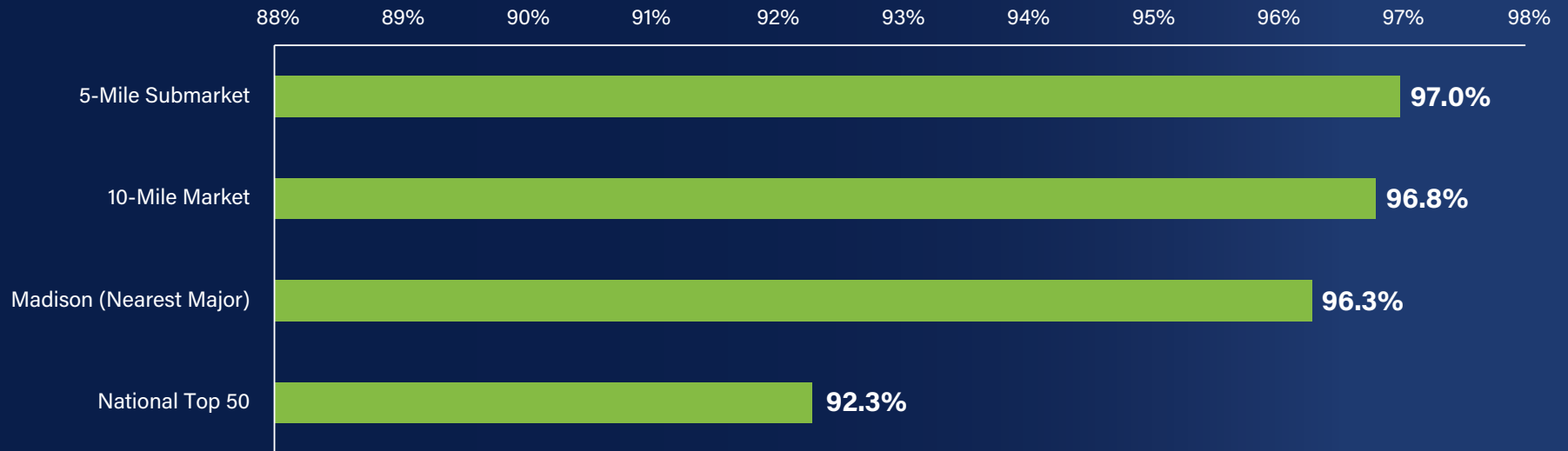
6.4%

Campus share of total market inventory

MARKET SNAPSHOT	10-MILE (MARKET)	5-MILE (SUBMARKET)	NATIONAL TOP 50
MOB Count	89	38	—
Total MOB Inventory (SF)	1,831,134	1,007,279	—
Average Building Size (SF)	20,574	26,507	—
Occupancy (1Q26)	96.8%	97.0%	92.3%

Source: *Revista*, 1Q 2026

MOB OCCUPANCY (1Q26)



MEDICARE SUBMITTED CHARGES BY SPECIALTY (\$M)



CONSTRUCTION PIPELINE

New MOB supply in the Quad Cities market is severely constrained. Only two projects totaling 12,405 square feet are currently in the planning stage, a University of Iowa Health Care Cancer Services facility (8,571 SF) in Bettendorf and a MercyOne Genesis Eldridge Family Medicine clinic (3,834 SF). This represents just 0.7% of existing market inventory, well below levels that would create competitive pressure on existing assets.

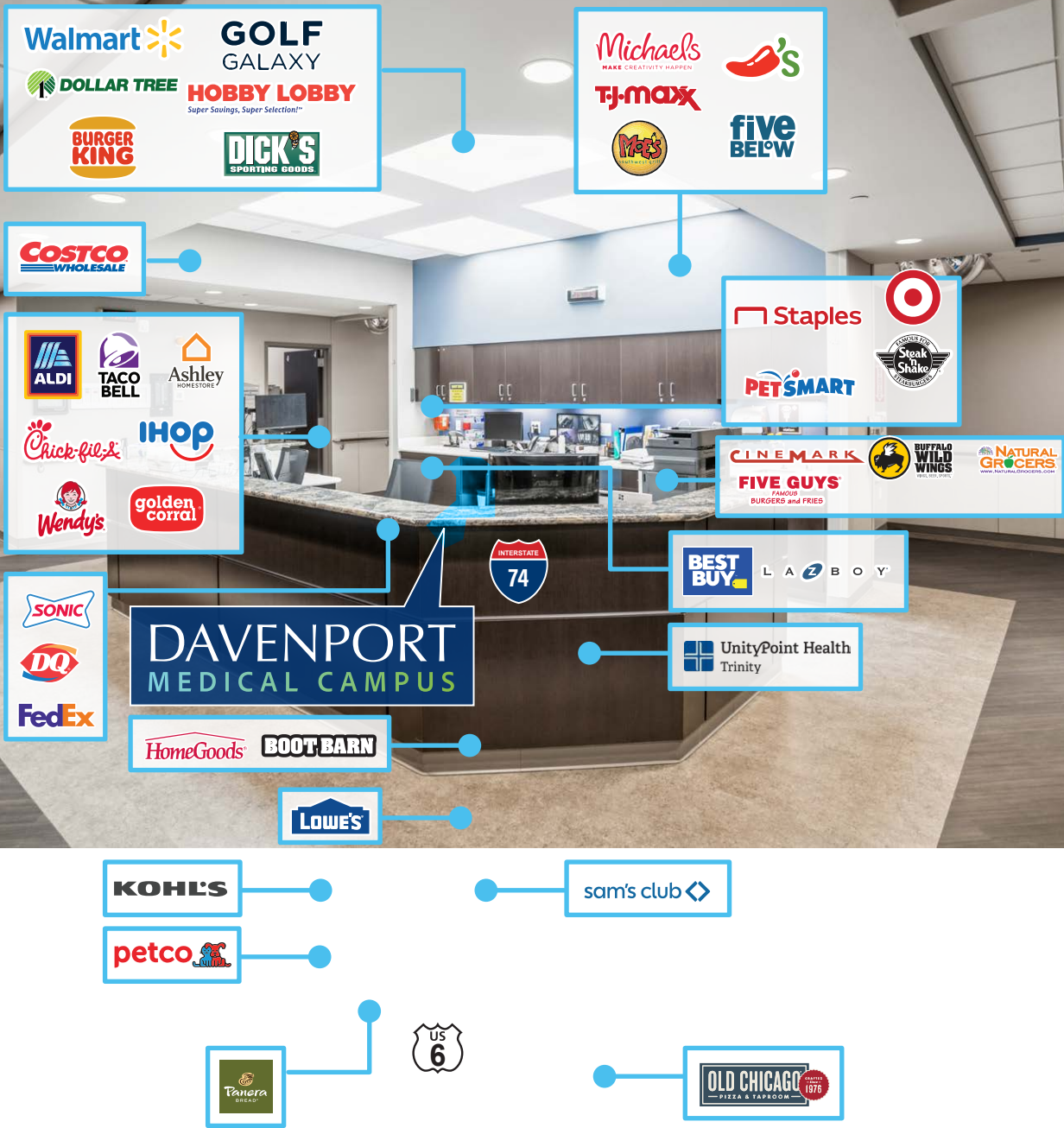
PROPERTY NAME	SF	STATUS	EST. DELIVERY
UI Health Care Cancer Services, Bettendorf	8,571	Planning	May 2027
MercyOne Genesis Eldridge Family Medicine	3,834	Planning	Aug 2027
Total Pipeline	12,405		

MEDICARE BILLING (5-MILE, CY 2023)

Medicare Part B billing data within five miles of the Campus underscores the depth of surgical and specialty care demand. Four ambulatory surgical centers submitted \$46.5 million in charges and received \$9.3 million in Medicare payments in CY 2023, the highest-volume specialty by submitted charges in the submarket. Orthopedic surgery, the Campus's dominant surgical specialty through MVSC, generated \$13.0 million in submitted charges from 13 providers.

SPECIALTY	PROVIDERS	SUBMITTED CHARGES	MEDICARE PAYMENT
Ambulatory Surgical Center	4	\$46,483,381	\$9,302,841
Cardiology	12	\$27,332,016	\$6,448,882
Family Practice	62	\$13,317,093	\$4,559,605
Orthopedic Surgery	13	\$13,046,556	\$1,988,044
Rheumatology	4	\$10,589,986	\$3,689,624
Diagnostic Radiology	16	\$10,076,688	\$1,589,017

Sources: Revista 1Q 2026, CMS (CY 2023)



5-MILE RADIUS DEMOGRAPHICS

TOTAL POPULATION:
135,947

5-YR POPULATION GROWTH RATE:
0.55%

65+ POPULATION:
25,304 (18.6%)

5-YR 65+ POPULATION GROWTH:
7.6%

ANNUAL HEALTHCARE SPENDING:
\$396.4M

MEDIAN HOUSEHOLD INCOME:
\$74,652

HOUSEHOLDS:
56,915

DAYTIME POPULATION:
153,538

BUSINESSES:
5,890



Top 50

BEST PLACES TO LIVE IN THE NATION

- U.S. News & World Report



PROCESS & OFFER INSTRUCTIONS

DISTRIBUTE OFFERING MEMORANDUM

Confidential Offering Memorandum distributed to interested parties that have executed a Confidentiality Agreement.

MARKETING PERIOD

During the marketing period, interested parties are encouraged to: (i) review materials posted to the “Virtual Deal Room” section of www.DavenportMedicalCampus.com, (ii) schedule showings / market tours with exclusive listing brokers, and (iii) dialogue with exclusive listing brokers to clarify any information provided in the offering memorandum.

OFFERS PROCESS

Offers should be submitted in writing and include the following:

Terms

- Purchase Price
- Earnest Money Deposit
- Inspection Period
- Closing Period

Investor Information

- Description of Purchaser’s entity structure and capital source
- Details on Purchaser’s debt (if any) & equity structure
- Description of Purchaser’s due diligence process
- Description of any contingencies, caveats, and approvals of which the Ownership should be aware in evaluating Purchaser’s offer

Please submit one electronic copy of the offer to Chris Bodnar (chris.bodnar@cbre.com), Brannan Knott (brannan.knott@cbre.com) and Cole Reethof (cole.reethof@cbre.com).

Interested parties are requested to direct all communication regarding the property to:

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