

# For Lease Class 'A' Office Suites

### Riverwatch Place

227 LeClaire Street Davenport, IA 52801





#### **Property Features**

- 5 stories of class "A" office space with 10,000 SF per floor
- Located in downtown Davenport, with beautiful river and bridge views
- Features two (2) drive through opportunities
- Outdoor vista points on each floor and a large outdoor dining area to serve club/restaurant users
- Available 2017

#### Project Overview

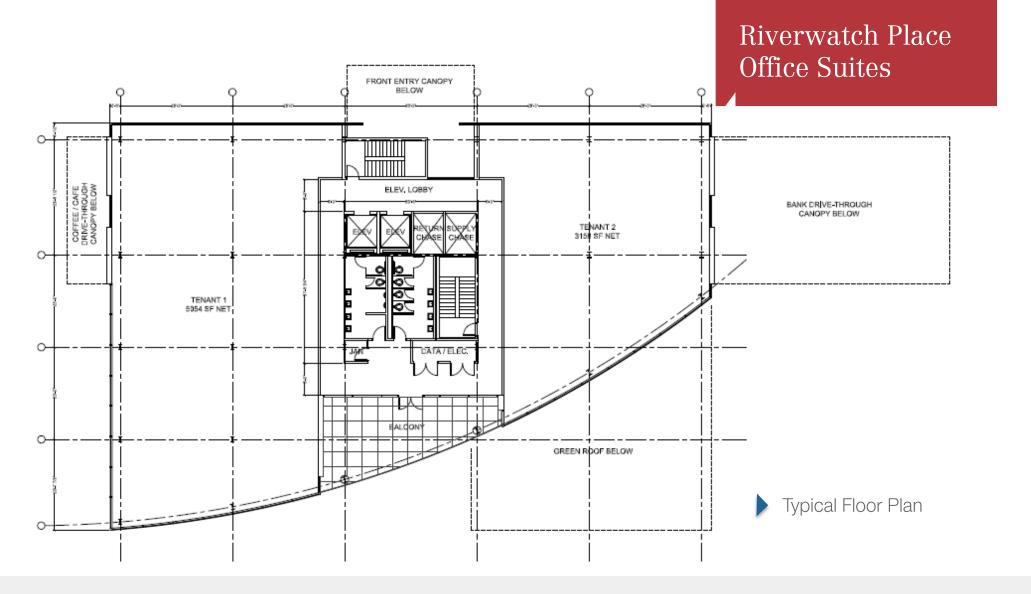
Riverwatch Place will be a high-impact, nature enhancing, major entry-point to the downtown area featuring environmentally conscious materials and systems.

# For more information: John G. Ruhl

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**Riverwatch Place** lends itself well to a mixed-use building to include true Class "A" office space, a drive through banking facility, a drive-through coffee or restaurant use, a restaurant/private club feature reminiscent of the former Davenport Club (including outdoor dining with river views) and potentially an extended stay hotel concept. The building will consist of five stories each consisting of 10,000 square feet for a total of 50,000 square feet.

At night, the building will be illuminated in order to greatly enhance the city scape at night, making this building a focal point of the Davenport riverside. The building will feature state of the art technologies for security, safety and convenience and will have enhanced public areas around the building to encourage community gatherings.

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