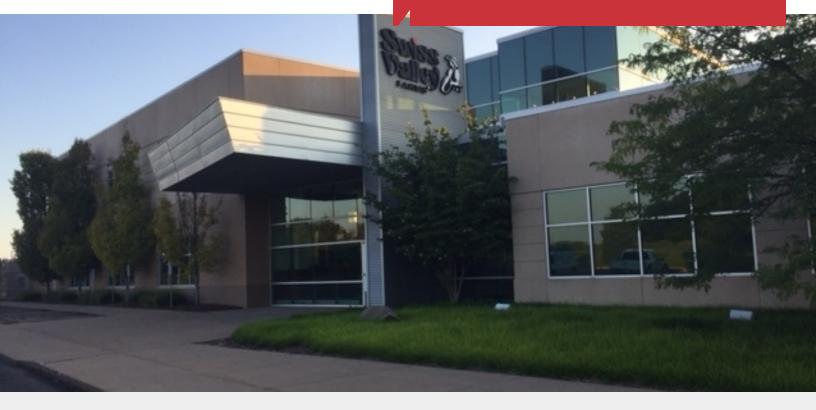


For Sublease

Class A Office Suites



Swiss Valley Farms

Davenport, Iowa 52808

Lease Rate: \$20.00 SF/yr (Gross)

Property Features

- · Class A office space
- · Beautiful corporate setting
- 2nd floor space with elevator access
- 1st class finishes with several offices and open area reception
- Tenant only pays janitorial
- \$20.00 PSF includes CAM tax, insurance and utilities
- Quick access to I-80 / HWY 61
- Sub-lease until August 31st, 2018



AVAILABLE SF:	1,755 SF, 2,912 SF, 4,667 SF
YEAR BUILT:	2003
ZONING:	M-1
PARCEL ID:	X3555-12
MLS ID:	7035637, 7035638, 7035639

For more information:

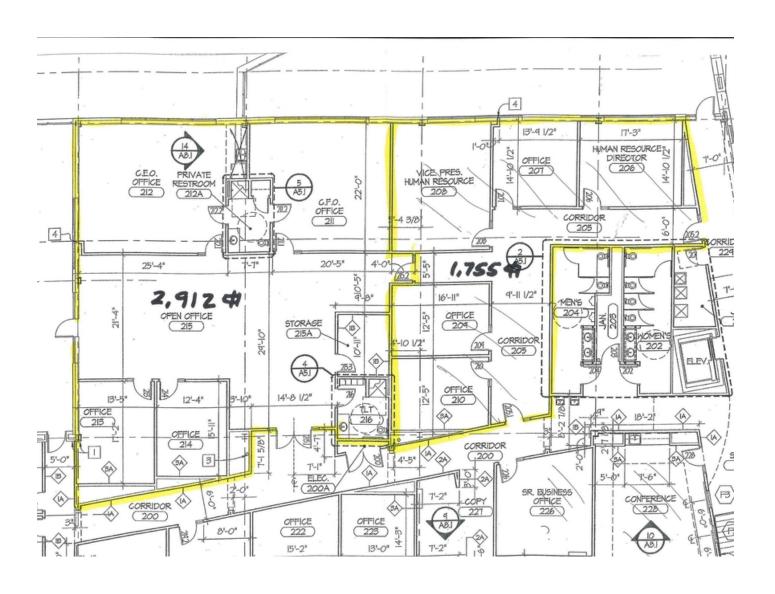
Richard J. Schaefer

563,210,4488 • rschaefer@ruhlcommercial.com

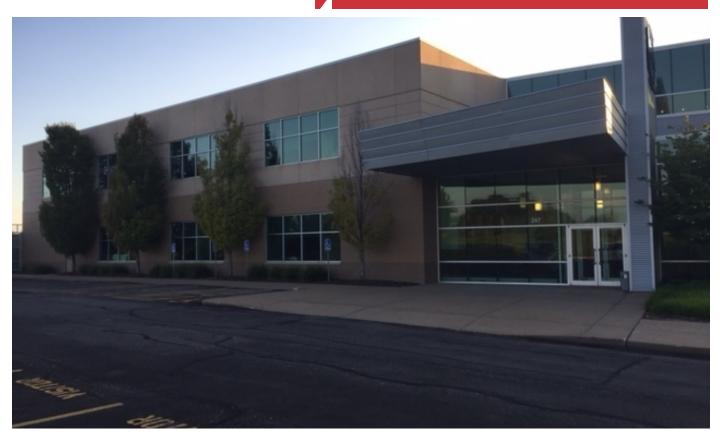
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NAI Ruhl Commercial Company 5111 Utica Ridge Rd, Davenport, IA 52807 563 355 4000

For Sublease Class A Office Suites



For Sublease Class A Office Suites



Property Summary

Available SF: 1,755 SF, 2,912 SF,

4,667 SF

Lease Rate: \$20.00 PSF (Gross)

Lot Size:

Building Size: 34,906 SF

Building Class: A

Year Built: 2003

Zoning: M-1

Traffic Count: 8,200 VPD

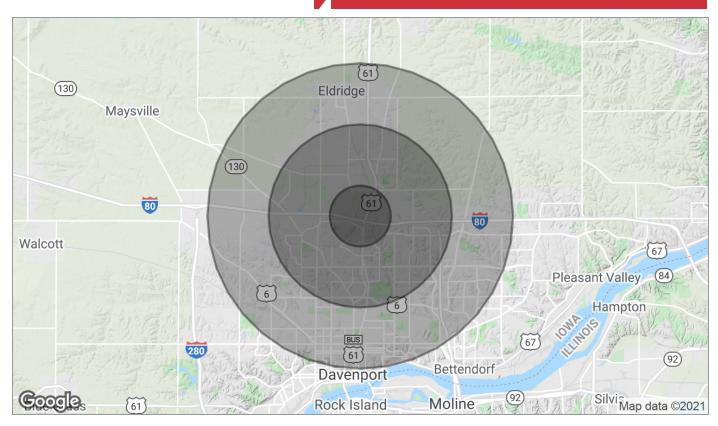
Property Overview

Class A office space available for sublease until August 31st, 2018. 2nd floor space with elevator access. 1st class finishes with several offices and open area reception. \$20.00 PSF gross, tenant pays only janitorial. Includes CAM, tax, insurance and utilities. Quick possession. Call LA for details.

Available Spaces

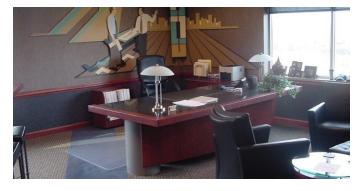
Space Space Use Lease Rate Lease Type Size (SF)

For Sublease Class A Office Suites



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,029	25,708	99,066
MEDIAN AGE	34.7	36.8	35.2
MEDIAN AGE (MALE)	32.7	36.1	33.9
MEDIAN AGE (FEMALE)	36.2	37.6	36.4
Households & Income	1 Mile	3 Miles	5 Miles
Households & Income TOTAL HOUSEHOLDS	1 Mile 793	3 Miles 10,870	5 Miles 40,773
TOTAL HOUSEHOLDS	793	10,870	40,773





^{*} Demographic data derived from 2010 US Census