

For Sale/Lease - To Be Constructed Office/Retail Space

3,790 SF Available



400 W River Dr, First Floor

Davenport, Iowa 52801
Sale Price: \$826,220

Lease Rate: N/A



AVAILABLE SF:

BUILDING SIZE:	56,674 SF
TENANCY:	Multiple
ZONING:	C-2
MLS ID #	7035857, 7035869

For more information:

Pete Stopulos

563.355.4000 • pstopulos@ruhlcommercial.com

Property Features

- Walk up retail/office space available on the 1st floor of a newly constructed 14 story mixed use condo tower
- Located in popular downtown Davenport location at the corner of River Drive and Ripley
- Suites feature 15 foot ceilings and glass curtain wall exterior
- Unparalleled exposure and views along River Drive and ample public parking available in ramps and after hour lots
- Opportunity to own for less than leasing
- Close to walking traffic, Freight House Farmer's Market, Figge Art Museum, Modern Woodmen Minor-League Ballpark, LeClaire Park and more

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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

For Sale

Newly Constructed Office/Retail Space

0.55 Acres







