



7300 N Brady Street

7300 N Brady Street, Davenport, Iowa 52806

Lease Rate: \$5.95 SF (NNN)

Property Features

- 6,000 SF Class "B" second story office space in KATUN's 111,520 SF distribution center ideally located at the SW corner of I-80 and Hwy 61
- Building entrance has impressive entryway with private reception desk available
- Wide open floor plan suitable for cubes or up to 12 network stations (cubes available)
- Space has 9' ceilings, 4 private offices, conference room, break area, m/w restrooms, and closets
- CAT 5 wiring throughout
- Security system with key card access
- Up to 50 parking spaces included
- Parcel ID – X0223-31
- \$5.95 SF (NNN) + \$4.72 SF expenses = \$10.67 Gross including all utilities



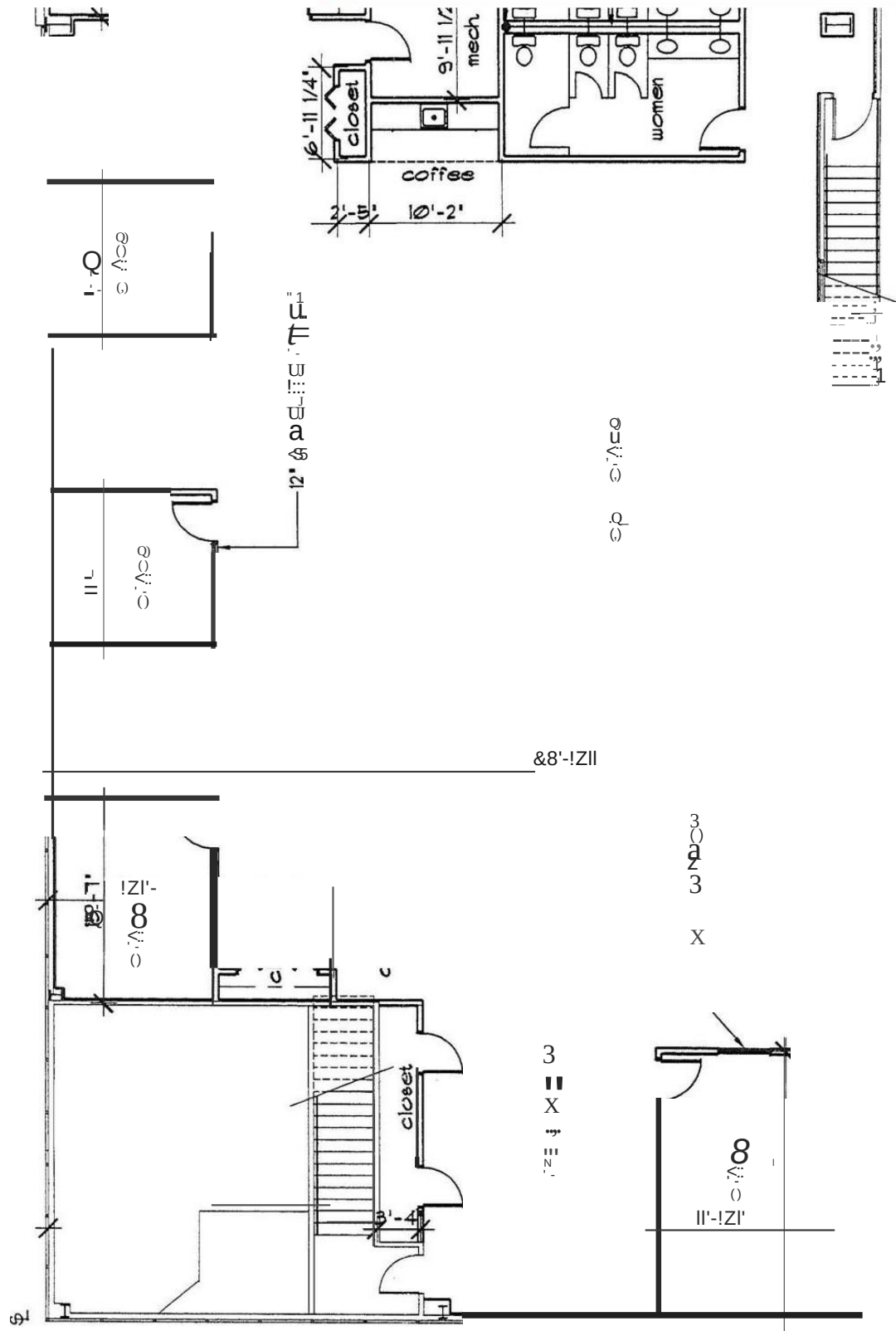
AVAILABLE SF:	6,000 SF
LOT SIZE:	14.70 Acres
YEAR BUILT:	1994
TENANCY:	Multiple
ZONING:	M-1
MLS ID #	7035846

For more information:

Charlie Armstrong, SIOR

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6,000 SF Office Space

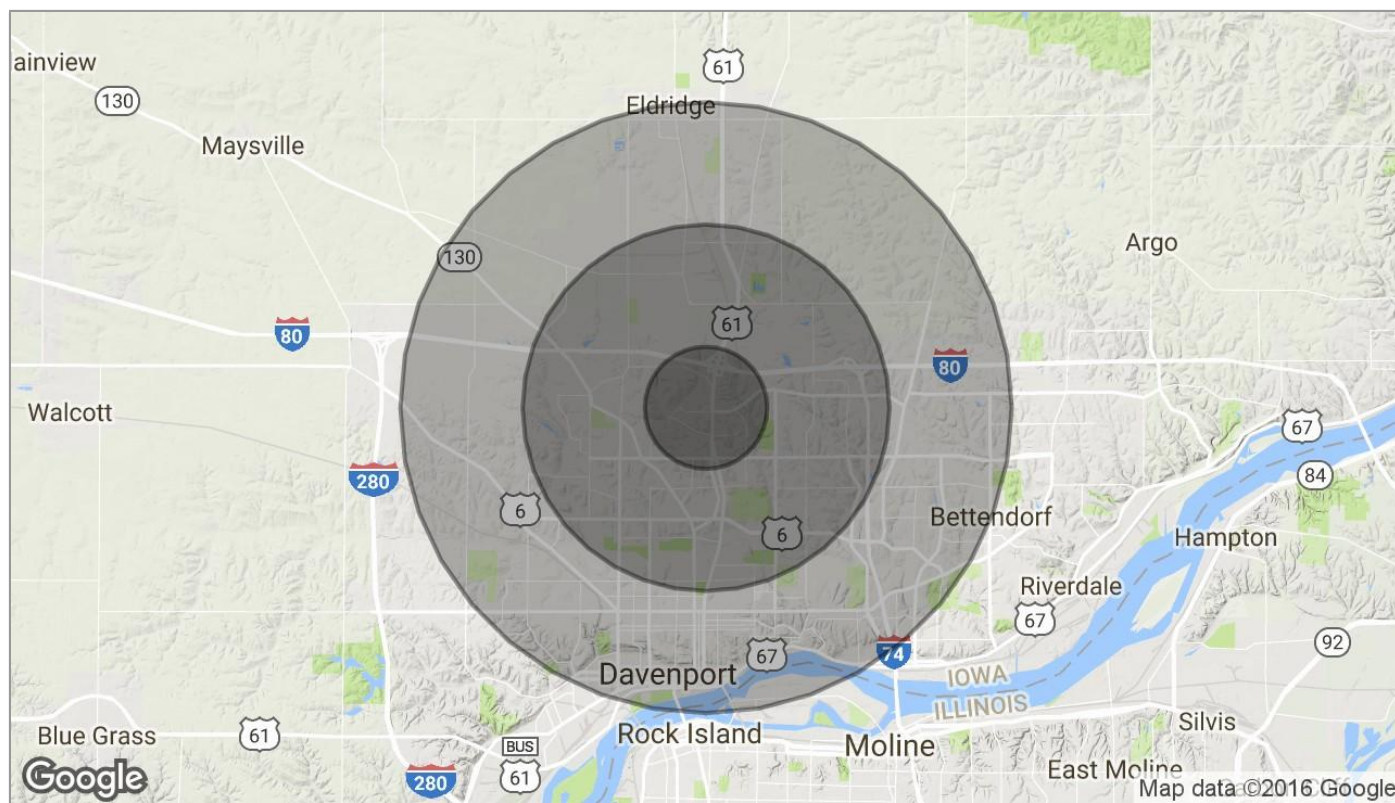


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For Lease

6,000 SF Office Space



Population

1 Mile

3 Miles

5 Miles

TOTAL POPULATION	4,320	40,427	119,122
MEDIAN AGE	34.1	36.6	35.4
MEDIAN AGE (MALE)	32.1	35.6	34.2
MEDIAN AGE (FEMALE)	35.8	37.8	36.4

Households & Income

1 Mile

3 Miles

5 Miles

TOTAL HOUSEHOLDS	1,721	17,198	49,298
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$63,172	\$63,888	\$59,581
AVERAGE HOUSE VALUE	\$321,813	\$207,939	\$182,558

* Demographic data derived from 2010 US Census

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