



Northwest Bank Tower

100 E Kimberly Road, Davenport, Iowa
Lease Rate: \$18.25 PSF/yr (Gross)

Property Features

- Landmark location near restaurants, shopping and lodging
- Extensively renovated in 2008
- Available suites range from 1,295 RSF to 7,854 RSF
- Ample on-site parking
- Tenant improvement dollars and space planning available
- Offered at \$11.75 PSF/yr (NNN)
- CAM of \$6.50 PSF includes utilities and janitorial
- Landlord to provide a **\$30 RSF improvement** allowance beyond current condition for any financially qualified tenant committing to a minimum five (5) year lease term

Available Space	Space Size
3 rd Floor Suite	1,191 SF
3 rd Floor Suite	1, 295 SF
4 th Floor Suite	1,650 SF
5 th Floor Suite	1,275 SF
5 th Floor Suite	1,894 SF
5 th Floor Suite	2,173 SF
6 th Floor Suite	1,586 SF
6 th Floor Suite	4,536 SF
6 th Floor Suite	6,122 SF
7 th Floor Suite	7,854 SF
8 th Floor Suite	2,105 SF

Richard J. Schaefer

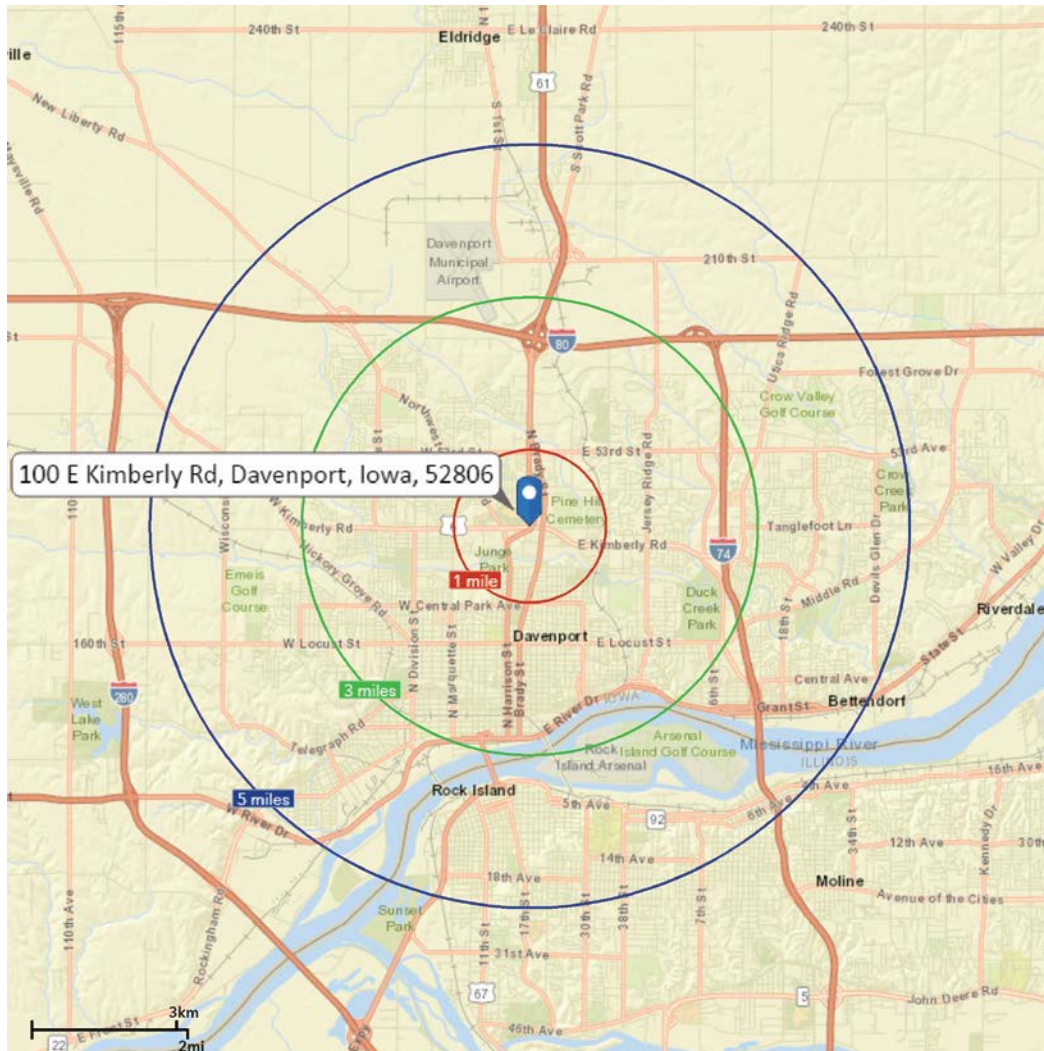
Vice President/Director

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For Lease Class A Office Spaces



2017 Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,456	34,262	65,149
Total Population	9,654	84,012	161,639
Average Household Income	\$44,676	\$46,230	\$48,032
Average House Value	\$130,060	\$135,881	\$134,654