



## Northwest Bank Tower

2550 Middle Road, Bettendorf, Iowa

**Lease Rate: \$11.75 - \$14.75 PSF (NNN)**

### Property Features

- Landmark location near restaurants, shopping and lodging, easy access to I-74
- Extensively renovated in 2008
- Available suites range from 1,541 SF to 4,765 SF
- Suite 400 available to be subdivided to 3,852 SF
- Tenant improvement dollars and space planning available
- Ample on-site parking
- Quick possession possible
- CAM of \$6.50/RSF includes utilities and janitorial



Available Suites	Suite Size	Lease Rate
202	1,541 SF	\$11.75 PSF/yr
400	4,765 SF	\$11.75 PSF/yr
400S	3,852 SF	\$11.75 PSF/yr
500	2,252 SF	\$11.75 PSF/yr
600	1,883 SF	\$14.75 PSF/yr

### Richard J. Schaefer

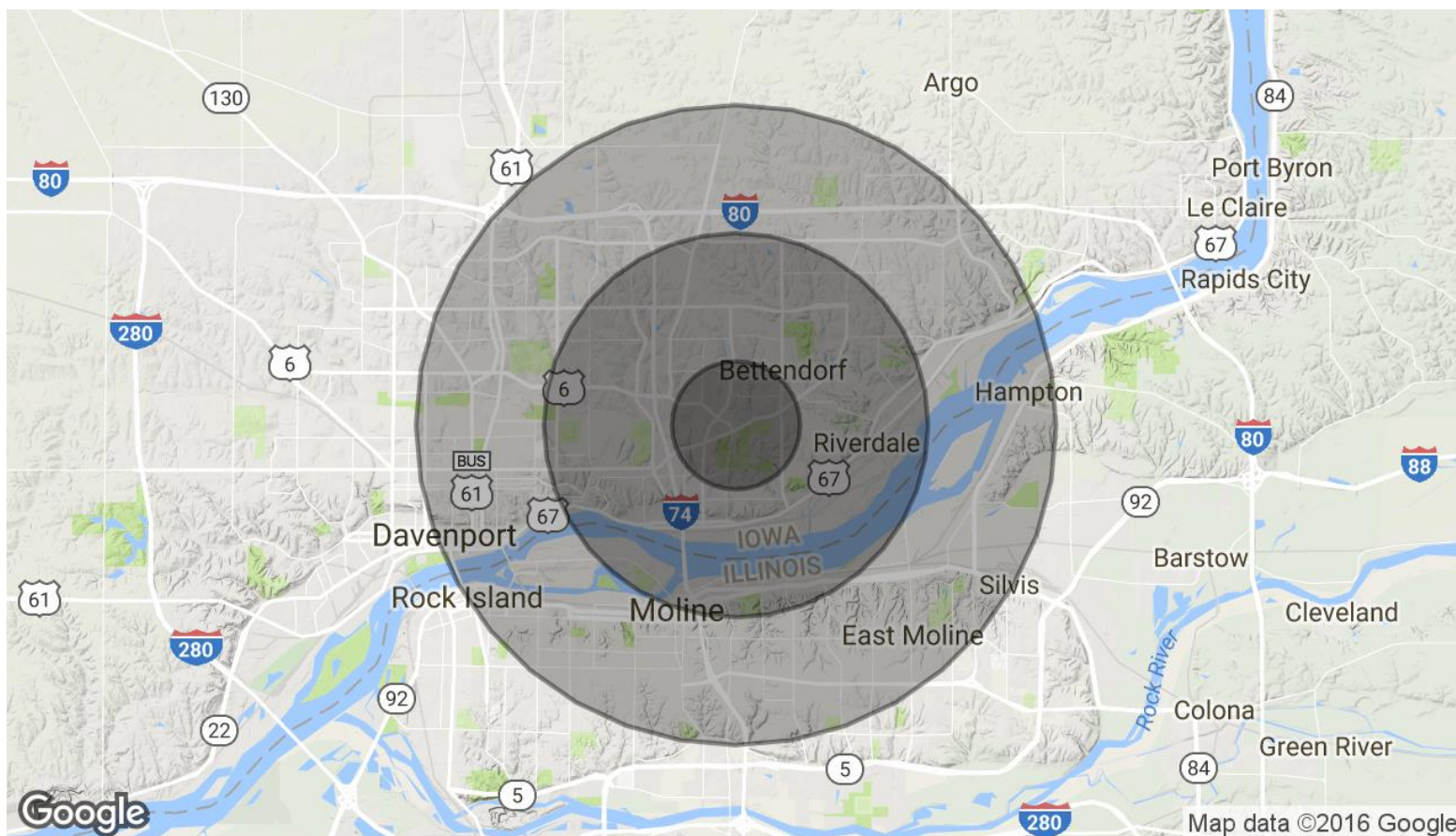
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# For Lease Class A Office Suites



## 2017 Demographics

	1 Mile	3 Miles	5 Miles
Total Households	5,102	22,488	65,481
Total Population	11,809	53,865	160,248
Average Household Income	\$62,032	\$68,052	\$51,496
Average House Value	\$157,032	\$198,826	\$138,059