



Confidential Offering Memorandum
Class A Office Building



Disclaimer

Confidential Memorandum and Disclaimer

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed by the party receiving it from Lockard/The Hawkeye Group and should not be made available to any other person or entity without written consent from Lockard/The Hawkeye Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Lockard/The Hawkeye Group has not made any investigation, and makes no warranty or representation.

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Executive Summary

Beautiful Class A Office Building, suitable for corporate headquarters.
Unique campus in a great location with outstanding visibility.

34,906 Total Building Square Feet

2.78 Acres

Sale Price \$5,950,000

Address: 247 Research Parkway
Location: Davenport, IA 52806
County: Scott
Year built: 2003
Zoning: M-1
Number of stories: 2



	1 Mile	3 Miles	5 Miles
Demographics			
Population	669	30,162	101,677
Households	253	12,518	40,734
Med HH Income	\$35,514	\$53,921	\$53,390
Avg HH Income	\$46,873	\$72,011	\$73,424



Lobby Photos



2nd Floor Boardroom



Second Floor Decks
(two separate decks)





First floor kitchen



First floor open office space



First floor mail room



Second floor Executive Suite



First floor Boardroom



Second floor hallway



MARVELS ON THE MISSISSIPPI™



The Quad Cities is a region of four counties in northwest Illinois and southeastern Iowa. The urban core consists of five principal cities: Davenport and Bettendorf in Iowa, and Rock Island, Moline and East Moline in Illinois. The region brings you all the excitement of a big city with all the hospitality of a small town. Our award-winning museums and cultural centers, internationally-recognized festivals, beautiful riverfront, scrumptious dining and vibrant nightlife will ensure that you always have something to do when you come visit, whether it be with your family, business associates, or group tours. Each of the five main cities offers the region a unique twist on Quad Cities life, so we invite you to take a closer look at what each city has to offer.

These cities are the center of the Quad Cities Metropolitan Area, which has a population of more than 383,780 people and a Combined Statistical Area (CSA) population of roughly 475,000 people, making it the 90th largest CSA in the nation.

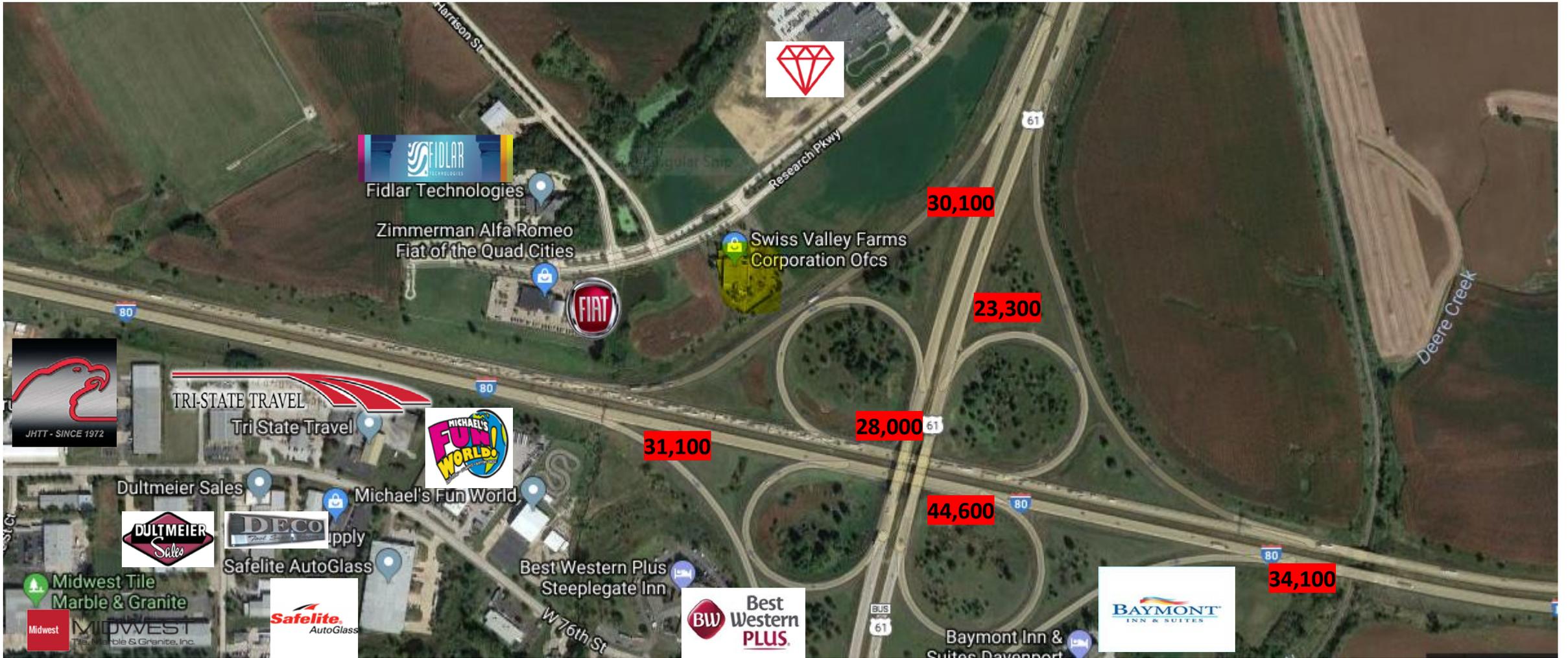
Four interstate highways serve the Quad Cities: Interstate 80, Interstate 280, Interstate 74 serve both states while Interstate 88 serves just Illinois. United States highways include U.S. Route 6 and U.S. Route 67 which run through both Iowa and Illinois, while U.S. Route 61 serves just Iowa and U.S. Route 150 serves just Illinois. The Quad Cities are served by the Quad City International Airport, Illinois' third-busiest airport, located in Moline. The airport is marketed as a regional alternative to the larger airports in Chicago, nearly 200 miles away. The smaller Davenport Municipal Airport is the home of the Quad City Air Show.

Rock Island Arsenal

A U.S. Army installation originally established in 1862, the Arsenal has been active in every U.S. military deployment from the Civil War up through Operation Iraqi Freedom. Today, the island houses a number of historical attractions including the second oldest U.S. Army museum, an old prison barracks, and a unique railroad bridge that is only one of two in the world that can swing open 360 degrees. Visitors should keep in mind that the Arsenal is an active United States military base, and you must have a passport or state-issued photo ID to enter.

www.visitquadcities.com





=Average Daily Traffic Volume