

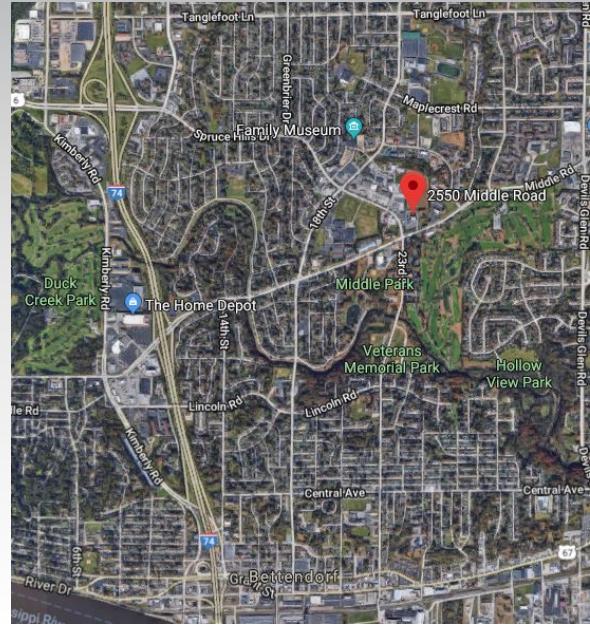
FOR LEASE



## 672 SF - 7,762 SF OFFICE SPACE

2550 Middle Road, Bettendorf, IA 52722

[TheHawkeyeGroup.com](http://TheHawkeyeGroup.com)



### Property Features

- All Suites leased at \$11.75/RSF NNN
  - Suite 201: 672 RSF
  - Suite 202: 1,541 RSF
  - Combined 201 & 202: 2,213 RSF
  - 3<sup>rd</sup> Floor: 7,762 RSF - *will subdivide above 3,000 RSF*
  - Suite 503: 1,595 SF
- Prominent 6-Story Class A office tower with extensive renovations to the common areas, mechanicals, lobby, and grounds
- Zoned C-1
- Excellent location on the corner of Middle Road and Spruce Hills Drive with quick access to US Hwy 6, US Hwy 67, and I-74

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