

## 852 Middle Road

Bettendorf, IA 52722

Lease Price: \$18.00/SF, Gross

### Location Features

- Buildings first three floors of office space are available for lease
- Located in Duck Creek Plaza, near I-74 and the intersection of Middle Rd and East Kimberly Road
- This property is an ideal location to serve both the Iowa & Illinois Quad Cities
- Duck Creek Plaza is anchored by Home Depot and Walgreens
- Other local retailers include Revell Jewelers, Verizon, Marshalls and more
- Convenient to lodging, food service and entertainment



### Richard J. Schaefer

*Vice President/Director*

direct: 563.823.5127

call or text: 563.210.4488

email: [rschaefer@ruhlcommercial.com](mailto:rschaefer@ruhlcommercial.com)

### Property Features

- 1<sup>st</sup> Floor: 10,629 SF (Former Bank facility with drive-up lanes)
- 2<sup>nd</sup> Floor: 1,000 – 7,951 SF (Sub-divided office suites, general office finishes)
- 3<sup>rd</sup> Floor: 7,951 SF (General office finishes)
- Combined Floors: 26,594 SF
- 179 parking spaces
- Elevator served facility
- Full sprinkler system
- Tenant improvements negotiable
- Recent capital improvements: new roof, new windows and HVAC system
- Other occupants include: United Way of the Quad Cities, and Community Foundation

# For Lease

## 1,000 – 26,594 SF

### Duck Creek Plaza Office



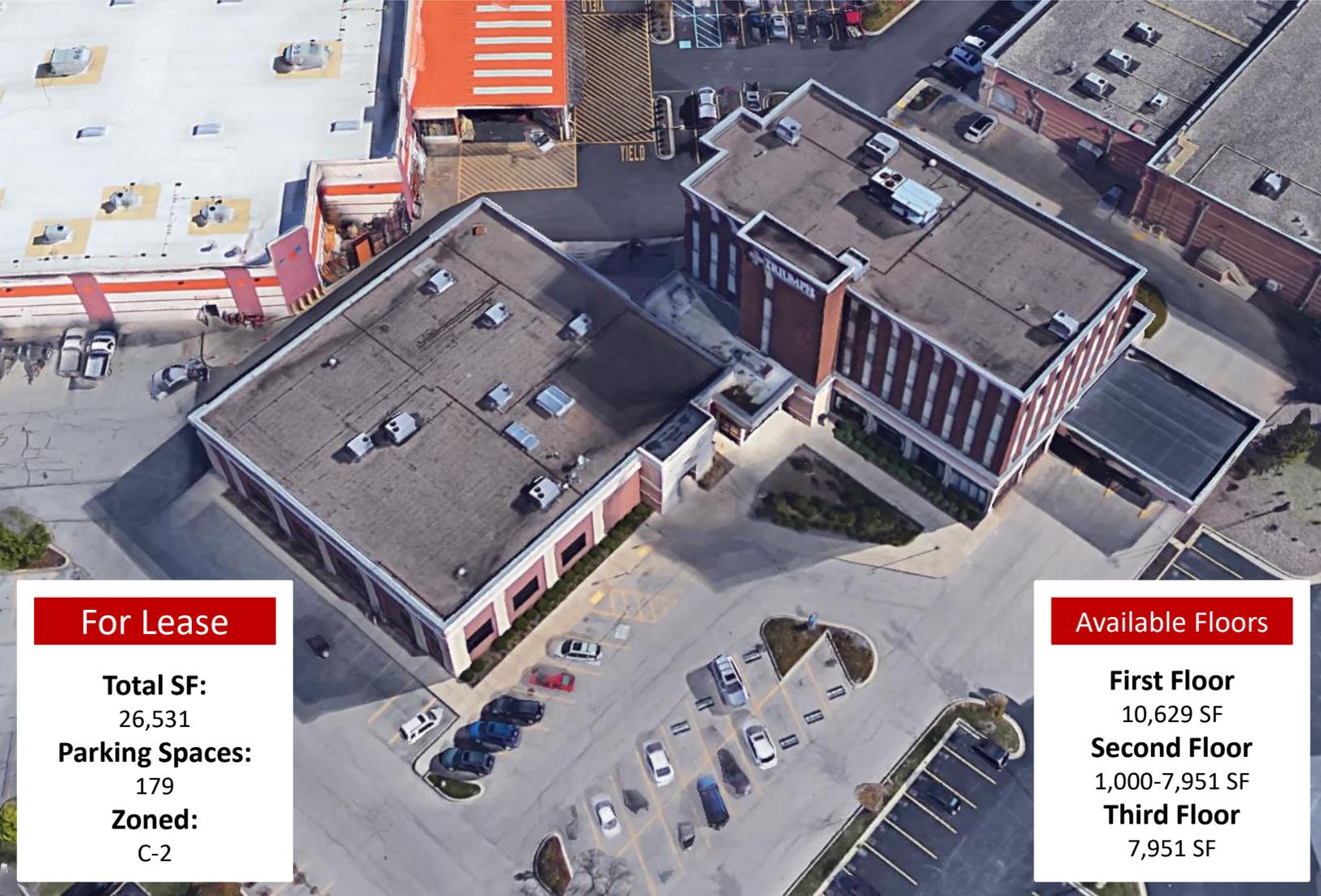
Duck Creek Plaza

Lease Type:	Gross	Tenant Improvements:	Negotiable
Total Space:	1,000 – 10,692 SF	Lease Rate:	\$18.00/SF

Suite	Size	Lease Type	Lease Rate	Description
1 <sup>st</sup> Floor	10,629 SF	Gross	\$18.00/SF	Former Bank facility
2 <sup>nd</sup> Floor	1,000-7,951 SF	Gross	\$18.00/SF	General office finishes
3 <sup>rd</sup> Floor	7,951 SF	Gross	\$18.00/SF	General office finishes

# For Lease

1,000 – 26,954 SF  
Duck Creek Plaza Office



## For Lease

**Total SF:**

26,531

**Parking Spaces:**

179

**Zoned:**

C-2

## Available Floors

**First Floor**

10,629 SF

**Second Floor**

1,000-7,951 SF

**Third Floor**

7,951 SF

