



865 LINCOLN ROAD, BETTENDORF, IA 52722

\$8.00/SF, NNN

PROPERTY FEATURES

- PRIME BETTENDORF, IOWA LOCATION
- EASY ACCESS TO I-74 SERVICING IOWA & ILLINOIS QC MARKET
- LARGE MONUMENT SIGNAGE
- ADA COMPLIANT ENTRY AND COMMON AREA RESTROOMS
- 11,618 RENTABLE SQUARE FEET AVAILABLE
- ELEVATOR SERVED LOWER LEVEL SPACE
- IDEAL FOR BACK OFFICE, CUSTOMER SERVICE CALL CENTER OR TRAINING
- LARGE OPEN AREA FOR CUBICLES OR TRAINING
- FOLDING PARTITIONS FOR MAXIMUM FLEXIBILITY
- PRIVATE OFFICES AND CONFERENCE ROOMS
- LARGE BREAKROOM, KITCHENETTE AND LOCKER ROOM
- AMPLE PARKING
- EXPENSES: \$9.88/SF
- NEIGHBORING TENANTS: UNIVERSITY OF IOWA, CHILD HEALTH SPECIALTY & GENESIS HEALTH



DETAILS

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| LEASE: | \$8.00/SF |
| OPERATING EXPENSES: | \$9.88 |
| AVAILABLE SF: | 11,618 SF |
| ZONING: | C-2 |
| LOT SIZE: | 3.92 ACRES |
| YEAR BUILT: | 1998 |
| MLS ID#: | QC4214085 |
| BEST/ PRACTICAL USE: | OFFICE, MEDICAL, BACK OFFICE, CALL CENTER, TRAINING CENTER |

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LANGAN & HADJIS

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