

For Lease
570 – 2,028 SF
Office Space



1225 E River Drive One River Place

Davenport, IA 52803

Lease Price: \$950 – \$2,875/Month/Gross

Suite 130 – 1,100 SF	\$2,000/Month/Modified Gross
Suite 140 – 2,028 SF	\$2,875/Month/Modified Gross
Suite 212 – 410 SF	LEASED
Suite 238 – 300 SF	LEASED
Suite 303 – 570 SF	\$950/Month/Modified Gross
Suite 325 – 936 SF	\$1,500/Month/Modified Gross
Suite 330 – 385 SF	LEASED
Suite 350 – 360 SF	LEASED

*Pricing is based on a 5-year minimum lease

**Pricing does not reflect operating expenses

2020 Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,781	38,773	80,807
Total Population	8,980	94,844	194,870
Average Household Income	\$58,695	\$64,033	\$72,067
Average House Value	\$154,331	\$149,762	\$172,875

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Property Features

- A variety of suite sizes ranging from 300 SF to 2,028 SF. Each are a unique design!
- Common hallways and areas for you to chat with your friendly neighbors.
- Common conference room available for use
- Storage rooms available for additional rent
- Breathtaking views of the Mississippi River, with plenty of natural light
- Parking lots located East, West and South of the building
- Continued improvements to the building which have included new blue awnings, updating to flat panel LED lights, paint, custom made tables, bookcases, shelving and work spaces and so much more!
- Rent includes all utilities excluding internet. \$75.00/month internet service is available
- Rates are subject to change, based on market, time of year, length of lease and other acceptable terms to Landlord

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

UPDATED: 01/2021

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 563 355 4000
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For Lease
Office Spaces
One River Place
570 – 2,028 SF Available

Photos depict the owner providing unique, one of a kind spaces. *Some spaces are leased* Other spaces are available, pictures coming soon.



Suite 101*



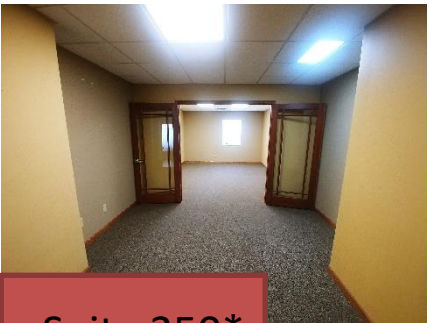
Suite 212*



Suite 110*



Suite 238*



Suite 350*



Suite 130

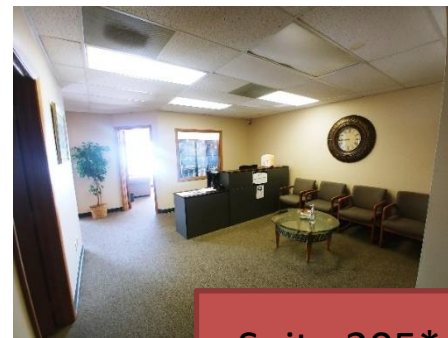


Suite 325/332

Split level suite with exposed brick walls



Suite 330*



Suite 205*