



3509 SPRING STREET, DAVENPORT, IA 52807

\$595,000

\$10.00/SF, NET



SALE DETAILS	
AVAILABLE SF:	7,101 SF
ACRES:	0.91 ACRES
PARCEL #:	NI816B08A
ZONING:	C-1
YEAR BUILT:	1976
TAXES:	\$13,932.00

PROPERTY FEATURES

- WELL MAINTAINED OFFICE BUILDING FOR SALE OR LEASE
- PROPERTY FEATURES FOUR SEPERATE OFFICE SUITES, RANGING FROM 1,500 SF – 1,700 SF
- SUITES FEATURE LARGE RECEPTION AREAS, EXAM ROOMS (SOME WITH PLUMBING), PRIVATE OFFICES AND COMMON AND PRIVATE RESTROOMS
- IDEAL FOR MEDICAL OFFICE SPACE, BUT CAN BE USED FOR OTHER OFFICE RELATED INDUSTRIES
- GREAT CENTRAL DAVENPORT LOCATION, WITH HIGH EXPOSURE ACROSS FROM HY-VEE ON KIMBERLY ROAD
- AMPLE FRONT DOOR PARKING WITH APPROXIMATELY 15 PARKING SPACES PER SUITE

LEASE DETAILS	
AVAILABLE SUITES & SF:	#2 - 1,650 SF, #3 - 1,650 SF, #4 – 1,750 SF
LEASE/SF:	\$10.00/SF
OPERATING EXPENSES:	\$4.50/SF
LOCATION:	OFFICE BUILDING ACROSS FROM HY-VEE ON KIMBERLY RD
BEST/PRACTICAL USE:	MEDICAL OFFICE, COWORKING SPACE, CREATIVE OFFICE

CALL OR TEXT: 563.484.4151

OFFICE: 563.355.4000

EMAIL: slangan@ruhlcommercial.com

phadjis@ruhlcommercial.com

LANGAN & HADJIS

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: 04/2021

**5 MILE POPULATION
OF 177,477**



E KIMBERLY RD – 31,600VPD



America Mart Stop #1



3515 Spring Street



Red Rover Children's Learning Center



SHAWN LANGAN

Vice President/Director

DIRECT: 563.823.5113

CALL OR TEXT: 563.343.6597

EMAIL: slangan@ruhlcommercial.com



PETE HADJIS

Commercial Sales Associate

OFFICE: 563.355.4000

CALL OR TEXT: 319.640.0527

EMAIL: phadjis@ruhlcommercial.com