

**FOR LEASE**

**5401 VICTORIA AVENUE**

DAVENPORT, IA 52807



**PRICE**

- \$15.00/SF, NNN
- \$16.50/SF, NNN
- OPEX: \$8.00/SF

**AVAILABLE SPACE**

- 5,288 SF (\$15.00/SF)
- 1,650 SF (\$16.50/SF)

**BUILDING FEATURES**

- BUILDING LOCATED IN PARK-LIKE SETTING, AMPLE ON-SITE PARKING IN PREMIER OFFICE PARK
- PRIVATE WORKOUT FACILITY ON-SITE
- 5,288 SF SPACE IN SHELL CONDITION, NEGOTIABLE TI ALLOWANCE, COMMON RESTROOMS & POTENTIAL PRIVATE ENTRANCE
- 1,650 SF SPACE CURRENTLY USED FOR STORAGE - LL WILL CREATE DEMISED AREA TO TENANT'S SPECS



**CONTACT**



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