

# FOR LEASE

## 4301 E. 53<sup>RD</sup> STREET

DAVENPORT, IA 52807



### PRICE

- \$15.00 PSF/NNN
- CAM: \$10.40

### AVAILABLE SPACE

- 5,868 SF - 11,737 SF

### BUILDING FEATURES

- CLASS A OFFICE BUILDING ON HIGH TRAFFIC CORNER OF E. 53<sup>RD</sup> STREET & UTICA RIDGE RD
- SPACE FEATURES PRIVATE OFFICES, CONFERENCE ROOM, OPEN AREA FOR CUBICAL, WORK ROOM AND BREAK ROOM/KITCHEN
- 24/7 ACCESS TO SECURED BUILDING
- FIBER CONNECTIVITY AVAILABLE ON SITE
- QUICK ACCESS TO I-74 & I-80



## CONTACT US



**David Gellerman**

563 505 6254

[dgellerman@thehawkeyegroup.com](mailto:dgellerman@thehawkeyegroup.com)



**Shawn Stuenkel**

309 368 3419

[sstuenkel@thehawkeyegroup.com](mailto:sstuenkel@thehawkeyegroup.com)

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THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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**SCOPE OF WORK**

- (C-01) REMOVE (2) BUILT-IN LOW PARTITION CUBICLES AND FILE BANK; PATCH CARPET TILES WITHIN EFFECTED AREA
- (C-02) NEW CARPET TILE WITHIN PERIMETER OFFICES AND CONFERENCE ROOM. (2,402 sq ft)
- (C-03) REPAINT WALL SURFACES WITH IN (9) OFFICES.
- (C-04) PATCH / REPLACE SECTION OF WALL COVERING AND WALL BASE AFFECTED BY CUBICAL REMOVAL.
- (C-05) RELOCATE PHONE LINE FROM FILE BANK TOP ADJACENT PARTITION



1 Floor Plan



4301 E 53rd St Suite 301  
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Scope of Work  
SCALE: 3/32" = 1' - 0"  
2.16.17

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