

For Lease

Office Space

704 - 2,000 SF



1800 3rd Ave.

Rock Island, Illinois 61201

**Lease Rate: \$8.00 SF/YR
(GROSS)**

Property Features

- Located in the heart of downtown Rock Island; close to parking, restaurants and entertainment
- Incredible historical charm
- 6 story building with a variety of suite sizes available from 192 SF to 2,000 SF
- Zoned – B-2
- Lot - .24 acres
- Taxes, insurance and CAM included in monthly rent

For more information:

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NAI Ruhl Commercial Company
5111 Utica Ridge Rd, Davenport, IA 52807
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For Lease

The Safety Building

0.24 Acres



Property Summary

Available SF: 832 - 2,000 SF

Lease Rate: \$8.00 SF/yr (Gross)

Building Size: 45,918 SF

Building Class: B

Number Of Stories: 6

Cross Streets: 18th Street & 3rd Avenue

Property Overview

Incredible historical building in the heart of downtown Rock Island with all of the charm you would expect. 6 Story building with a variety of suite sizes available from as little as 192 SF for a single user to 2,000 SF for larger needs.

Available Spaces

Space	Lease Rate	Lease Type	Size (SF)
401	\$8.00 SF/YR	Gross	704 SF
502	\$8.00 SF/YR	Gross	720 SF
505	\$8.00 SF/YR	Gross	967 SF
515	\$8.00 SF/YR	Gross	1,000 SF
600	\$8.00 SF/YR	Gross	2,000 SF
605	\$8.00 SF/YR	Gross	901 SF
610	\$8.00 SF/YR	Gross	1,183 SF
611	\$8.00 SF/YR	Gross	832 SF



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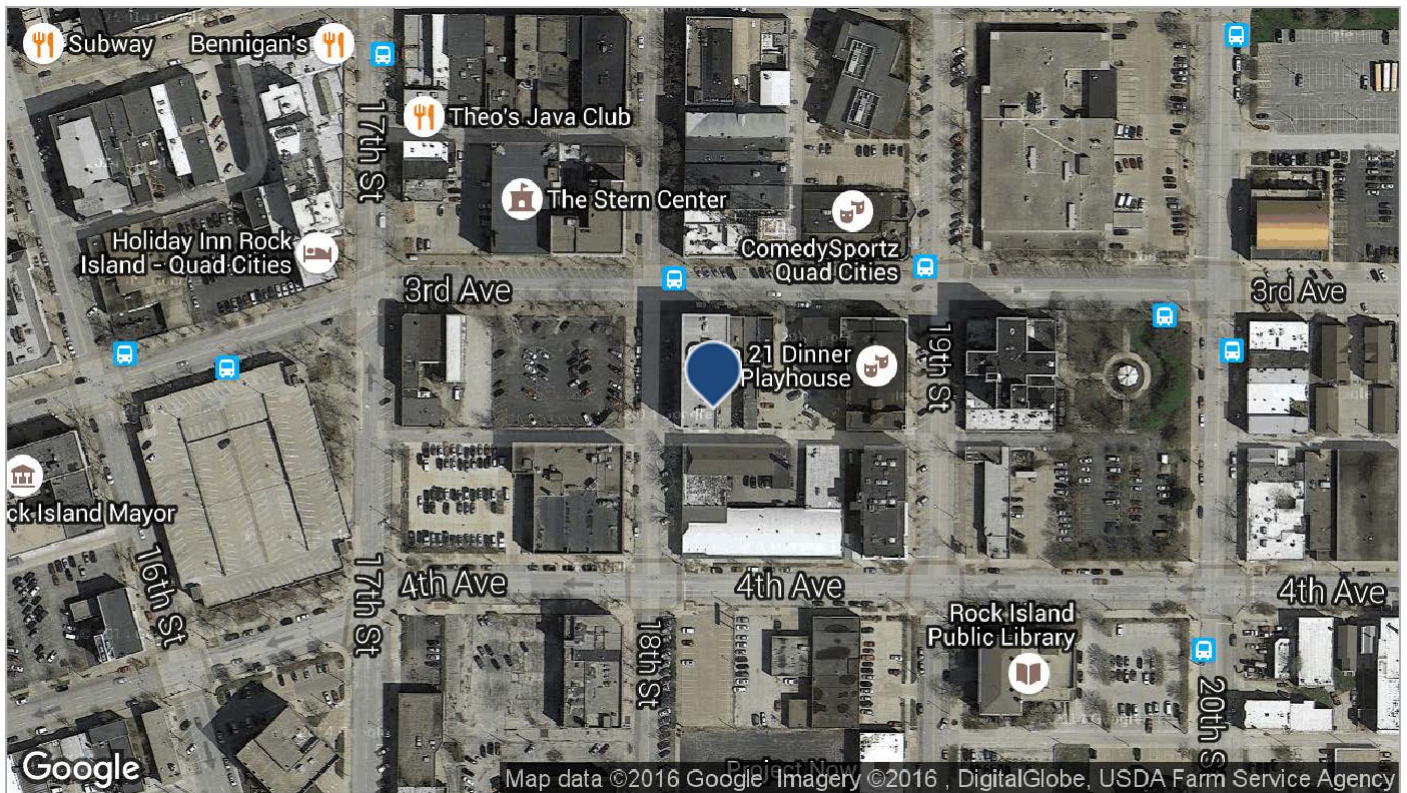
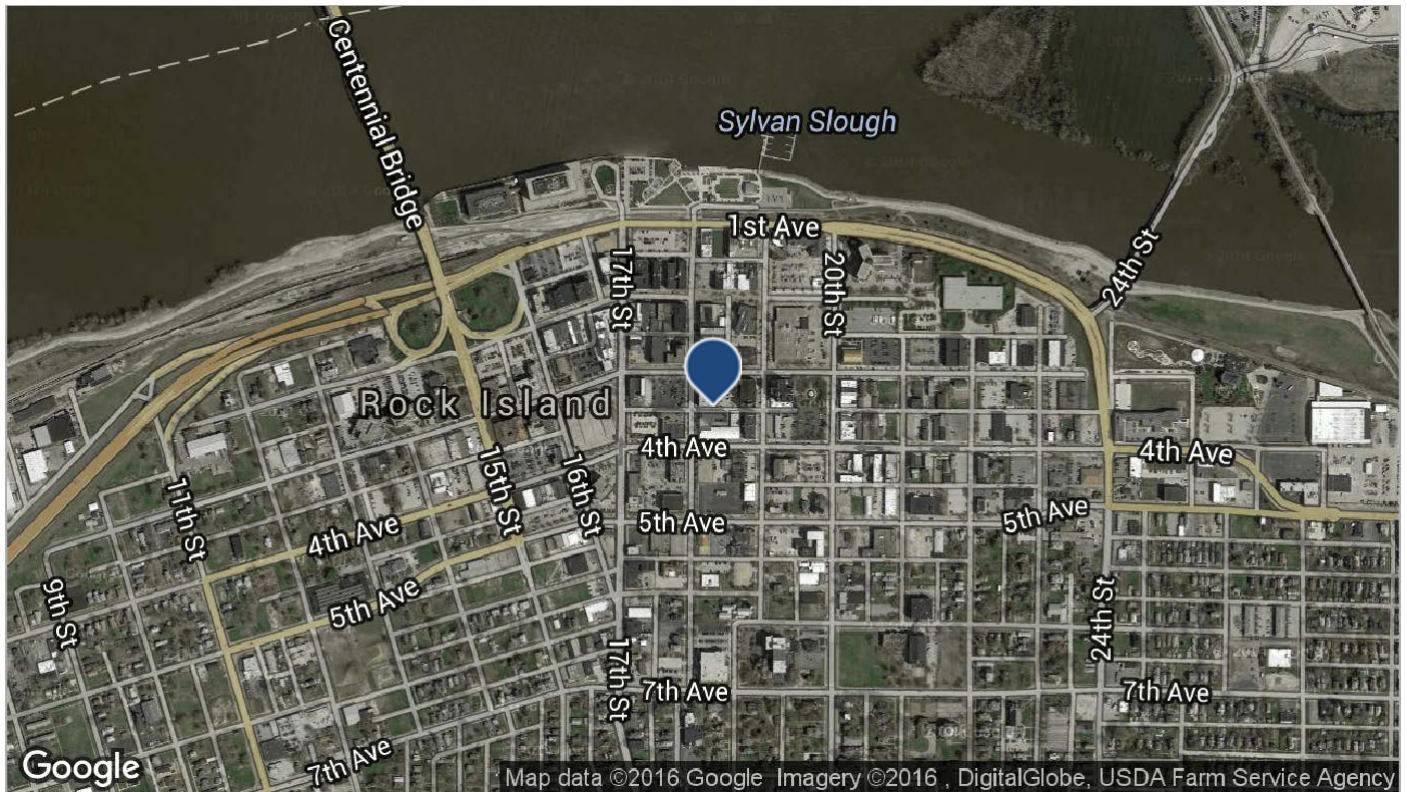
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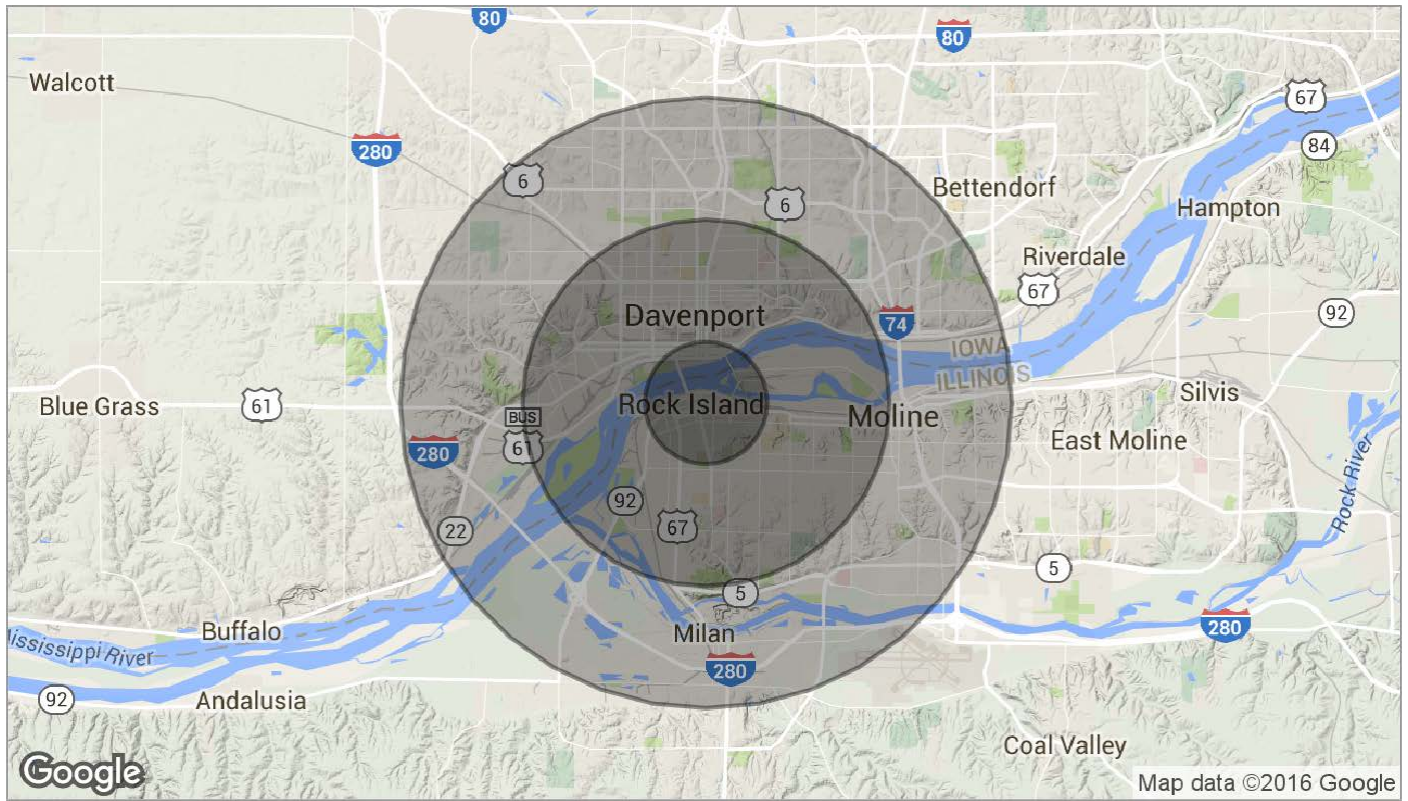
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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,628	89,398	181,769
MEDIAN AGE	32.3	34.5	36.3
MEDIAN AGE (MALE)	33.0	33.4	35.0
MEDIAN AGE (FEMALE)	31.4	35.2	37.3

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,332	35,878	74,946
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$35,693	\$46,274	\$53,914
AVERAGE HOUSE VALUE	\$110,995	\$119,344	\$142,018



* Demographic data derived from 2010 US Census



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