



3561 60th Street

Moline, Illinois 61265

BUILDING SIZE: 58,480 SF

LOT SIZE: 10 Acres

ZONING: R-3

MLS ID: 7036951

For more information:

David Levin

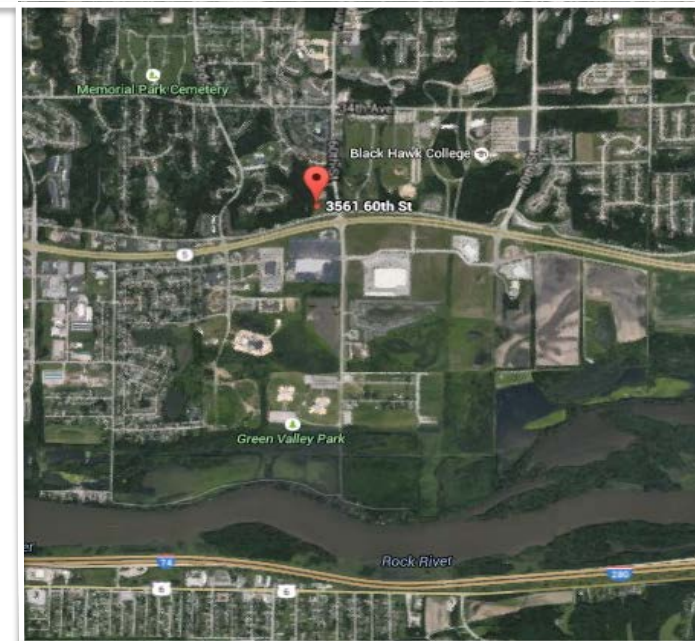
563 823 5145

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Lease Rate: \$16.00 PSF (NNN)

Property Features

- 58,480 SF 'Class A' office space for lease
- 2 ½ floors with spectacular views of the Rock River Valley
- Overlooks John Deere Road to the south
- Elevator to all floors
- Landlord will improve to tenant's needs
- Primary term plus options available
- More than 110 parking places
- Building is completely ADA compliant



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UPDATED: 03 / 2017

5111 Utica Ridge Road
Davenport, Iowa 52807
563 355 4000
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Scenic View of Main Thoroughfare: John Deere Road



Former Western Illinois University Campus

3561 60th Street Moline IL

Largest Area Employers

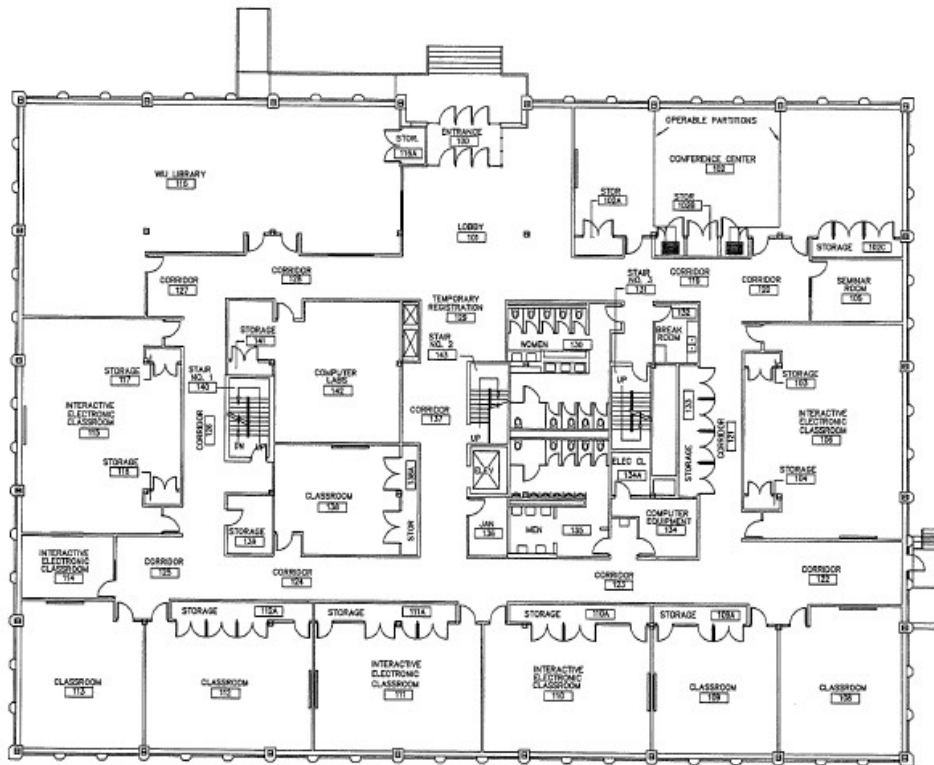
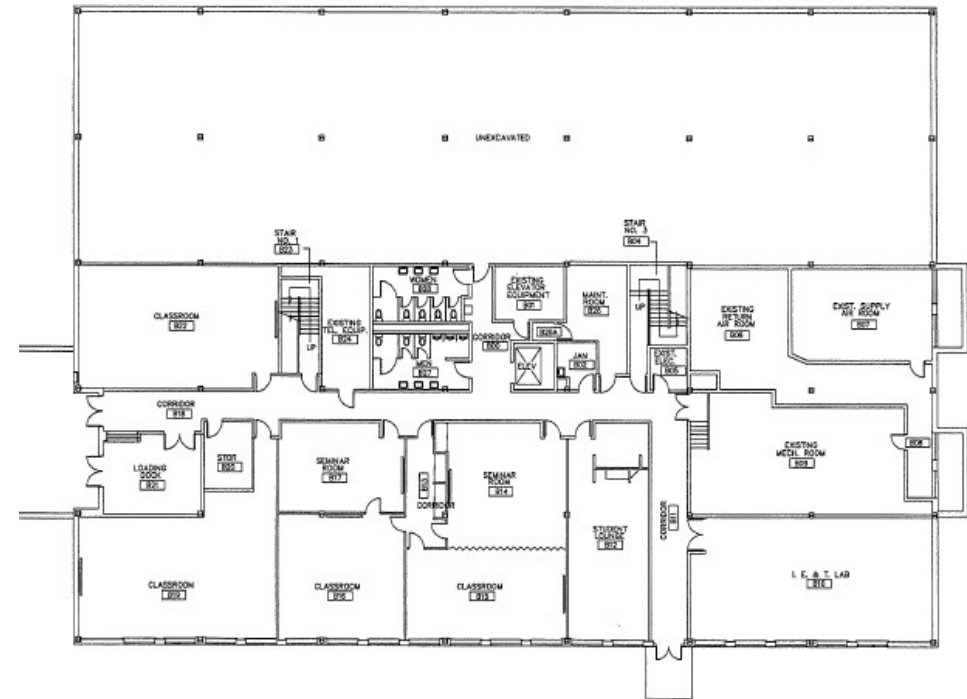
- Rock Island Arsenal
- Deere & Company Headquarters
- Genesis Health System
- Hy-Vee Food Stores
- HNI Corporation/The Hon Co.
- UnityPoint Health – Trinity Hospital
- Tyson Fresh Meats
- Arconic (formerly Alcoa)

Quad Cities Area

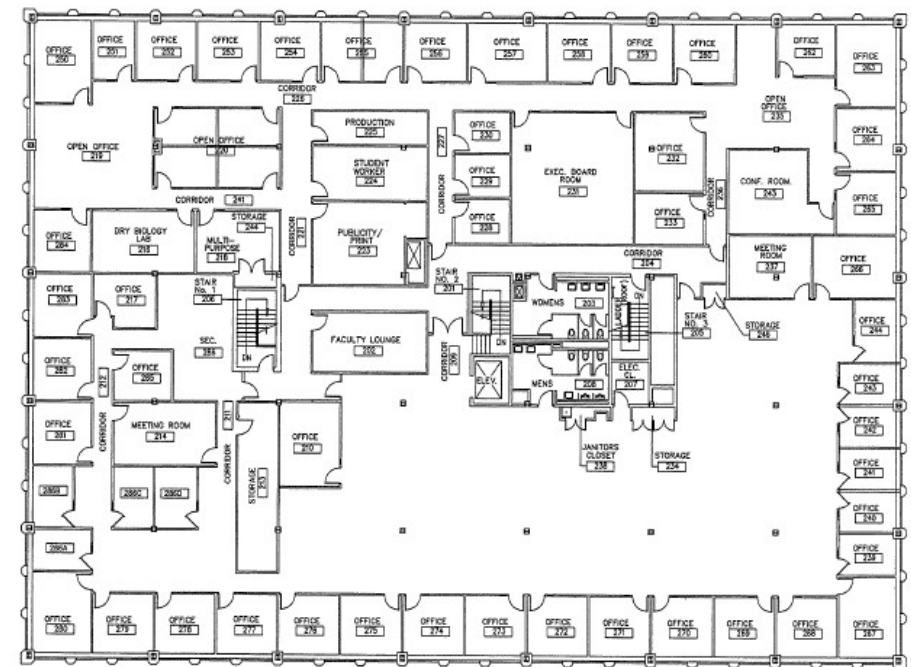
- Comprised of more than 30,000 businesses and a workforce of 530,000 people
- Major industries are advanced manufacturing, logistics, defense, food and packaging and professional and technical services
- There are 40 colleges and universities within a 90 mile radius of the Quad Cities

▼ Basement

- Two floors and a partial basement that is finished
- Outside storage shed
- Fiber Internet technologies installed
- Four inch water main, which dilutes to two inches
- Four inch gas main



▲ First Floor



▲ Second Floor

Demographics

	1 Mile	3 Miles	5 Miles
Total Businesses	173	2,096	4,391
Total Employees	3,227	32,480	68,157
Total Households	3,274	22,061	41,773
Total Residential Population	7,128	49,679	98,485
Median Household Income	\$49,626	\$50,209	\$48,973
Average Household Income	\$66,713	\$61,956	\$60,820

Snapshot: Quad Cities Region Demographics

Population	471,551
Male	232,001 (49.4%)
Female	239,570 (50.7%)
Median Age	40.5
Average Household Income	\$60,977
Median Household Income	\$48,719
Per Capita Income	\$25,073

For more information:



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