



Riverstation

1601 River Drive, Moline, Illinois

Lease Rate: \$13.95 SF/yr

Property Features

- Class "A" office and retail suites available within the Bass Street Landing Plaza. Conveniently located east of I-74 in downtown Moline
- Office suites overlook the attractive plaza and offer beautiful river views
- Ample customer and employee parking
- High exposure exterior signage capability
- Facility is professionally managed by Ruhl Management

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	8,827	79,533	185,316
Total Households:	3,447	32,718	78,021
Average HH Income:	\$45,973	\$61,764	\$62,088



LEASE RATE:	\$13.95 SF/yr (NNN)
PASS THROUGH EXPENSE:	\$8.26 - \$11.18 PSF
AVAILABLE SF:	1,455 SF - 3,629 SF
BUILDING SIZE:	36,743 SF
MLS ID #	7036569, 7036570, 7036571

For more information:

Alex Kelly

direct: 563.823.5143

call or text: 309.236.5489

email: akelly@ruhlcommercial.com

For Lease

Class "A" Office & Retail Suites

1,455 SF – 3,629 SF



View of River Drive from Riverstation

Property Summary

Building Class:	A
Year Built:	2004
Zoning:	M-1

Available Suites

Suite 208: 3,629 SF excellent office space that features a reception area, conference room, break room, open work area, and multiple private offices. The suite has a private exterior deck overlooking the plaza with river views. (\$11.18 CAM)

Suite 306: 1,455 SF currently in vanilla shell condition, the suite is ready to be fit out to a tenant's specifications. Great location within the building with a private exterior deck overlooking the plaza with river views. Tenant improvement allowance available for fit out. (\$8.26 CAM)

Alex Kelly

o 563 823 5143
c 309 236 5489
akelly@ruhlcommercial.com

NAI Ruhl Commercial Company
5111 Utica Ridge Rd
Davenport, IA 52807
563 355 4000
ruhlcommercial.com

For Lease

Class "A" Office & Retail Suites

1,351 - 3,571 SF



Alex Kelly
o 563 823 5143
c 309 236 5489
akelly@ruhlcommercial.com

NAI Ruhl Commercial Company
5111 Utica Ridge Rd
Davenport, IA 52807
563 355 4000
ruhlcommercial.com