

For Lease

## Professional Class "A"

Office & Retail Suites 1,455 SF - 3,629 SF



# 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
AVAILABLESF:	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

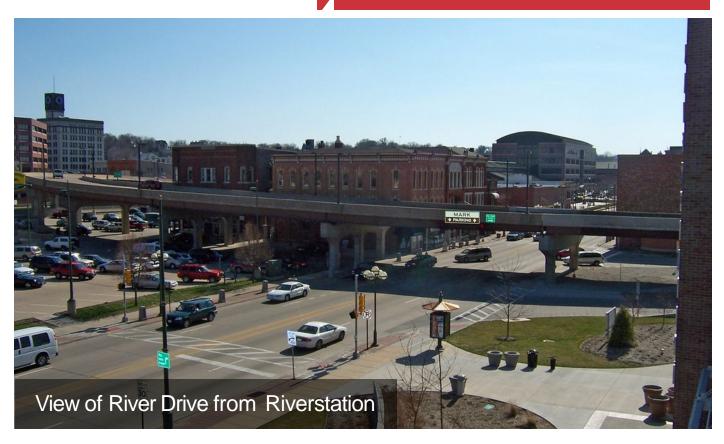
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. UPDATED: 10/2017

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

#### For Lease

### Class "A" Office & Retail Suites

1,455 SF - 3,629 SF



#### **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)

# For Lease Class "A" Office & Retail Suites 1,351 - 3,571 SF

