



**Great Tenant Incentives Available | Perfect for New or Growing Businesses**

## Tenant Incentives

**\*2 months FREE rent** with minimum 3 year lease\*

Remodeling to suit opportunities for reasonable lease term

## 550 30<sup>th</sup> Avenue

Moline, Illinois

**Lease Rate: \$10.00 PSF/yr (Gross)**

### Property Features

- Multiple office suites available in high traffic area in an established medical location off 7<sup>th</sup> Street
- Suites are fit out for medical/dental use, but can be modified to general office use
- Suite 2 has been newly renovated
- Perfect for lawyers, accountants, insurance agencies, salons, acupuncture and other therapeutic, health and spa services
- Suites are contiguous, owner will consider combining
- Immediate availability with flexible lease terms
- Excellent on-site parking available
- Area businesses include Ascentra Credit Union, Katy's Import Foods and Twin Towers Banquet Hall



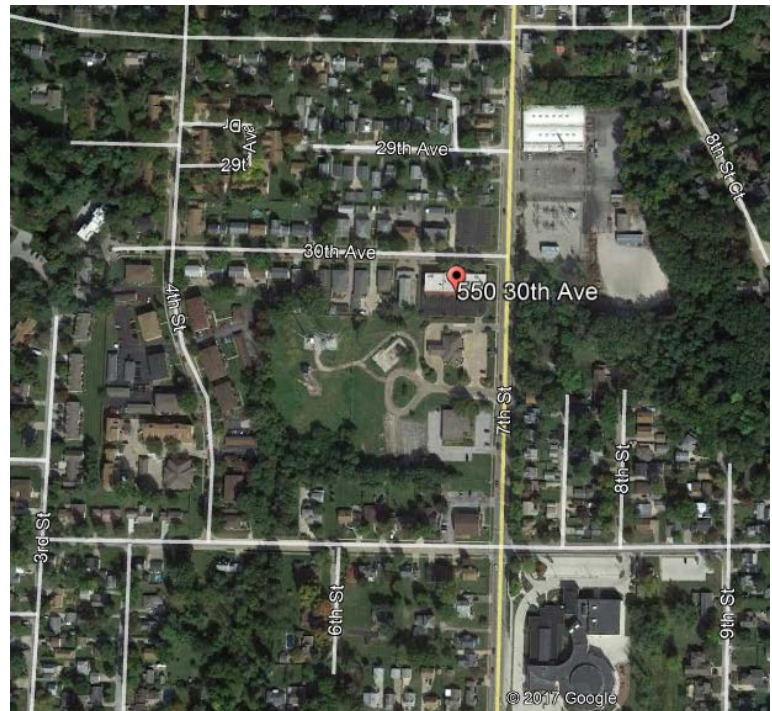
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For Lease  
**Multi-tenant Office Space**  
1,266-2,920 SF Available



## 2017 Demographics

	1 Mile	3 Miles	5 Miles
Total Households	5,011	27,626	64,380
Total Population	11,564	65,757	154,462
Median Household Income	\$55,461	\$46,642	\$45,218
Median House Value	\$110,013	\$99,796	\$114,483