

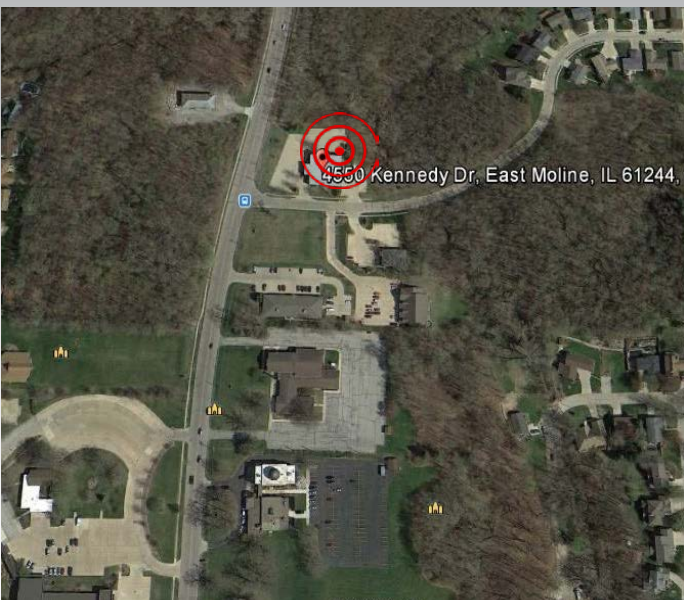
FOR LEASE



7,472 SF Office Space

4550 Kennedy Drive, East Moline, IL

TheHawkeyeGroup.com



Property Features

- 7,472 SF Available – Lower Level/Walk-out
- Elevator served – Handicapped accessible
- Extremely reasonable utilities due to geothermal heating and air conditioning
- Space includes reception area, 4 offices, 3 conference rooms, break room, classrooms, restroom, and more
- Final lease will be a modified gross lease including most interior maintenance
- 59 parking spaces located on site
- **Lease Rate: Year 1: \$8.50 psf/yr.; Year 2: \$9.25 psf/yr.; Year 3: \$9.95 psf/yr.; CAM - \$2.20 psf; Real Estate Taxes - \$3.09 psf**
- Building also available For Sale

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1850 E. 53rd Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • www.TheHawkeyeGroup.com

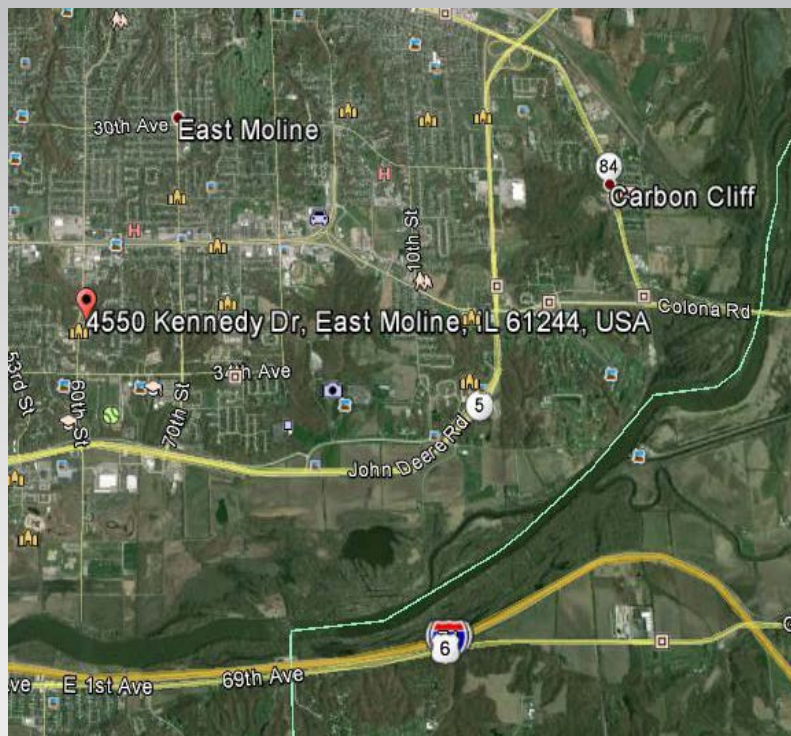
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Revised 10/1/2018

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