

FOR LEASE: 2,000 SF to 4,000 SF NEW Office/Retail

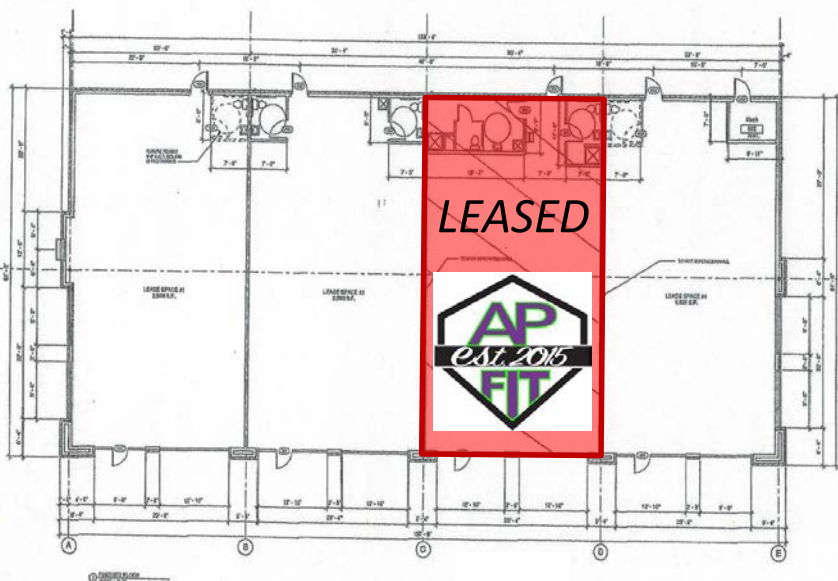
4015 - 6th Avenue, Rock Island, IL 61201

Price Reduced!

New Office/Retail
Building near
Augustana College

Property Features

- Each suite is 2,000 SF:
- Suite 1: set up with a drive-up window, great location for coffee or sandwich shop
- Suite 1 & 2: can be combined for 4,000 SF medical clinic or other retail/office use
- Suite 4: great retail/office space
- Parking: 42 Handicapped Parking: 2
- Landlord to provide vanilla shell (discuss details with Listing Agents)
- 1,200 employees in the immediate vicinity plus Augustana College students, faculty and employees
- Traffic count - 15,600 vehicles per day
- Lease Price: ~~\$12.95~~ **\$11.00 psf/yr NET**
- CAM Price: **\$5.00 psf**



David Gellerman | 563.505.6254
dgellerman@TheHawkeyeGroup.com

Jim Tansey, CCIM | 563.349.3030
jtansy@TheHawkeyeGroup.com

David M. Weiner | 309.269.2690
dweiner@TheHawkeyeGroup.com

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

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Revised 3/26/2018

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Drive-up window
ideal for coffee or
sandwich shop



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