

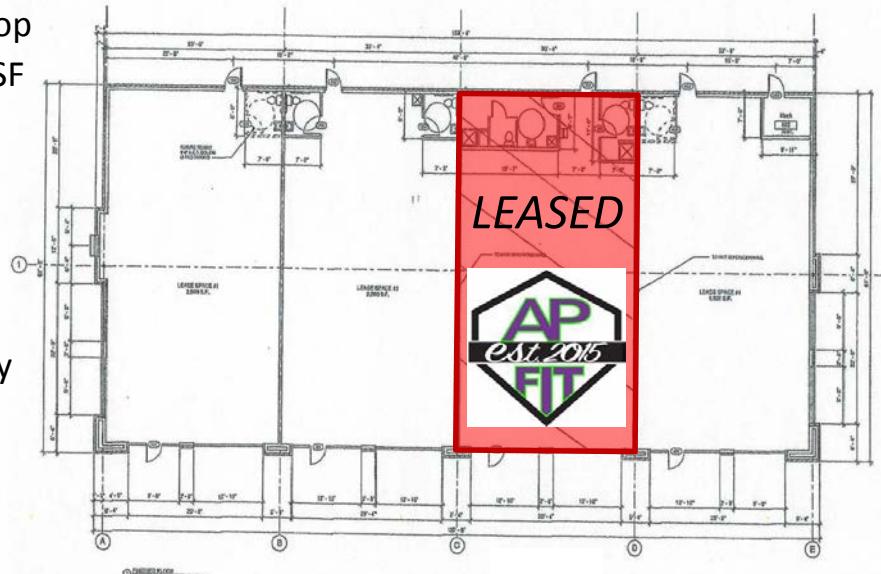
FOR LEASE: 2,000 SF to 4,000 SF NEW Office/Retail

4015 - 6th Avenue, Rock Island, IL 61201



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**



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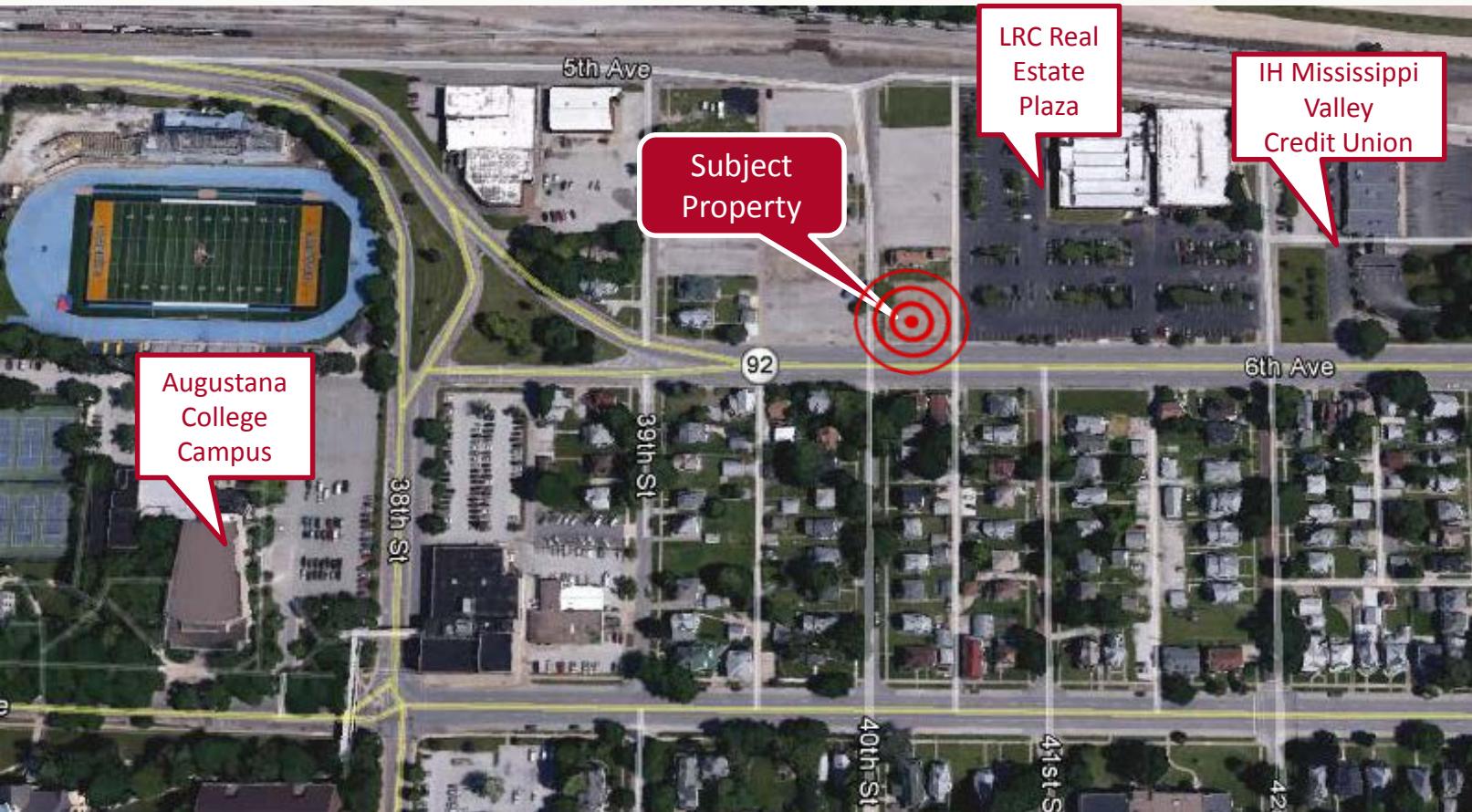
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Revised 3/26/2018



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Drive-up window
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