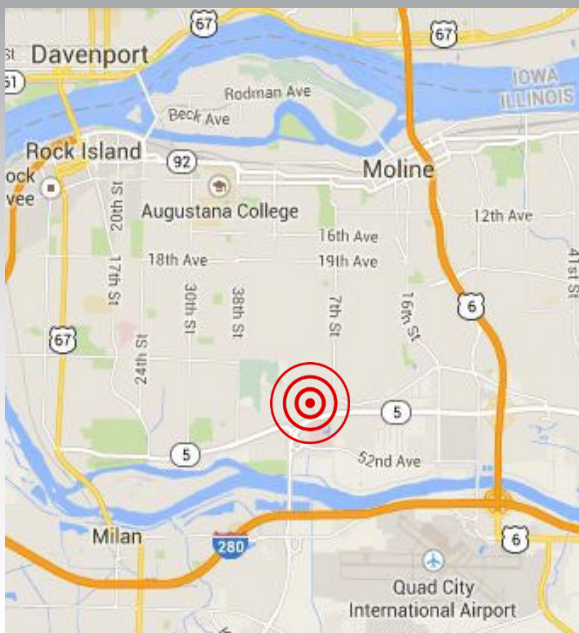


**FOR SALE
OR LEASE**



20,000 SF Investment Property For Sale
3,485 SF, 6,515 SF, or 10,000 SF Medical/Office Space For Lease
555 Valley View Drive, Moline, IL 61265

TheHawkeyeGroup.com

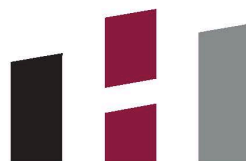


Property Features

- **Sale Price:** ~~\$2,250,000~~ **Reduced Price: \$1,995,000**
- **Lease Price: \$13.25/PSF + NN**
 - 3,485 SF & 6,515 SF Available For Lease
 - Spaces can be combined for total 10,000 SF space
- Seller/Lessor will offer free base rent of 2 months for qualifying 3-year lease, and 3 months for a qualifying 5-year lease
- Total Land Area: 2.54 acres
- This well-built building located in a beautiful setting is a great investment opportunity with 10,000 SF leased to Concentra until May 2025
- Sedona Technologies, a tenant since 1998, leases 6,515 SF on the main level
- Sale includes adjacent parking lot at 601 Valley View Dr, expanding total parking spaces to 120 for the building
- Proximity to Trinity Hospital's 7th Street campus just off John Deere Road with quick access to I-74 and I-280

David Gellerman | 563.505.6254
dgellerman@TheHawkeyeGroup.com

Jim Tansey, CCIM | 563.349.3030
jtansey@TheHawkeyeGroup.com



HAWKEYE
COMMERCIAL REAL ESTATE

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

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Revised 6/1/2021

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