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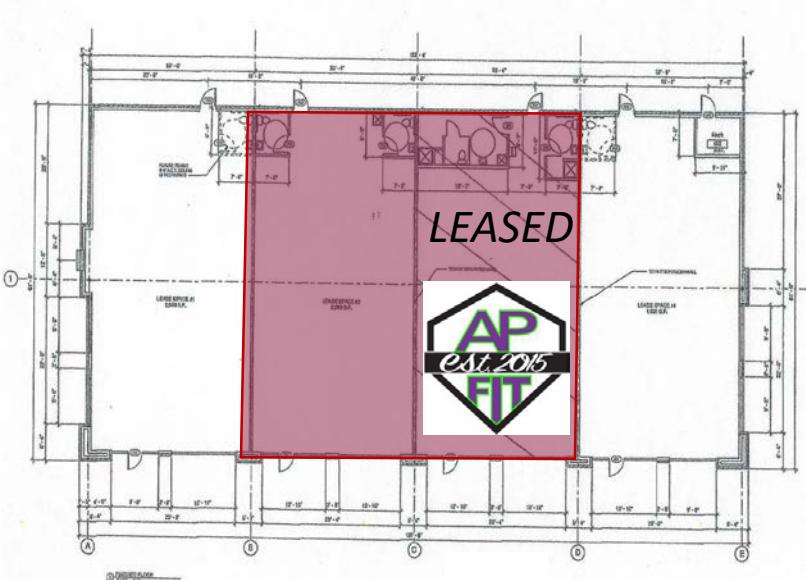
Price Reduced!

New Office/Retail  
Building near  
Augustana College

## 2,000 SF NEW Office/Retail

4015 6<sup>th</sup> Avenue, Rock Island, IL 61201

[TheHawkeyeGroup.com](http://TheHawkeyeGroup.com)



### 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 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: \$11.00 psf/yr NET**
- **CAM Price: \$5.00 psf**

**David Gellerman** | 563.505.6254  
[dgellerman@TheHawkeyeGroup.com](mailto:dgellerman@TheHawkeyeGroup.com)

**David Weiner** | 309.269.2690  
[dweiner@TheHawkeyeGroup.com](mailto:dweiner@TheHawkeyeGroup.com)

**Jim Tansey, CCIM** | 563.349.3030  
[jtansey@TheHawkeyeGroup.com](mailto:jtansey@TheHawkeyeGroup.com)



**HAWKEYE**  
COMMERCIAL REAL ESTATE

1850 E. 53<sup>rd</sup> Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://www.TheHawkeyeGroup.com)

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Revised 1/14/2020

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