

FOR SALE  
\*PRICE REDUCED\*



## PROMINENT OFFICE LOCATION

*Crown Center Plaza - 3800 Avenue of the Cities, Moline, IL* [TheHawkeyeGroup.com](http://TheHawkeyeGroup.com)



### Property Features

- Ideal for corporate-owned, headquarters facility
- Excellent exterior building signage opportunity
- Outstanding traffic visibility and access to public transportation
- Excellent opportunity for an owner/occupant with rental income available from existing and future tenants
- Easy access to numerous shopping and food establishments
- Excellent on-site parking for 361 cars
- Building Size – 102,887 sf
- Lot Size – 5.22 acres (227,118 sf)
- Zoned: B-3 (Community Business District)
- Real Estate Taxes: \$142,183.76 (2018/2019)
- Sale Price: ~~\$2,500,000.00~~ **Reduced Price: \$1,900,000**

**David Weiner** | 309.269.2690  
[dweiner@TheHawkeyeGroup.com](mailto:dweiner@TheHawkeyeGroup.com)  
**David Gellerman** | 563.505.6254  
[dgellerman@TheHawkeyeGroup.com](mailto:dgellerman@TheHawkeyeGroup.com)  
**Jim Tansey, CCIM** | 563.349.3030  
[jtansey@TheHawkeyeGroup.com](mailto:jtansey@TheHawkeyeGroup.com)



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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN IOWA & ILLINOIS

Revised 7/26/2019

# PROMINENT OFFICE LOCATION

Crown Center Plaza - 3800 Avenue of the Cities, Moline, IL [TheHawkeyeGroup.com](http://TheHawkeyeGroup.com)



**David Weiner** | 309.269.2690  
[dweiner@TheHawkeyeGroup.com](mailto:dweiner@TheHawkeyeGroup.com)  
**David Gellerman** | 563.505.6254  
[dgellerman@TheHawkeyeGroup.com](mailto:dgellerman@TheHawkeyeGroup.com)  
**Jim Tansey, CCIM** | 563.349.3030  
[jtansey@TheHawkeyeGroup.com](mailto:jtansey@TheHawkeyeGroup.com)



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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN IOWA & ILLINOIS