

**FOR SALE**



South Entrance



North Entrance

## Highly Visible Office/Retail Space

1701 5<sup>th</sup> Avenue, Moline, IL 61265

TheHawkeyeGroup.com

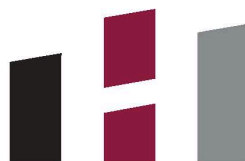
### Property Features

- **Sale Price: \$1,104,000**
  - Total Building SF: 35,064 SF
  - Parcel: 08-32-219-001 aka 08-5478
- Lot Size: 40,759.05 SF
- Located in the heart of downtown Moline and QC Enterprise Zone, with good proximity to the new I-74 bridge
- Well maintained office building includes one of the largest private parking lots in downtown, just North of the building
- Building offers three finished levels served by two elevators; one passenger and one freight
- Main level floor features open staff work area surrounded by executive offices and several conference rooms
- Lower level offers many private offices, an IT department, and Walk-In Storage Vault
- Upper level is mostly open with perimeter storage rooms and mechanical areas
- All private offices are fully furnished, making this property nearly move-in ready
- Original building (JCPenney Dept Store) was designed to support additional floors, a great re-development option
- Zoned: B-2



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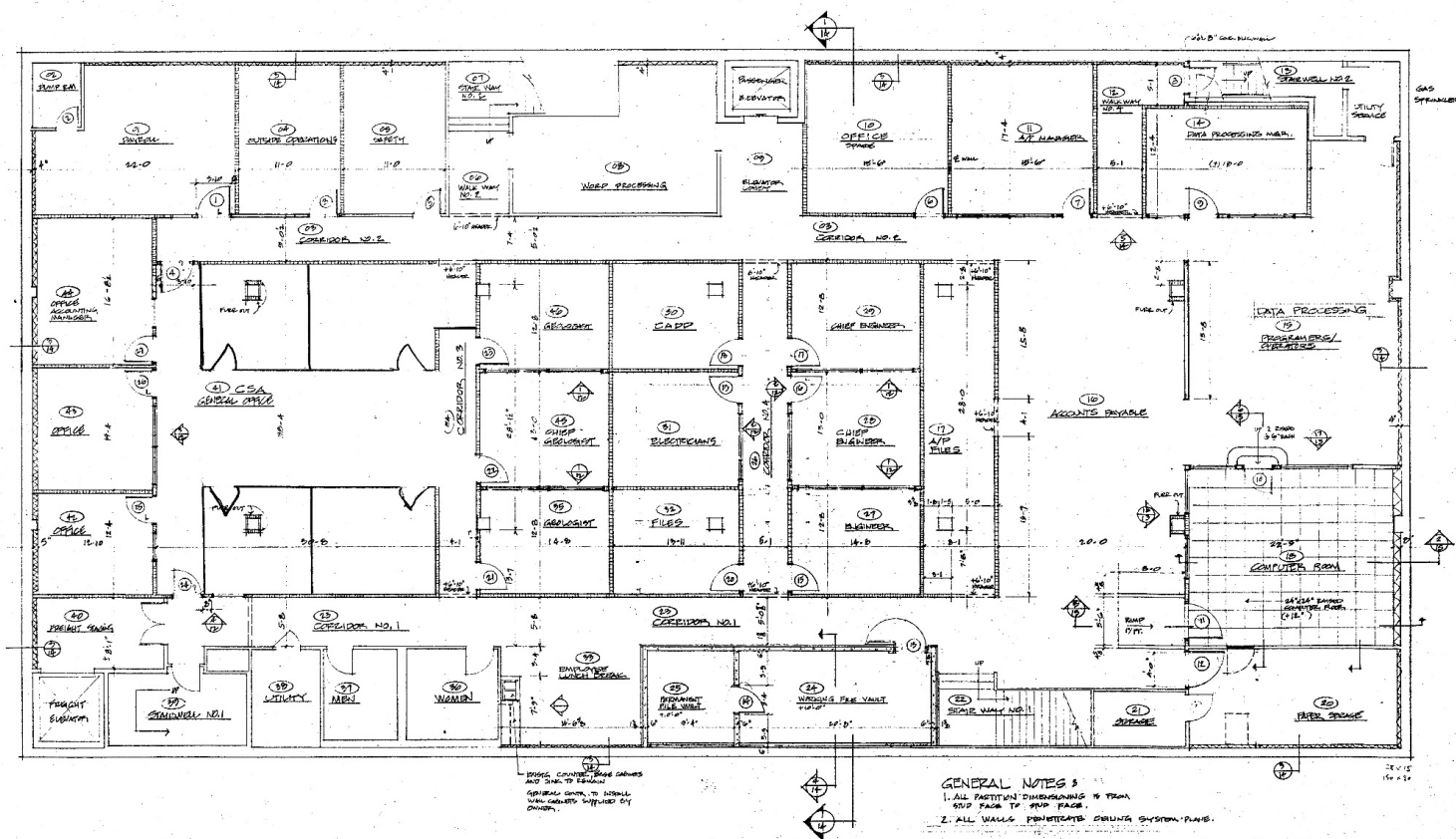
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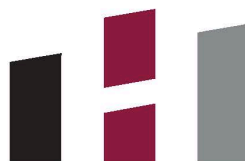


## LOWER LEVEL FLOOR PLAN



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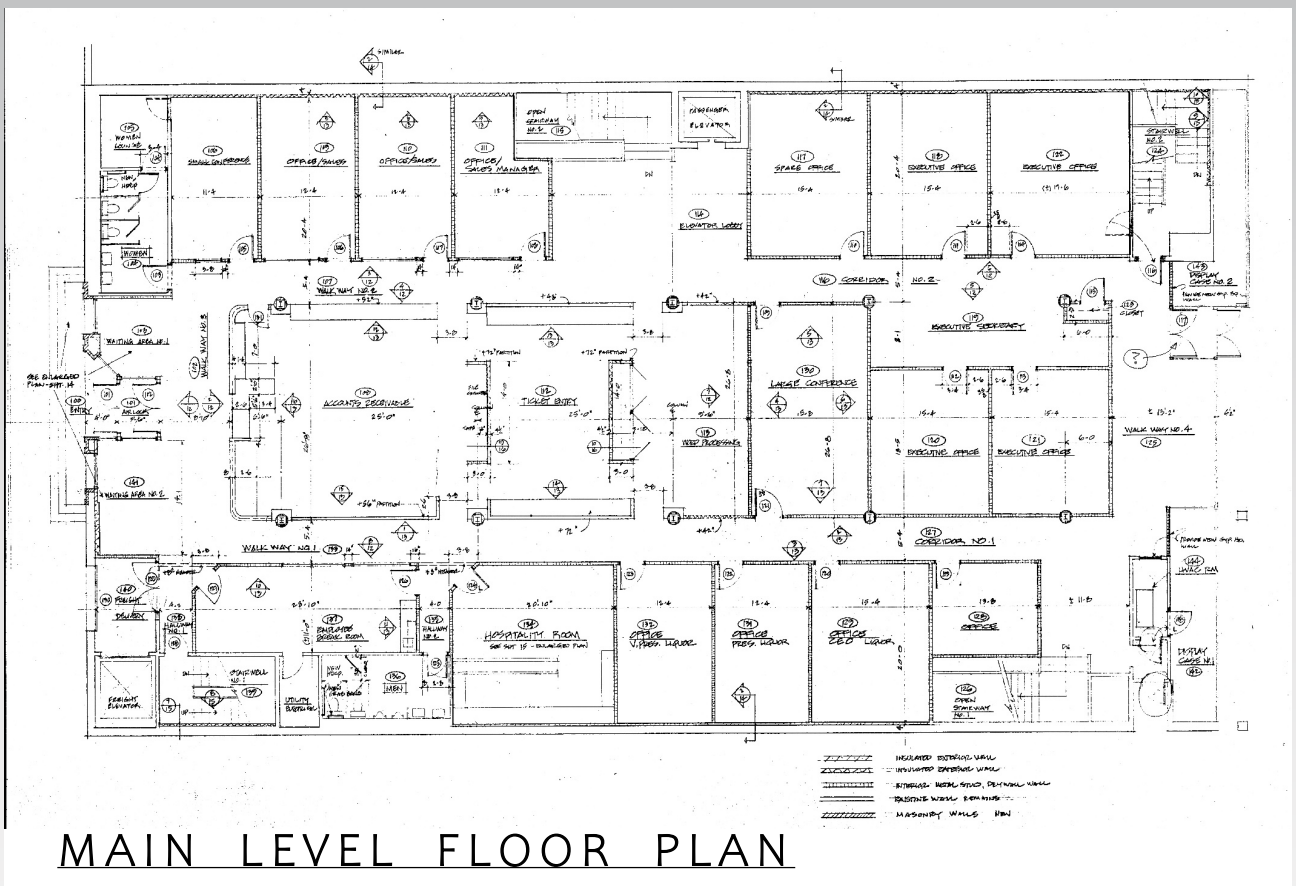
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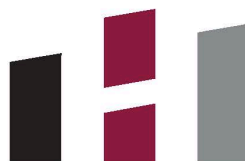


MAIN LEVEL FLOOR PLAN



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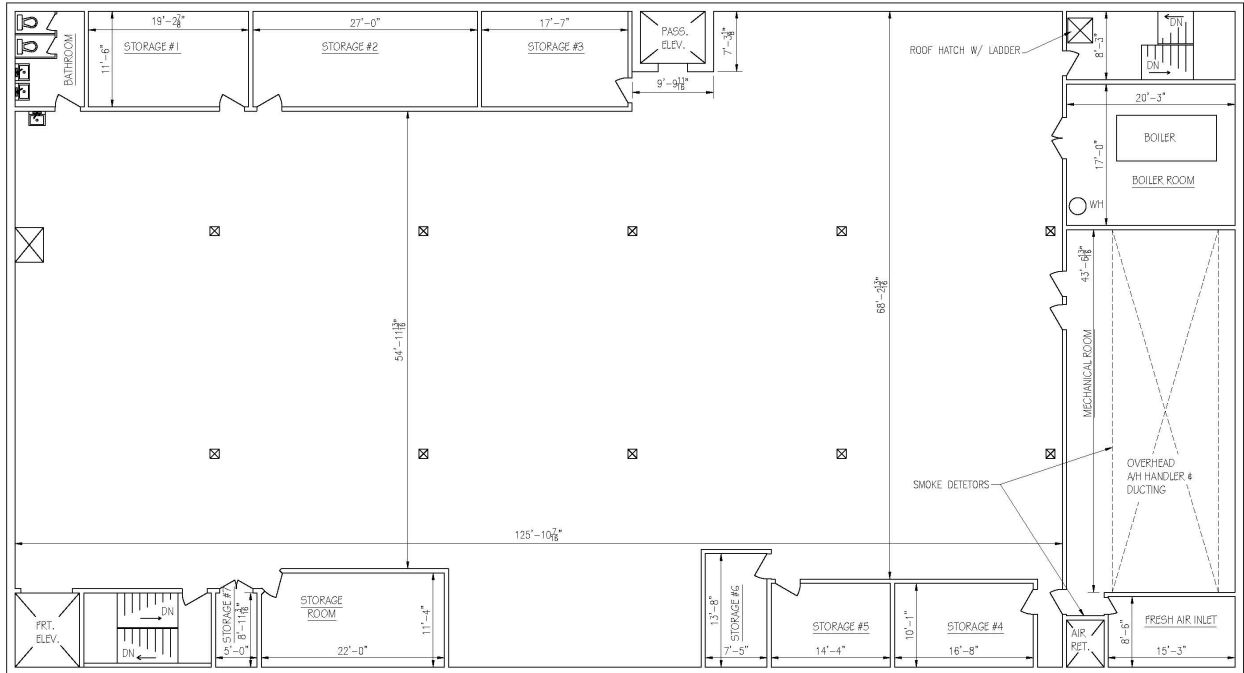
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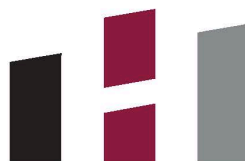


UPPER LEVEL FLOOR PLAN



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