

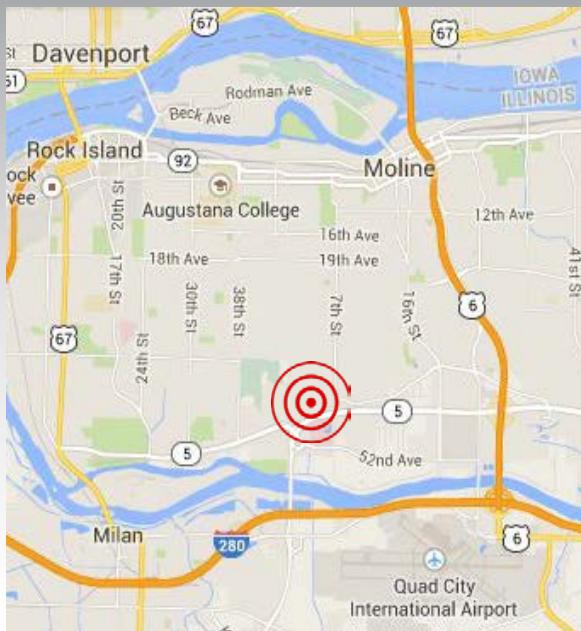
FOR SALE  
OR LEASE



## 20,000 SF Investment Property For Sale 3,485 SF Medical/Office Space For Lease

555 Valley View Drive, Moline, IL 61265

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



### Property Features

- ~~Sale Price: \$2,250,000~~ Reduced Price: **\$2,100,000**
- **Lease Price: \$13.25/PSF + NN**
  - 3,485 SF Available For Lease
- 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](mailto:dgellerman@TheHawkeyeGroup.com)

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



1850 E. 53rd 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 12/4/2020

# 20,000 SF Investment Property For Sale

## 3,485 SF Medical/Office Space For Lease

555 Valley View Dr, Moline, IL 61265

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