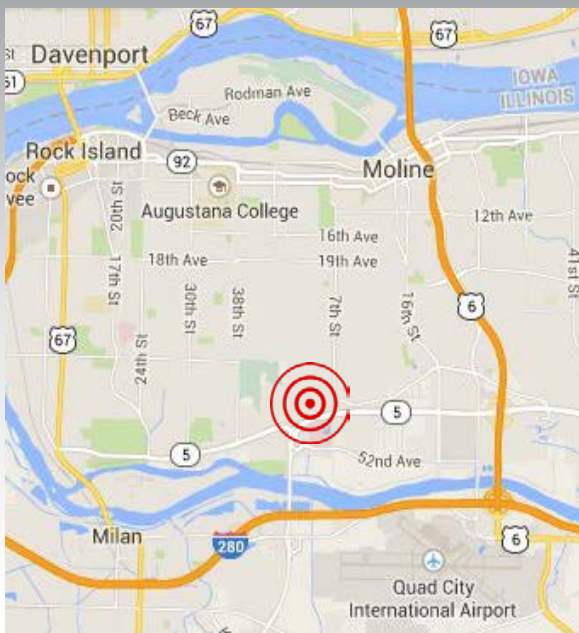


FOR SALE  
OR LEASE



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

TheHawkeyeGroup.com



**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

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Revised 12/4/2020

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