

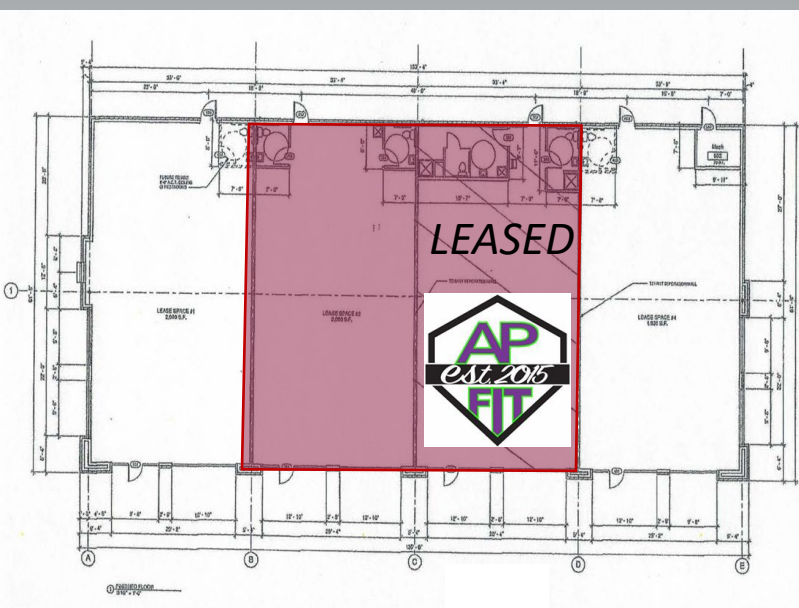
FOR LEASE



New Office/Retail  
Building near  
Augustana College

**2,000 SF NEW Office/Retail**  
4015 6<sup>th</sup> Avenue, Rock Island, IL 61201

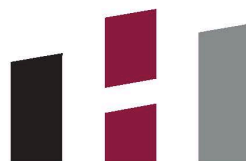
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## Property Features

- 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: \$5.50 psf

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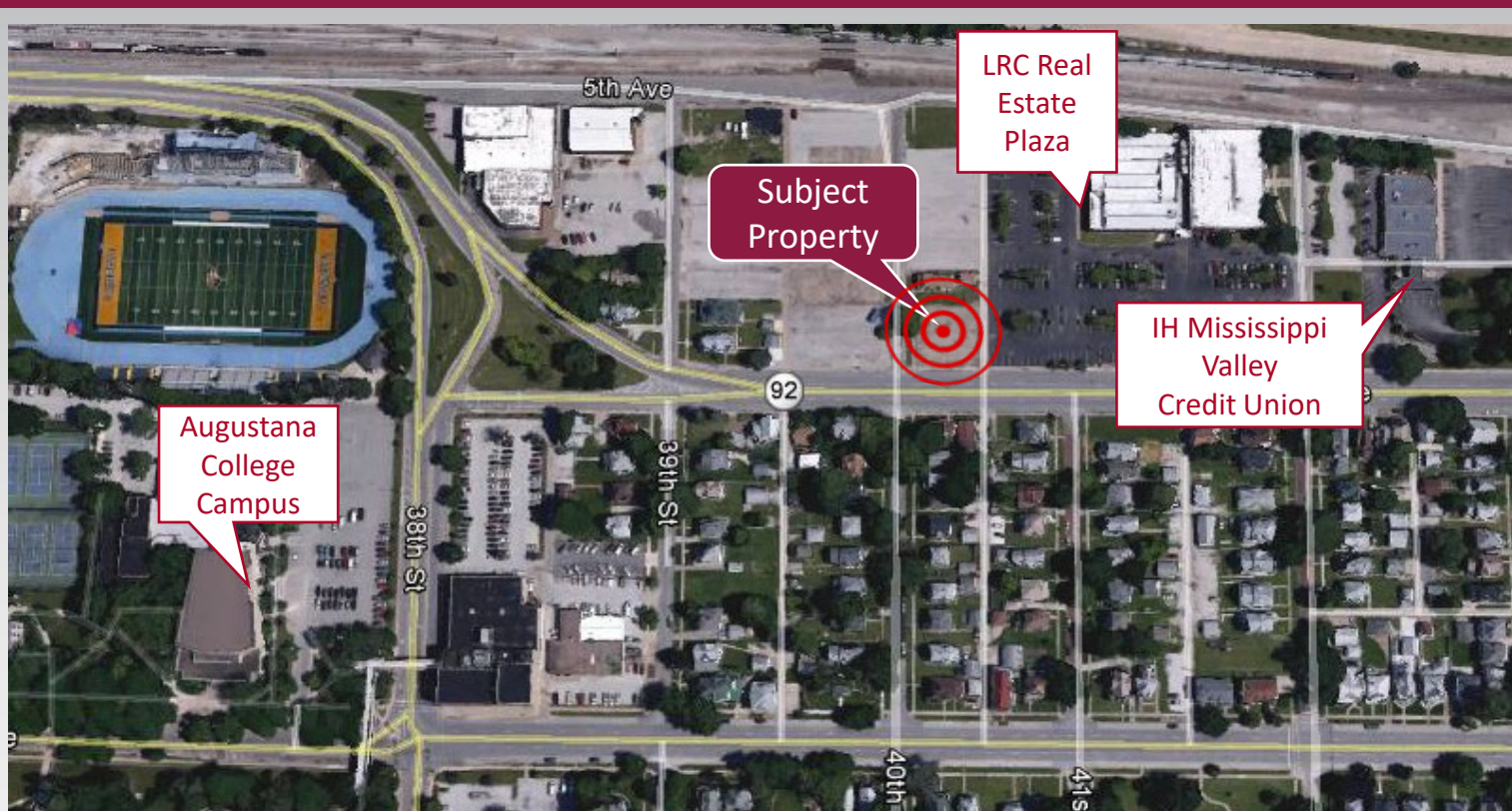
1850 E. 54<sup>th</sup> Street • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://www.TheHawkeyeGroup.com)

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# 2,000 SF NEW Office/Retail

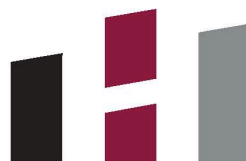
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Drive-up window  
ideal for coffee or  
sandwich shop

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