

For Lease

# Office / Retail Space

5,094 - 17,883 SF

## 501 15th Street

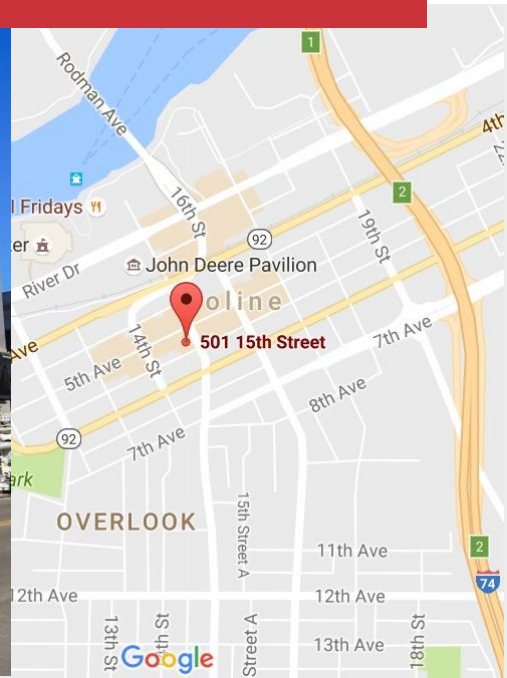
Moline, Illinois 61265

Lease Rate: \$9.75 SF/yr (NNN)

### Property Features

- Chase Bank Building Annex located in the heart of growing downtown Moline
- At core of commercial activity and new residential activity coming soon
- Office/retail space opportunities available
- Ideal for a downtown grocery store
- Off street parking
- Sub-division possible
- Renovation of adjacent apartment building (31 units) coming soon
- Low operating expenses budgeted at \$2.60 per SF

Competitive Lease Rate!



SPACE:	SF:	LEASE RATE:
Mezzanine	5,094SF	\$9.75SF/Yr
Main	6,088SF	\$9.75SF/Yr
Lower	6,701 SF	\$9.75 SF/Yr
<b>Total</b>	<b>17,883 SF</b>	<b>\$9.75 SF/Yr</b>

AVAILABLE SF:	5,094 – 17,883 SF
BUILDING SIZE:	17,883 SF
MLS ID #	7036000, 7036001, 7036015, 7036016, 7036017, 7036018, 7036077, 7036078
LEASE RATE:	\$9.75 SF/yr (NNN)



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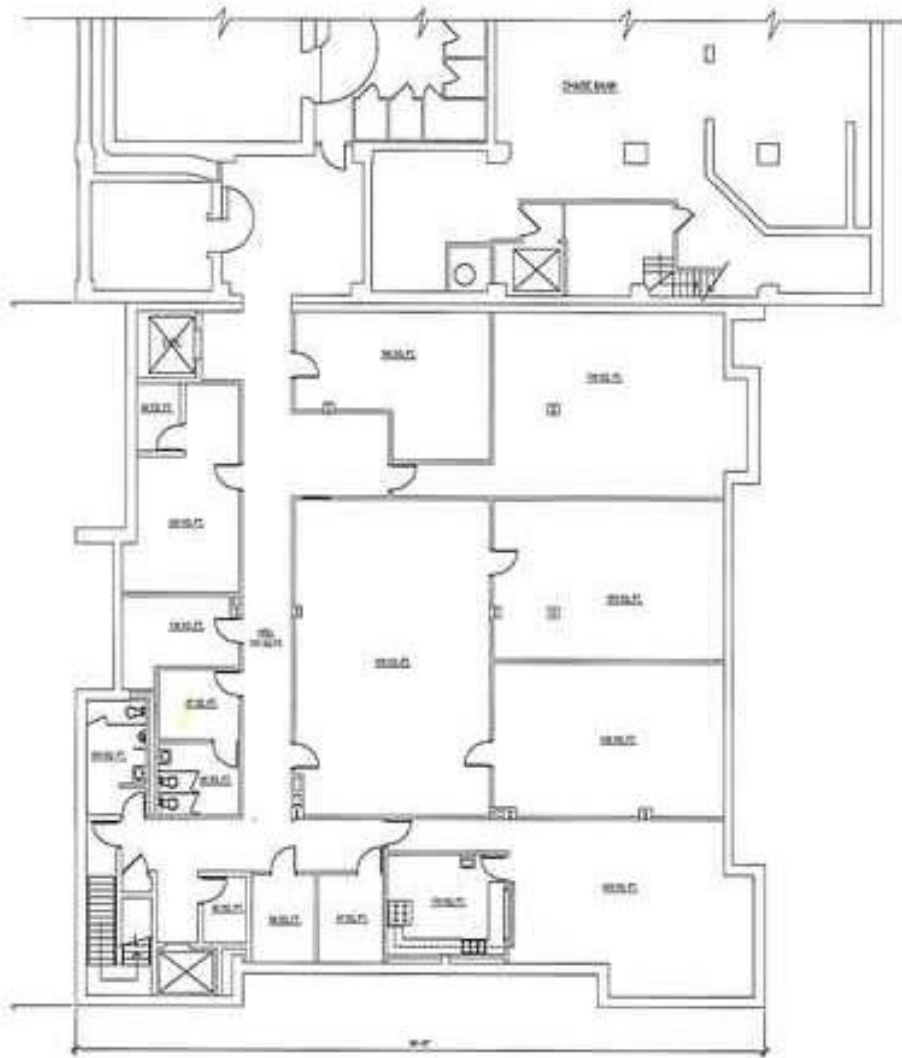
5,094 - 17,883 SF




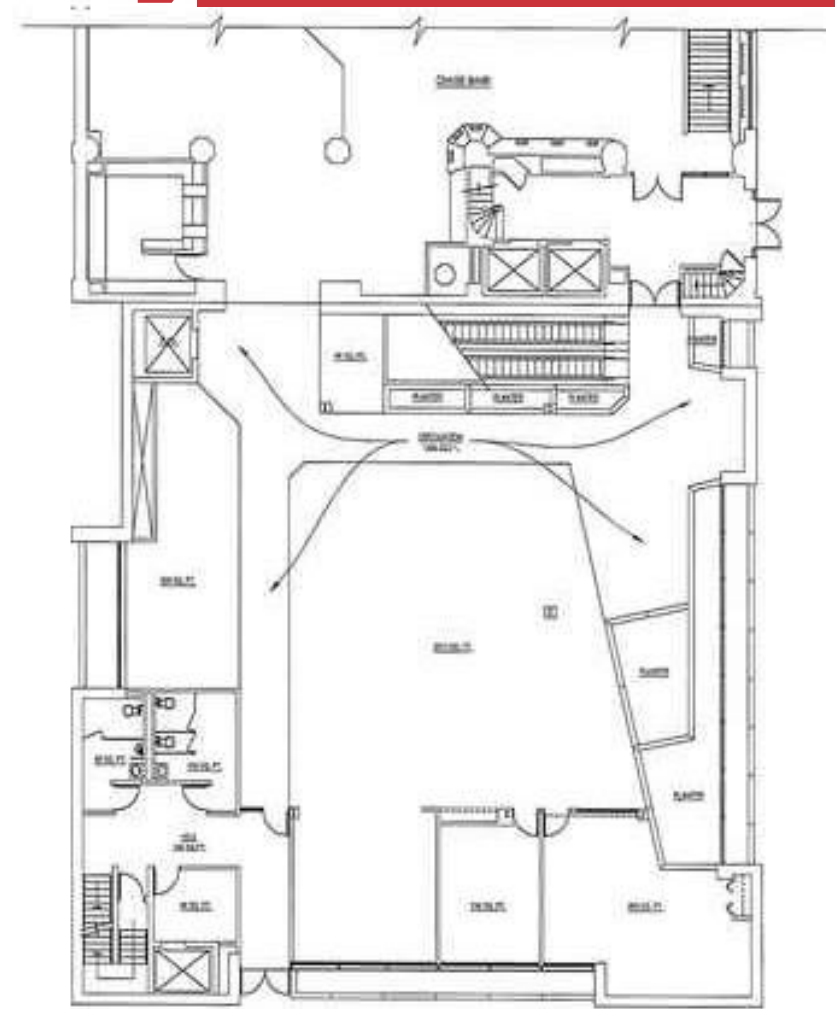
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 LOWER LEVEL FLOOR PLAN - EXISTING



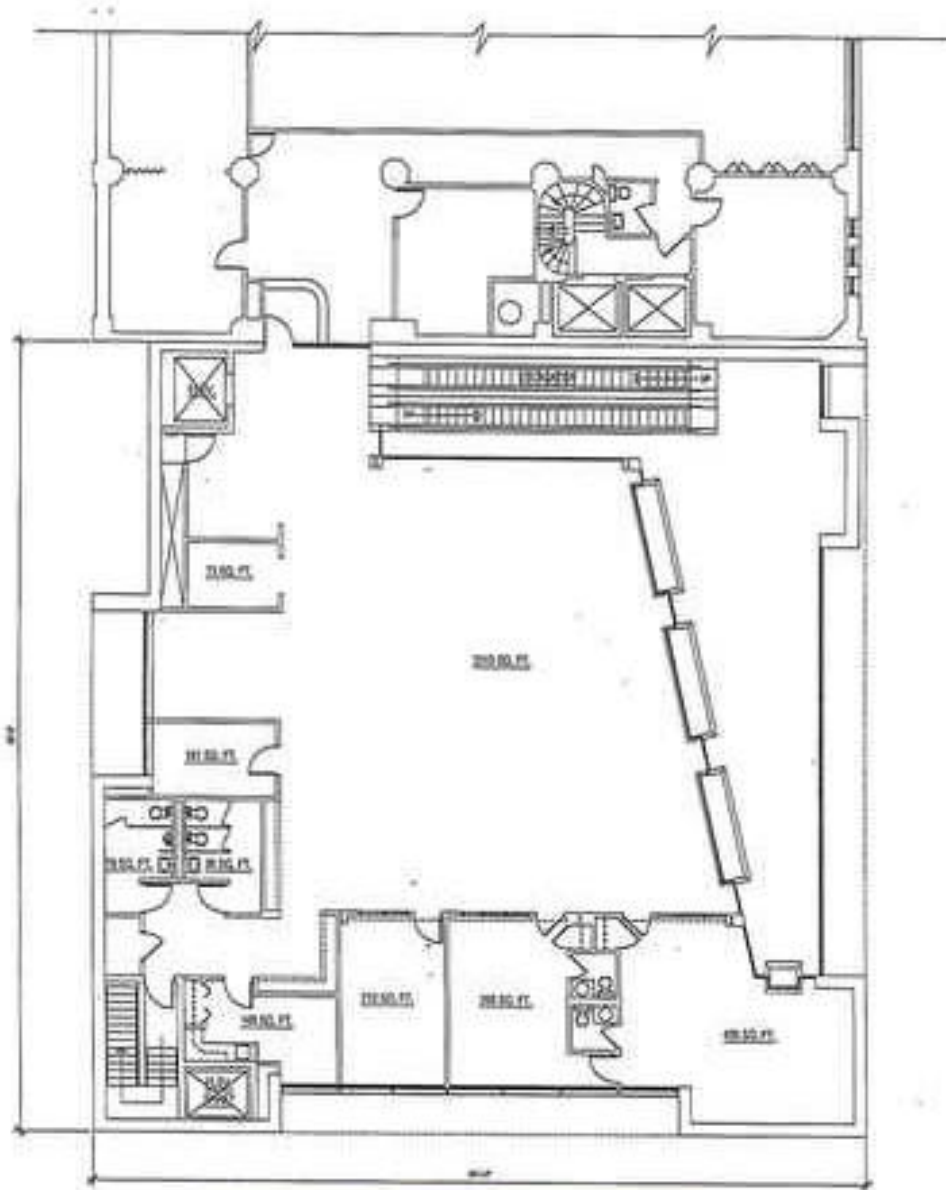
 FIRST FLOOR PLAN - EXISTING




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 MEZZANINE FLOOR PLAN - EXISTING  
NORTH

