

Caxton Block Building

1701 River Drive | Moline, Illinois 61265

Sale Price: \$4,850,000

Lease Rate: \$12.75-\$13.00/SF, NNN

Property Features

- Completely renovated historic building offering HVAC comfort levels, security system, modern common restrooms, and tenant monument signage at street frontage
- Located on River Drive, East of I-74. Part of the historical Bass Street Landing Rock Island District, next to John Deere Commons, KONE and the Arsenal
- FREE on-site parking - over 146 stalls
- Pass thru expenses - \$8.71/SF (\$4.27 CAM + \$0.55 Insurance + \$3.89 RE Taxes) - CAM includes heat, A/C and water.

BUILDING SIZE: **45,000 SF**

YEAR BUILT: **1908**

MLS ID: **QC7041687, QC7041688, QC7041689,
QC7041690, QC4216743, QC4216744,
QC4218346**

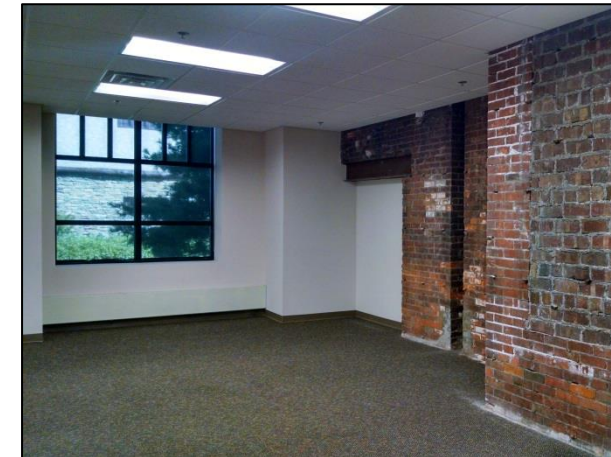
AVAILABLE SF: **1,353 – 14,416 RSF**



Immediate Occupancy

Available Suites

Suite 100	2,914 RSF
Suite 102	1,101 RSF
Suite 200	14,416 RSF
Suite 200 (poss. subdivision)	+/- 8,000 RSF
Suite 200 (poss. subdivision)	+/- 6,500 RSF
Suite 302	1,353 RSF
Suite 306	3,660 RSF
Suite 302 – 306	5,013 RSF



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UPDATED : 03/2022



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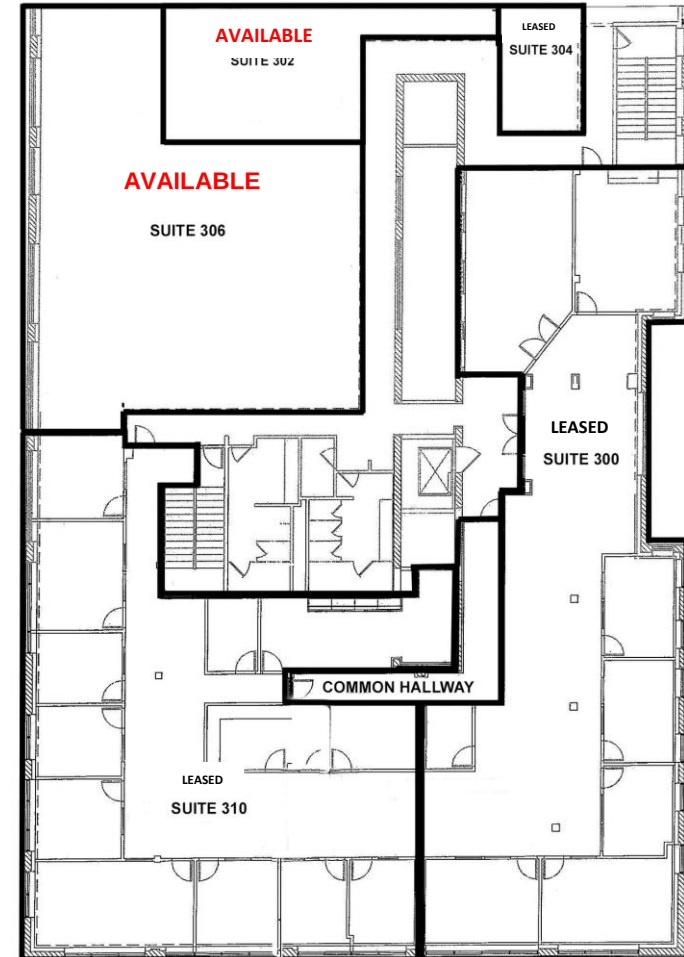
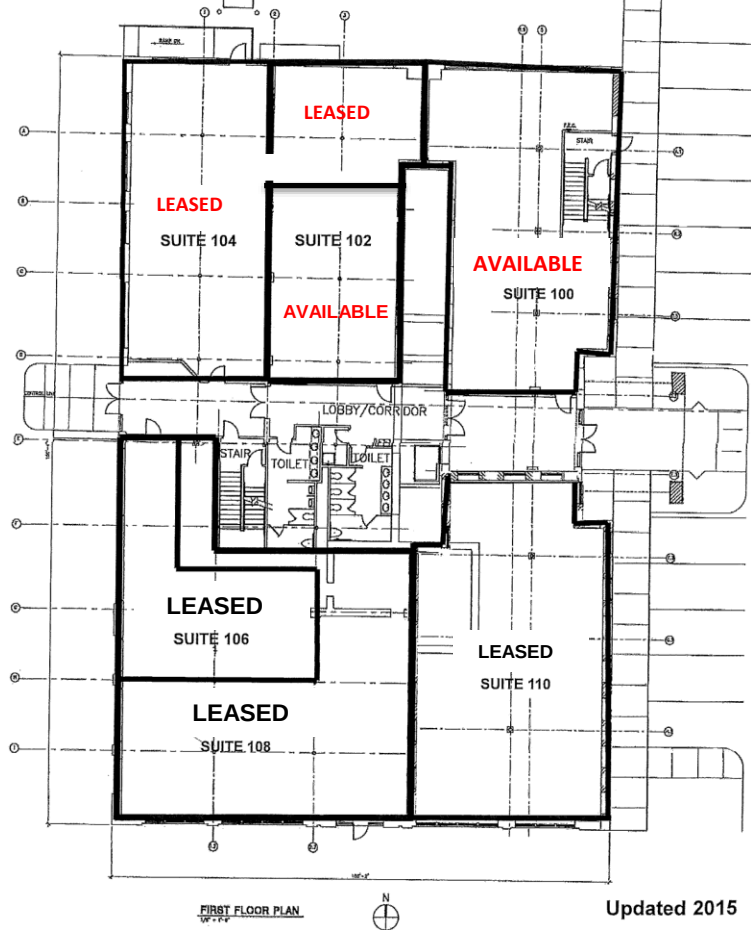


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For Sale or Lease
Caxton Block Building
 1701 River Drive, Moline, IL 61265

Caxton Block
 First Floor Plan



Caxton Block
 Third Floor Plan



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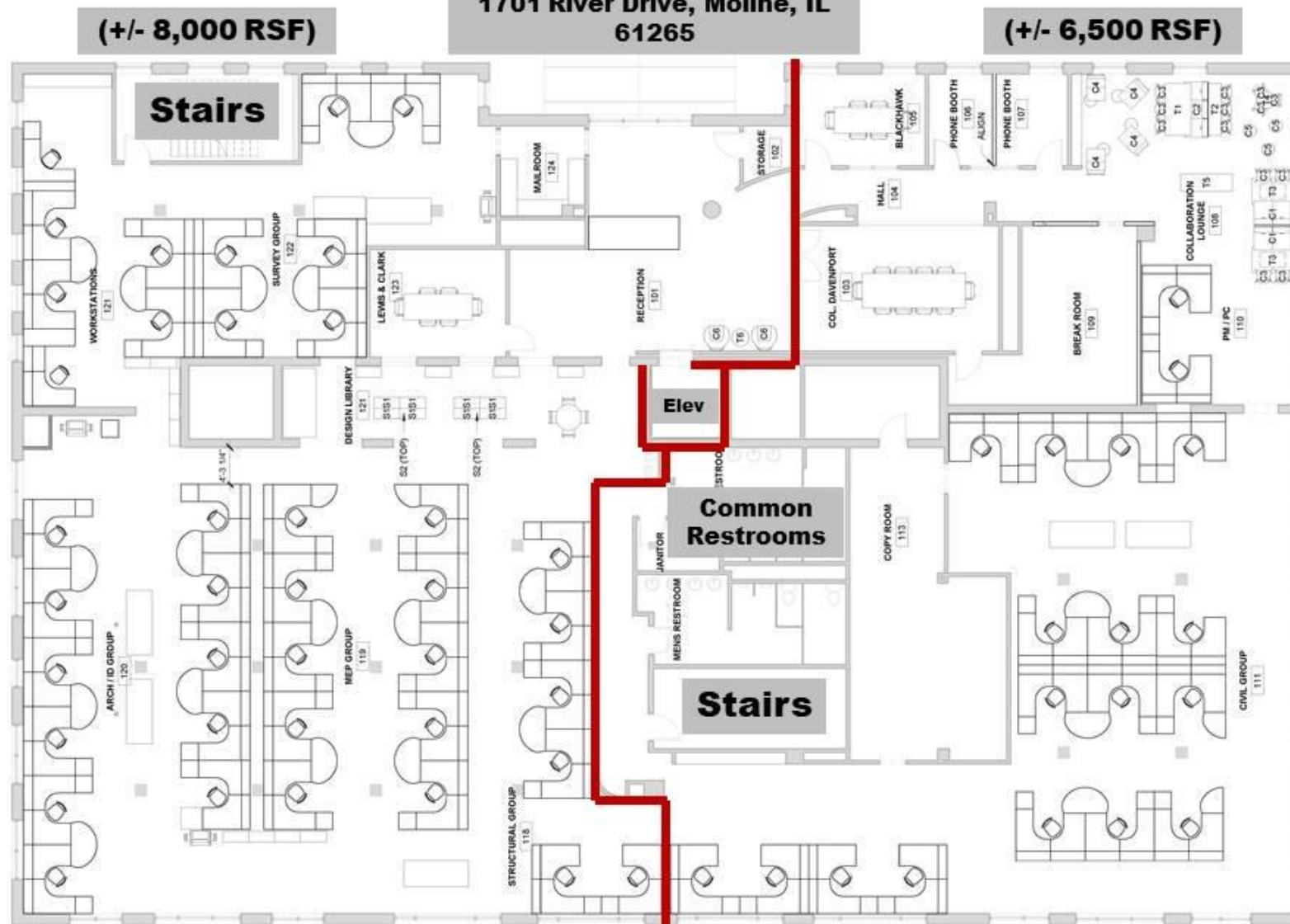
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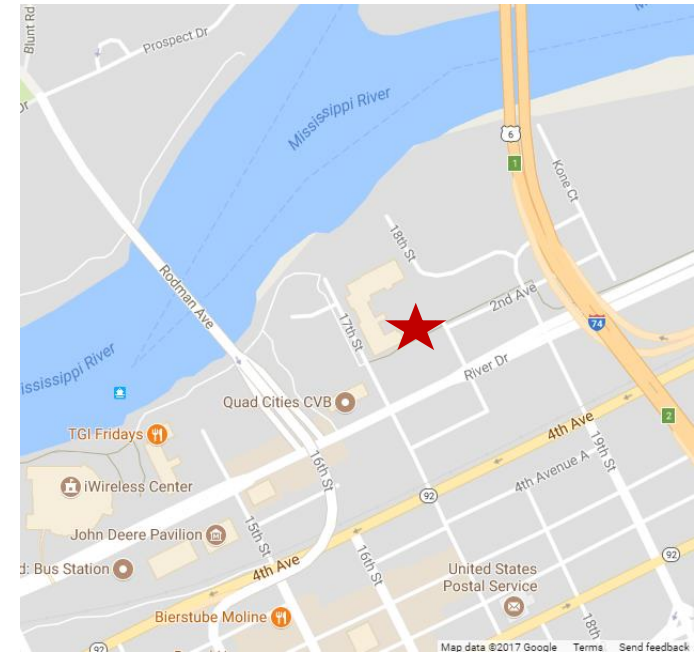
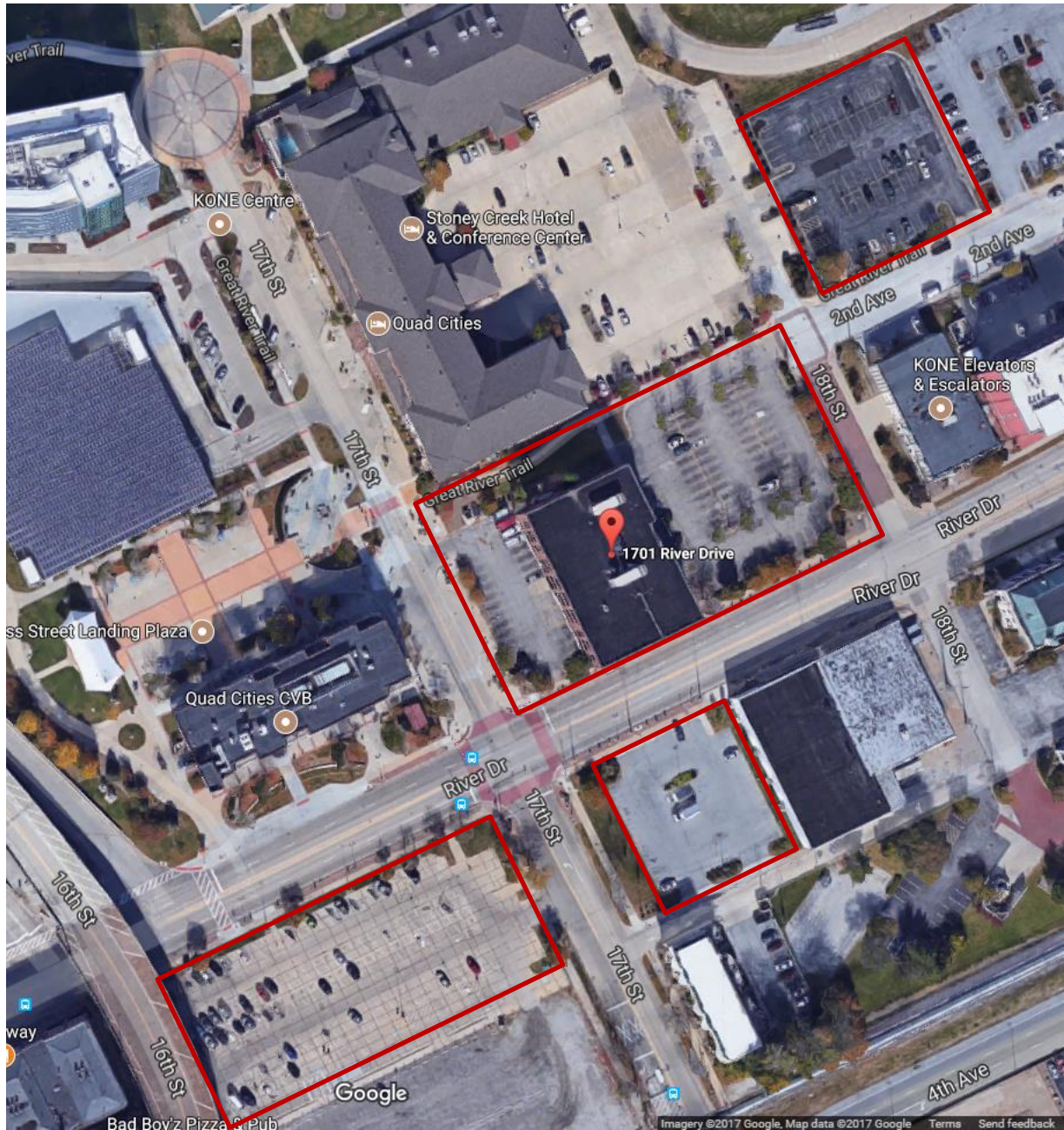
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Caxton Block Building

**Possible Sub-Division
Suite 200
1701 River Drive, Moline, IL
61265**



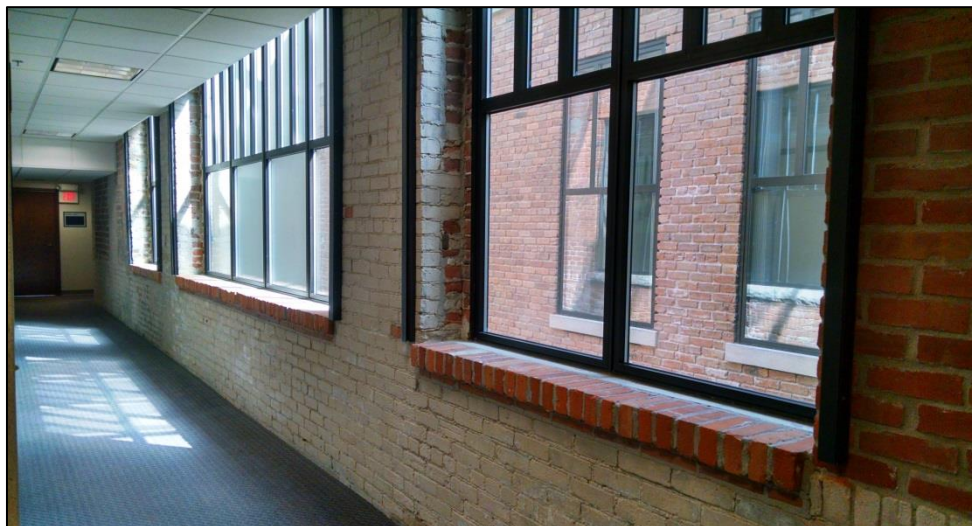
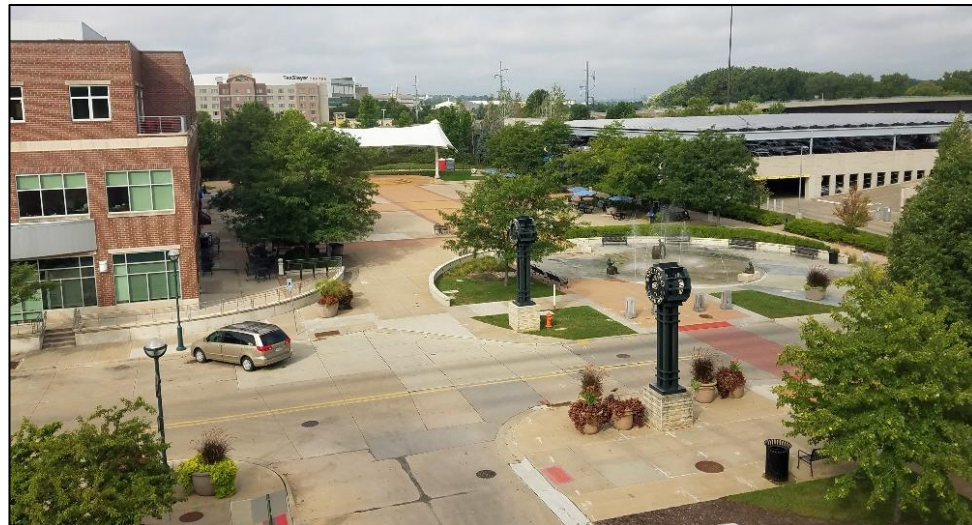
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