



1601 RIVER DRIVE, SUITE 100, MOLINE, IL 61265

\$13.00/SF, NET

PROPERTY FEATURES

- FORMER CHOP HOUSE LOCATED ON THE FIRST FLOOR OF RIVERSTATION
- CENTERED IN THE HEART OF THE MOLINE BUSINESS DISTRICT
- SPACE FEATURES HIGH END FINISHES, PRIVATE ROOMS, OUTDOOR PATIO AREA, LARGE DINING ROOM, KITCHEN SPACE, AND WALK IN COOLER & FREEZER
- AMPLE PARKING ACROSS THE STREET AND EAST SIDE OF BUILDING
- OUTDOOR PATIO NEIGHBORS WITH THE BASS STREET LANDING WHICH FEATURES OUTDOOR EVENTS INCLUDING THE FRIDAY NIGHT CONCERT SERIES
- WITHIN WALKING DISTANCE TO THE TAXSLAYER CENTER (MULTIPURPOSE AREA) CONFERENCE CENTER, AND MULTIPLE HOTEL CHAINS
- BASED ON FORMER LAYOUT MAXIMUM CAPACITY OF 198
- CALL LISTING AGENT FOR SHOWING INSTRUCTIONS



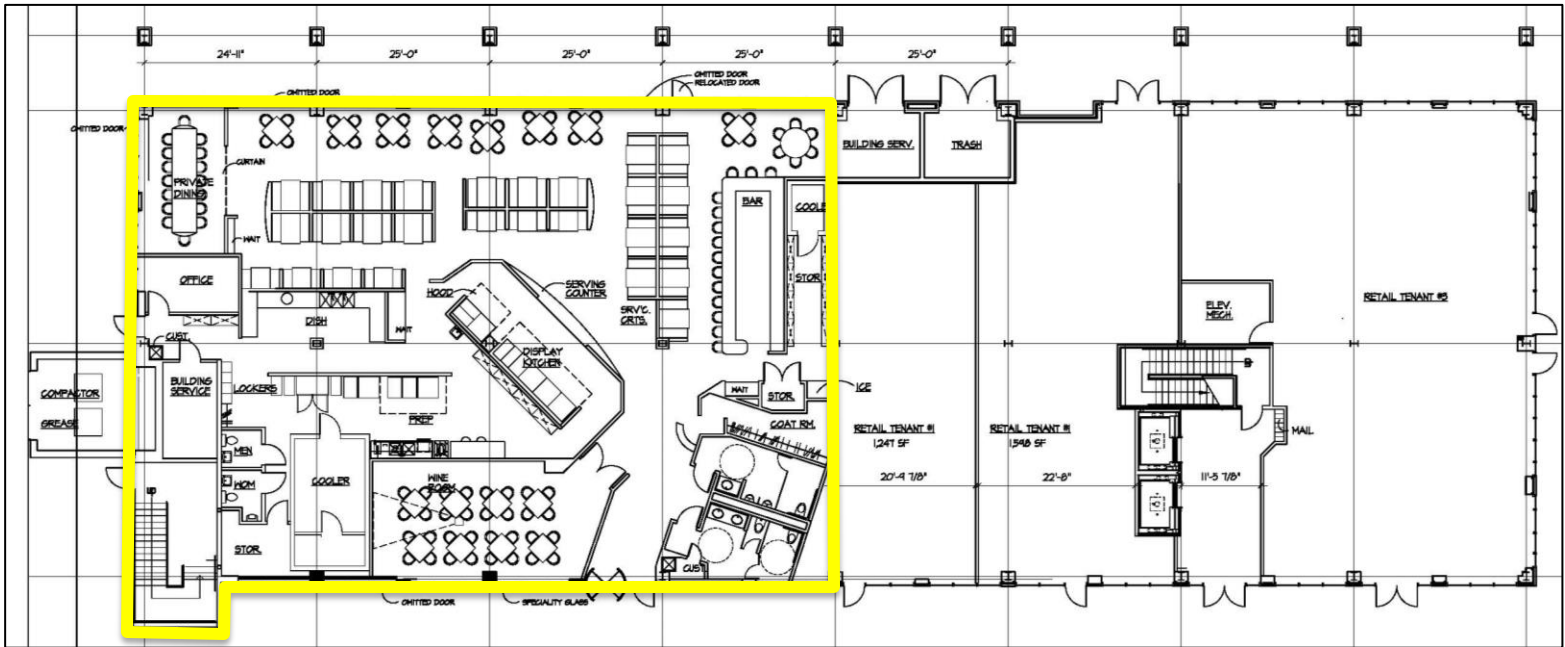
DETAILS

AVAILABLE SF:	6,676 SF – CAN BE SUBDIVIDED TO 2,000, 3,000, 4,500 SF
LEASE/SF:	\$13.00, NNN
OPERATING EXP:	\$8.01
LOCATION:	RIVER STATION
ZONING:	B-2
PARKING:	LARGE LOT ACROSS STREET
BEST/PRACTICAL USE:	RESTAURANT, RETAIL, OFFICE

CALL OR TEXT: 563.484.4151
OFFICE: 563.355.4000
EMAIL: slangan@ruhlcommercial.com
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LANGAN & HADJIS

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BASS STREET LANDING



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