



1601 River Drive
Moline, Illinois 61265



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 Vibrant Arena (multipurpose area) conference center, and multiple hotel chains
- Based on former layout maximum capacity of 198
- *Price Per SF subject to terms

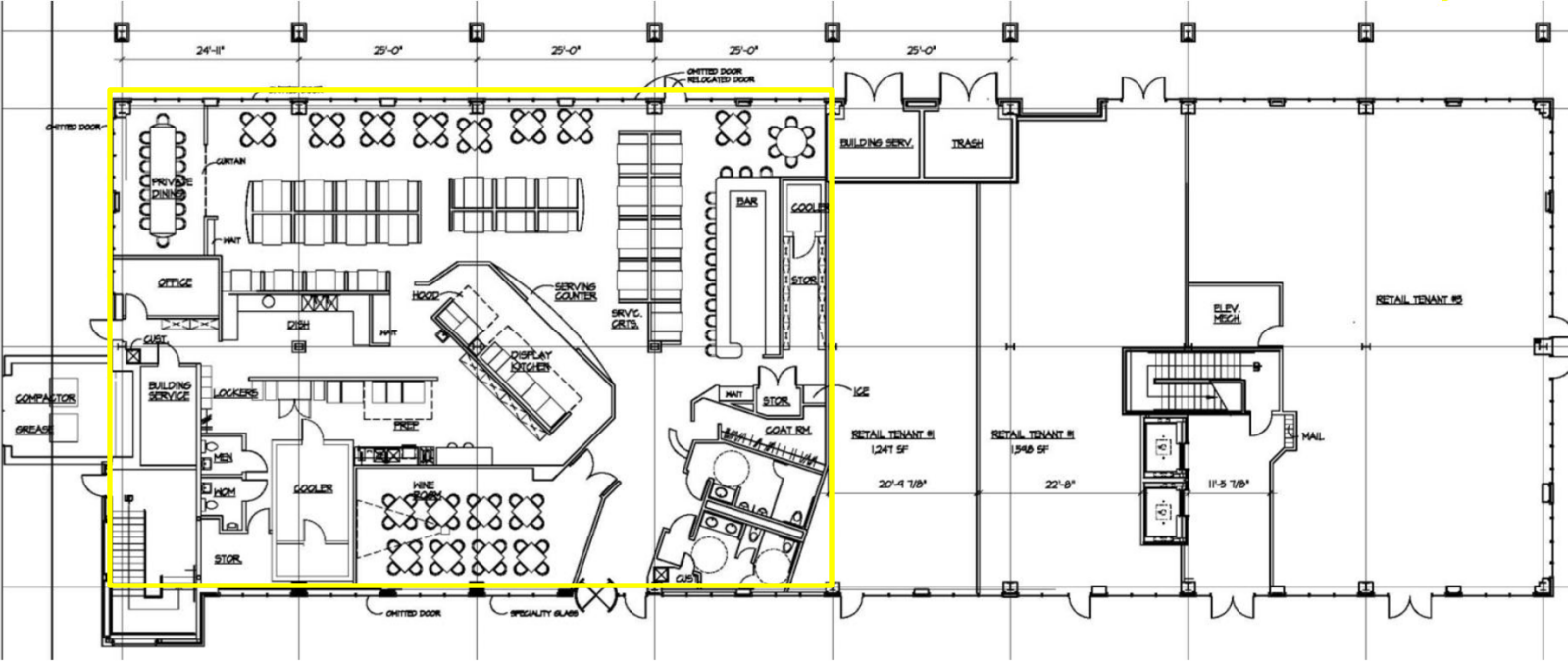
Details	
Available SF:	6,676* SF with Subdivision available
Price PSF:	\$9.95 PSF
Total Operating Expenses:	\$12.29 PSF
Location:	Downtown Moline
Parking:	Ample
Signage:	Building & Monument
Best/Practical Use:	Restaurant/Reception venue, Class A office, High profile retail

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UPDATED: #####



Current Floor Plan



Proposed Sub-Divided Floor Plan





BASS STREET LANDING



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