

1601 River Drive  
Moline, Illinois 61265



### Property Features

- **Spacious and Flexible:** River Station offers up to 7,041 SF that can be easily subdivided to meet your specific requirements
- **Convenient Elevator Service:** Easy access to the second floor with convenient elevator service
- **Prime Downtown Location:** Situated in the heart of downtown Moline's bustling business district, River Station offers a central address for your office
- **Versatile Floor Plan:** Large open floor plan is currently configured for cubicles and training, complemented by a reception area, multiple conference rooms, private offices, and kitchenettes
- **Ideal for Various Uses:** Whether you need a back office, customer service center, call center, or training facility, the River Station provides the perfect setting for a wide range of business needs

DETAILS	
AVAILABLE SF:	3,072 SF - 3,967 SF - 7,041 SF
PRICE PSF:	\$9.95 PSF*
TOTAL OPERATING EXPENSES:	\$12.43 PSF
LOCATION:	DOWNTOWN MOLINE
PARKING:	AMPLE PARKING ACROSS THE STREET AND EAST SIDE OF BUILDING
SIGNAGE:	BUILDING & MONUMENT
BEST/PRACTICAL USE:	CLASS A OFFICE, CUSTOMER SERVICE CALL CENTER, TRAINING

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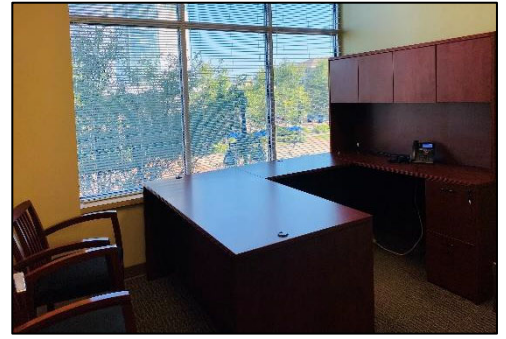
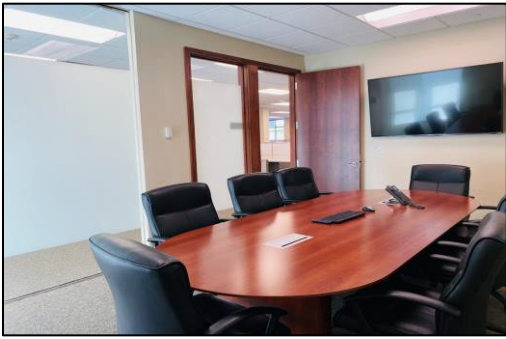
UPDATED: #####



- **Prominent Signage and Ample Parking:** Benefit from monument signage at the street, ensuring high visibility for your business. Additionally, there is ample parking available across the street and on the east side of the building
- **Convenient Access to Vibrant Amenities:** Take advantage of being within walking distance to the Vibrant Arena at The Mark, conference center, multiple hotel chains, restaurants, retail, and attractions providing easy access to entertainment and accommodation options for your staff and clients
- **Scenic Views and Outdoor Events:** Enjoy picturesque views overlooking the Bass Street Landing, where outdoor events and concerts take place, creating a vibrant atmosphere for your workplace
- \*Please note that the price per square foot is subject to change.

### Possible Subdivision





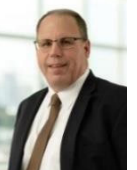
## BASS STREET LANDING



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