



## Property Highlights

- **±2,996 SF** of Professional Office Space within the prestigious First National Bank building
- **Class A construction** with timeless architecture, exceptional upkeep & professional curb appeal
- **Private entrance** offering direct identity and convenience for clients and staff
- **Bright, open floor plan** with soaring ceilings, rich finishes, and abundant natural light throughout
- **Flexible layout** featuring a spacious reception or collaborative area plus multiple private offices with glass-front partitions
- **Common area restrooms** conveniently located within the building
- **Shared kitchenette access** available depending on lease terms
- **Gross Lease**, with the tenant responsible for 35% of the power, gas, and water utility costs, averaging \$400–\$525 per month depending on the time of year
- Ideal for professional, administrative users seeking a high-visibility, easily accessible location

# Professional Office Space

3457 Avenue of the Cities, Moline, IL

|                   |                   |
|-------------------|-------------------|
| <b>FOR LEASE</b>  | <b>\$7.00</b> PSF |
| <b>SUITE SIZE</b> | <b>2,996 SF</b>   |

## Details

|                            |                               |
|----------------------------|-------------------------------|
| <b>Parcel</b>              | 17-03-301-072                 |
| <b>Total Building Size</b> | ±6,972 SF                     |
| <b>Parking</b>             | Ample On-Site                 |
| <b>Zoning</b>              | C (Commercial with Buildings) |
| <b>Year Built</b>          | 2003                          |



- Prominent location in one of Moline's most active professional corridors, surrounded by financial institutions, medical practices, and professional service firms
- Ample on-site parking with easy ingress/egress and excellent visibility from Avenue of the Cities
- Minutes from John Deere Road (IL-5) and Interstate 74, providing quick connectivity throughout the Quad Cities



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