



**5320 22<sup>nd</sup> Avenue**  
Moline, Illinois 61265

**Price: \$3,950,000 \$4,450,000**

**Property Features:**

- 20,000 SF Class-A Office building
- Avadyne currently leasing 10,000 SF. Recently signed renewal, showing their commitment to the space
- Large parking lot and building signage visible from highly traveled Avenue of the Cities
- Great location surrounded by a strong mix of retail and residential in the area
- Ideal for medical, physical therapy, dental, general healthcare, IT, call center, office, and more
- Convenient public transportation location



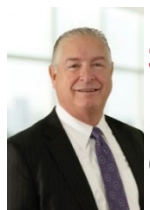
**DETAILS:**

AVAILABLE SF:	20,000 SF
LOT SIZE:	3 ACRES / 130,680 SF
PARCEL NUMBER:	17-02-300-005
TAXES:	\$59,978.72 (2022)
PARKING:	LARGE LOT
ZONING:	B-3
YEAR BUILT:	2016

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UPDATED: 8/01/22





**SHAWN LANGAN**

*Vice President/Director*

DIRECT: 563.823.5113

CALL OR TEXT: 563.343.6597

EMAIL: [slangan@ruhlcommercial.com](mailto:slangan@ruhlcommercial.com)

**PETE HADJIS**

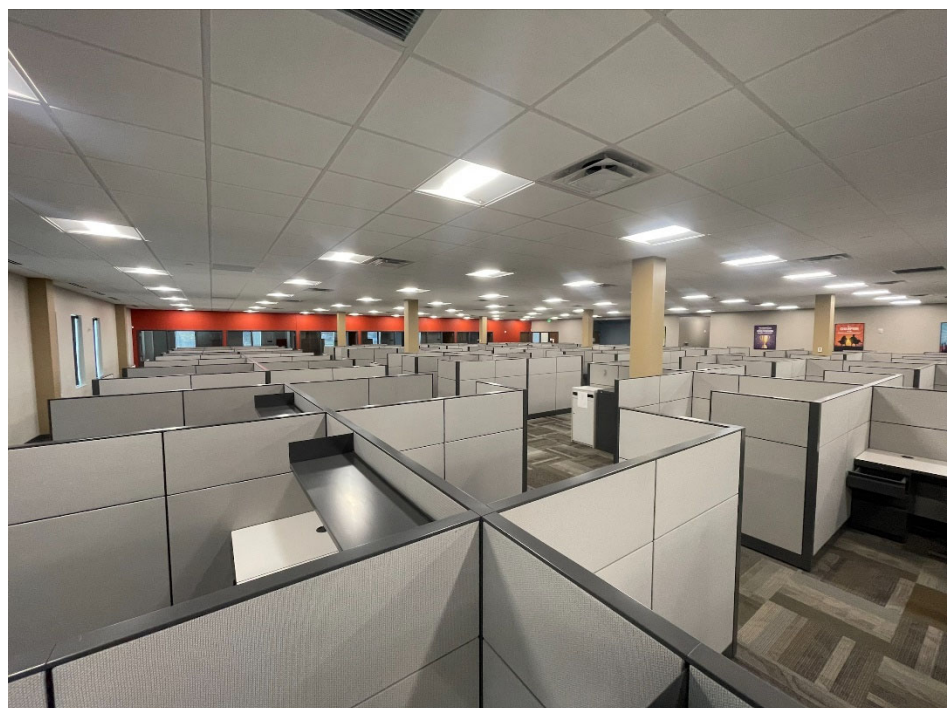
*Vice President*

OFFICE: 563.355.4000

CALL OR TEXT: 319.640.0527

EMAIL: [phadjis@ruhlcommercial.com](mailto:phadjis@ruhlcommercial.com)





**SHAWN LANGAN**  
Vice President/Director  
DIRECT: 563.823.5113  
CALL OR TEXT: 563.343.6597  
EMAIL: [slangan@ruhlcommercial.com](mailto:slangan@ruhlcommercial.com)

**PETE HADJIS**  
Vice President  
OFFICE: 563.355.4000  
CALL OR TEXT: 319.640.0527  
EMAIL: [phadjis@ruhlcommercial.com](mailto:phadjis@ruhlcommercial.com)