



## Property Highlights

- 2,888 SF turnkey medical/office suite with an efficient clinical layout designed for seamless patient flow
- Eight exam rooms, each equipped with sinks and built-in cabinetry, plus a dedicated lab area and nurse's station supporting operational efficiency
- Large reception and waiting room with excellent natural light, enhancing patient experience and staff visibility
- High-quality professional building with well-maintained common areas, elevator access, and strong curb appeal
- Operating expenses of \$16.00 PSF including utilities & janitorial, offering a predictable and simplified occupancy structure (Gross lease)
- Zoned O-1 Office District, suitable for medical, dental/orthodontist, therapy, chiropractic, dermatology, or professional office users
- Ample on-site surface parking, supporting both staff and patient volumes

# Medical/Office, #Suite 203

615 Valley View Dr., Moline, IL 61265

<b>FOR LEASE</b>	<b>\$17.00</b> PSF NNN
<b>SUITE SIZE</b>	<b>2,888 SF</b>

## Details

<b>Operating Expenses</b>	\$16.00 PSF (incl. utilities & janitorial)
<b>Parcel</b>	17-07-425-008
<b>Lot Size</b>	±0.76 Acres
<b>Zoning</b>	O-1 Office District
<b>Year Built</b>	2001
<b>Parking</b>	Ample on-site surface parking



- Strategic position in Moline’s medical corridor with proximity to UnityPoint Health, ORA Orthopedics, and numerous complementary providers
- Excellent regional connectivity via immediate access to John Deere Road and I-74
- Professionally managed asset delivering reliability, stability, and a strong operating environment



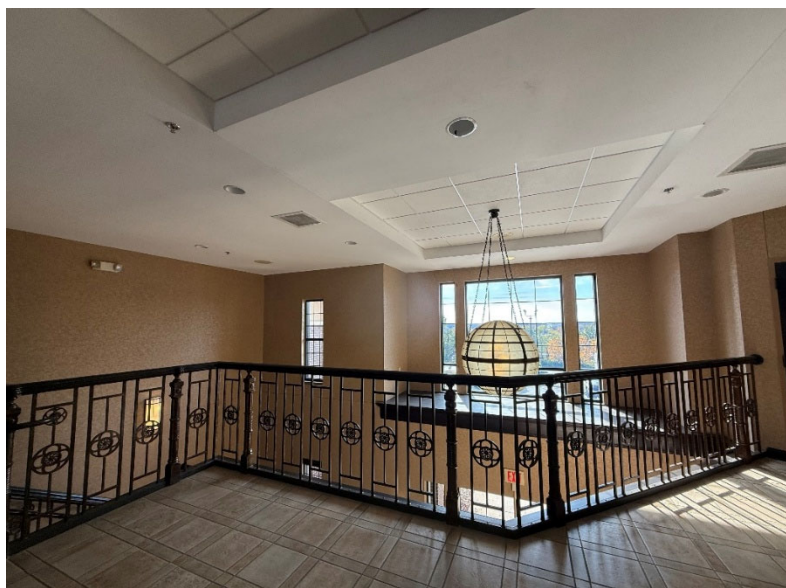
**SHAWN LANGAN**  
*Vice President/Director*  
o: 563-823-5113  
c: 563-343-6597  
e: slangan@ruhlcommercial.com

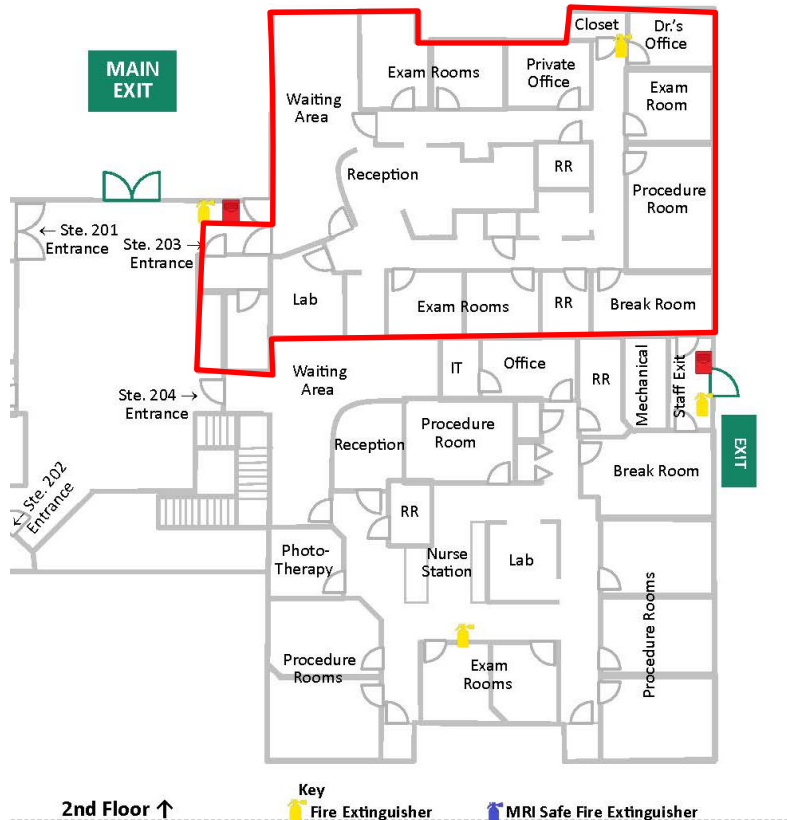


**PETE HADJIS**  
*Sales Manager/Vice President*  
o: 563-355-4000  
c: 319-640-0527  
e: phadjis@ruhlcommercial.com



**CARRIE LAMB**  
*Commercial Sales Associate*  
o: 563-823-5133  
c: 815-716-0264  
e: clamb@ruhlcommercial.com





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