NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- 3,405 SF professional office suite with a bright, functional layout
- Abundant windows throughout provide excellent natural light
- Large open work/bullpen area ideal for collaborative office environments
- Welcoming reception area with convenient access to the main workspace
- Multiple private offices offering flexibility for a variety of professional users
- Dedicated kitchenette/breakroom within suite
- Private in-suite restrooms
- Dedicated printer/copy area and ample built-in cabinetry and storage
- Existing office furniture/workstations provide a move-in-ready opportunity
- Professional building with elevator access, attractive common areas, and ample on-site parking
- Convenient Moline location with easy access to John Deere Road and I-74

Office Space, #Suite 202

615 Valley View Dr., Moline, IL 61265

FOR LEASE	$12.50 PSF NNN
SUITE SIZE	3,405 SF

Details

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

5111 Utica Ridge Road | Davenport, Iowa 52807 563-355-4000 ruhlcommercial.com NAI Ruhl Commercial Company

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS,OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN ILLINOIS AND IOWA. UPDATED: 8/01/22

NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

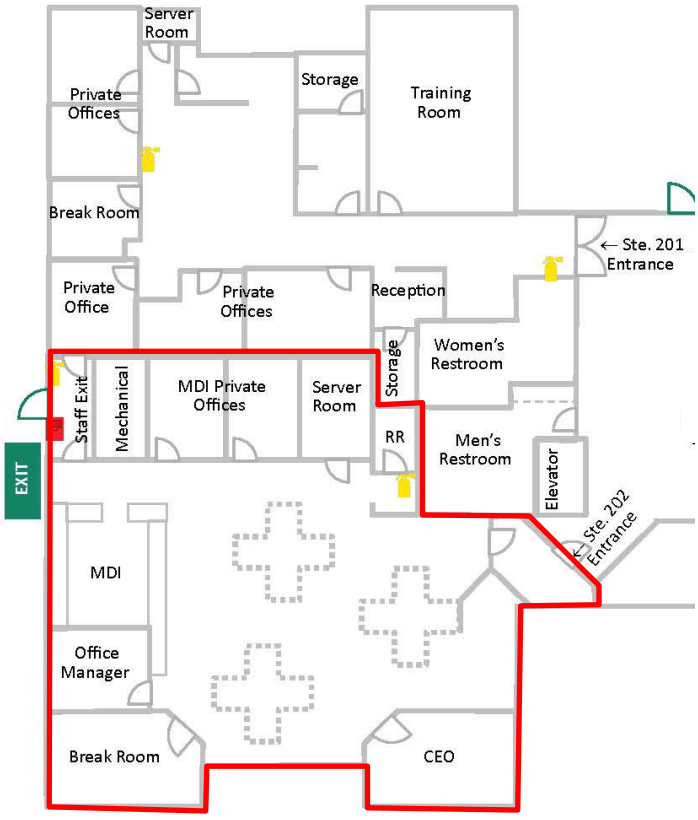
LANGAN & HADJIS

For Lease

3,405 SF

Professional Office Suite









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

NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS

For Lease

3,405 SF

Professional Office Suite











