




Properties for Lease

1	1620 5th Ave, Moline, IL 61265
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Property Details	
Rental Rate Yr	\$25.00 /SF/Yr
Property Type	Retail
Property Sub-type	Storefront Retail/Office
Gross Leasable Area	14,000 SF
Year Built	1928
Status	Active
LoopNet ID	11987840

Broker Information	
	Ajay Singh
	(309) 743-3247

Property Notes

Listing's Link: <http://www.loopnet.com/lid/11987840>

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contig.	Lease Type	Date Avail.	Description	Service Type
1st Floor	3,200 SF	\$25.00 /SF/Yr	3,200 SF		New	Immediate	Beautifully renovated historic space. Original hardwood floors have been meticulously preserved and refinished. Impeccable build out showcasing historic downtown property.	Full Service Gross

Property Description

Premier historically significant Class A Office/Retail space in downtown Moline, features 2 stories with 14,000 SF in addition to 6,000 SF of lower-level secured storage. Office/Retail suite available on the ground floor with 3,200 SF space. This historic building is ideally located in the heart of the Quad Cities and is a carefully preserved Quad Cities landmark. Covered parking is available in an adjacent parking ramp with direct street level parking also available. Soon to be accompanied by the area's finest boutique hotel (Tapestry by Hilton).

From 1928 to 1963, Sears Roebuck occupied this two-part brick Art Deco commercial block. The second-story is notable for its four brick pilasters two of which extend above the roofline and are capped with a decorative motif as well as the diamond patterned brickwork spaced between the pilasters. Heart of America Development has undertaken an extensive renewal of the property. Features include: new windows, new elevator, new roof, new skylights, newly insulated walls, new common restrooms, new plumbing, new zoned heating/ventilation system, new electrical system, new NFPA-13 sprinkler system, newly refinished original hardwood floors and high acoustic dampening values between floors

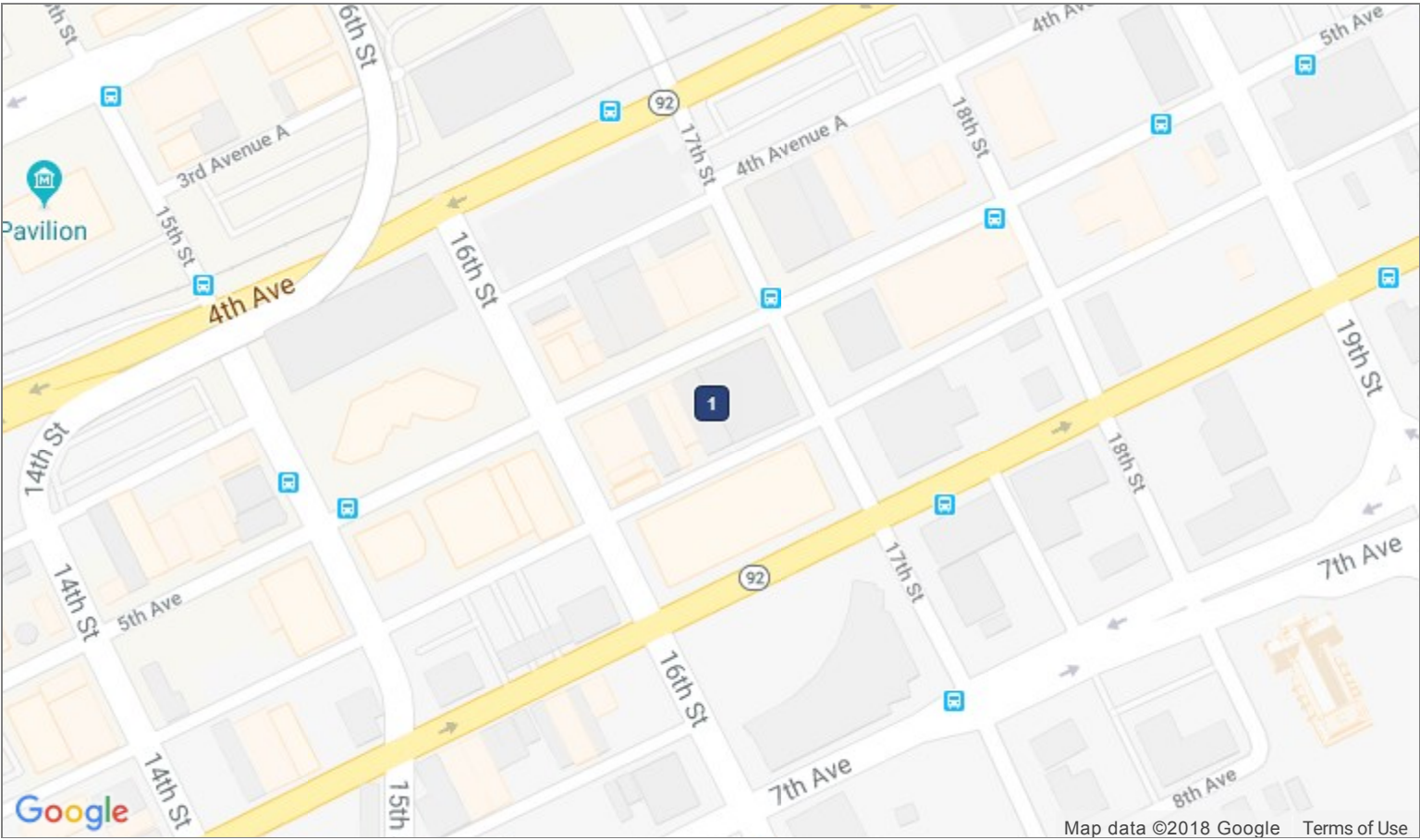
Highlights

Historic Readaptive use	Complete and extensive rennovation	Central location
Covered parking access	Adjacent to Boutique Hilton hotel	

Photos







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