

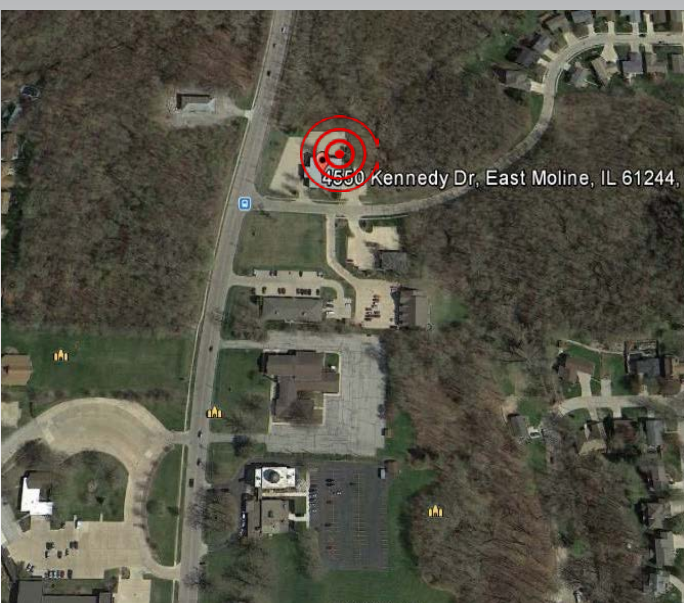
FOR LEASE
PRICE REDUCED



7,472 SF Office Space

4550 Kennedy Drive, East Moline, IL

TheHawkeyeGroup.com



Property Features

- 7,472 SF Available – Lower Level/Walk-out
- Elevator served – Handicapped accessible
- Extremely reasonable utilities due to geothermal heating and air conditioning
- Space includes reception area, 4 offices, 3 conference rooms, break room, classrooms, restroom, and more
- Final lease will be a modified gross lease including most interior maintenance
- 59 parking spaces located on site
- **Lease Rate: \$7.00 psf/yr. NET**
- **Real Estate Taxes - \$3.18 psf**
- Building also available For Sale

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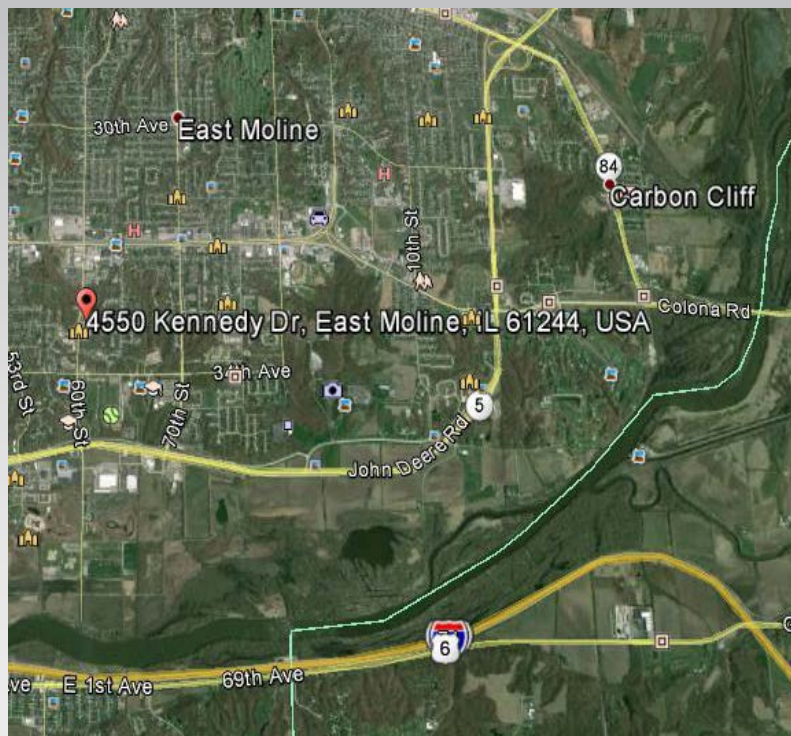
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Revised 08/22/2019

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