



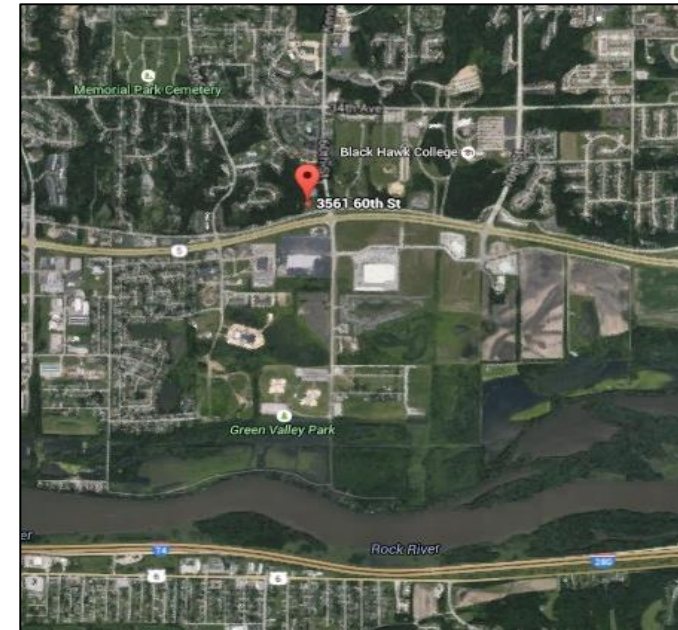
3561 60th Street

Moline, Illinois 61265

Lease Rate: \$11.00 PSF (Net)

Property Features

- 42,489 SF 'Class A' office space for lease
- 2 ½ floors with spectacular views of the Rock River Valley
- Overlooks John Deere Road to the south
- Elevator to all floors
- Landlord will improve to tenant's needs
- Primary term plus options available
- More than 110 parking places
- Building is completely ADA compliant
- Net charges are \$6.00/SF



David A. Levin

Vice President - Illinois Region

direct: 563.823.5145

call or text: 309.781.9169

email: dlevin@ruhlcommercial.com

For Lease
Class 'A' Former University Campus
42,489 SF



2020 Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,026	22,279	41,756
Total Population	6,833	49,954	98,143
Average Household Income	\$75,979	\$70,805	\$70,332
Average House Value	\$188,537	\$166,134	\$164,475