

Caxton Block Building

1701 River Drive | Moline, Illinois 61265

Sale Price: \$4,850,000

Lease Rate: \$12.75-\$13.00/SF, NNN

Property Features

- Completely renovated historic building offering HVAC comfort levels, security system, modern common restrooms, and tenant monument signage at street frontage
- Located on River Drive, East of I-74. Part of the historical Bass Street Landing Rock Island District, next to John Deere Commons, KONE and the Arsenal
- FREE on-site parking - over 146 stalls
- Pass thru expenses - \$9.43/SF (\$5.14 CAM + \$0.46 Insurance + \$3.82 RETaxes) - CAM includes heat, A/C and water.

BUILDING SIZE: 45,000 SF

YEAR BUILT: 1908

MLS ID: QC7041687, QC7041688, QC7041689,
QC7041690, QC4216743, QC4216744,
QC4218346

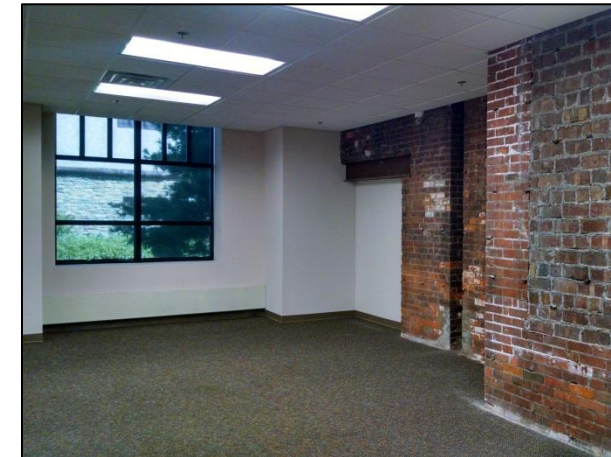
AVAILABLE SF: 1,353 – 14,416 RSF



Immediate Occupancy

Available Suites

Suite 102	2,067 RSF
Suite 104	1,952 RSF
Suite 200 (Avail. 8/1/21)	14,416 RSF
Suite 302	1,353 RSF
Suite 306	3,660 RSF
Suite 302 – 306	5,013 RSF



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UPDATED : 01/2021



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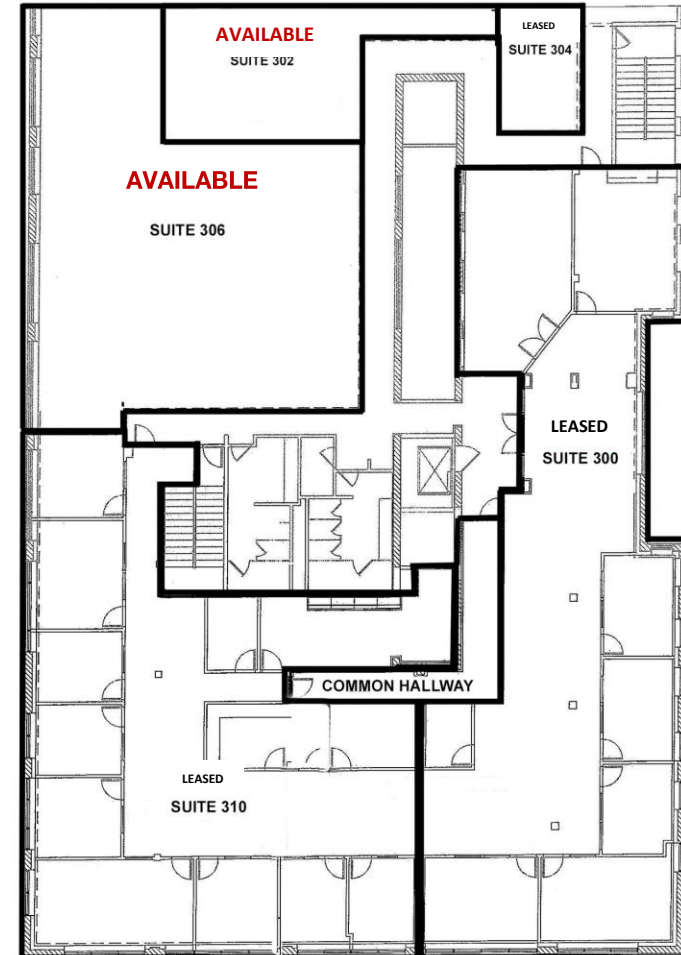
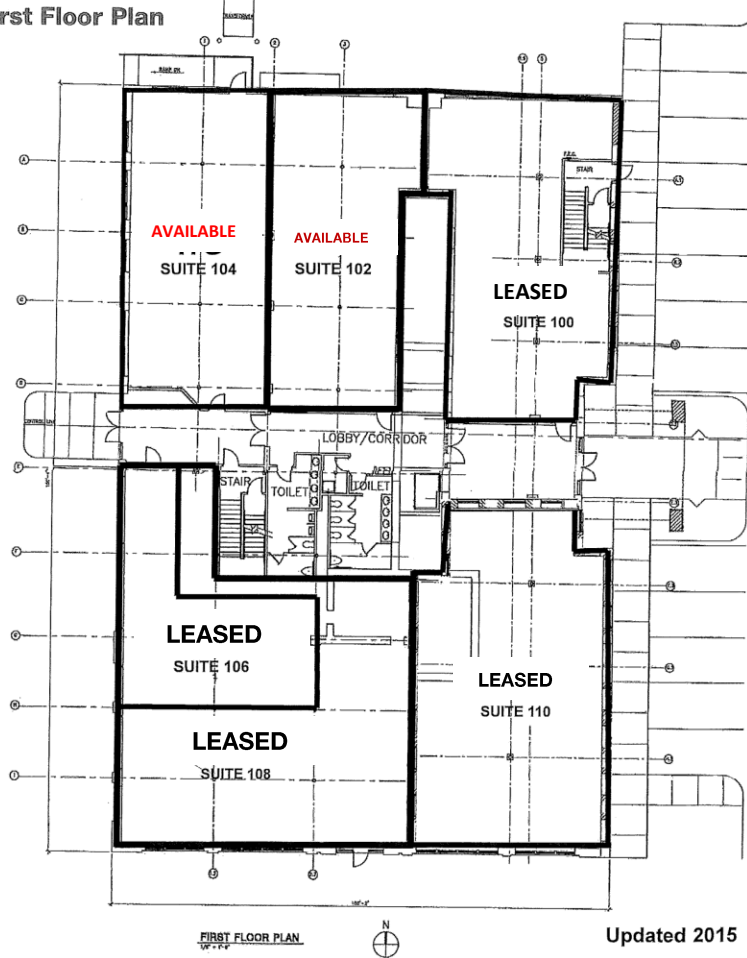
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For Sale or Lease

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Caxton Block First Floor Plan



Caxton Block Third Floor Plan

Updated 2016

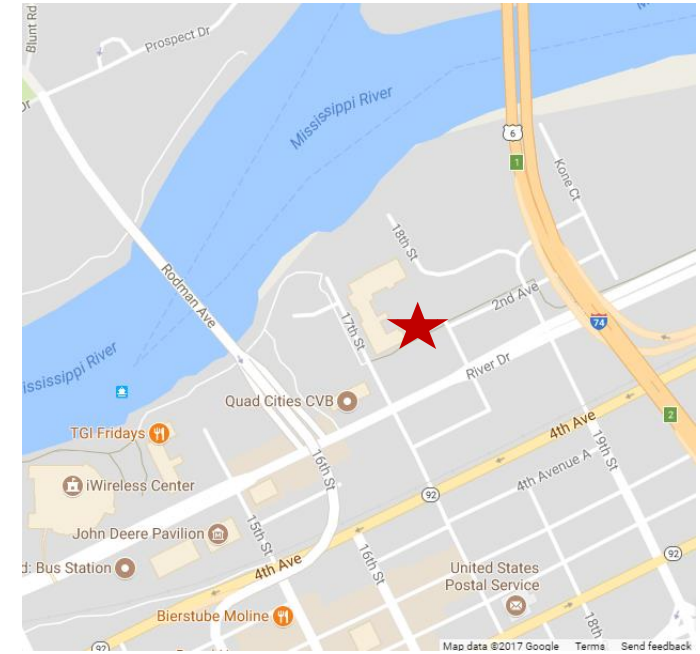
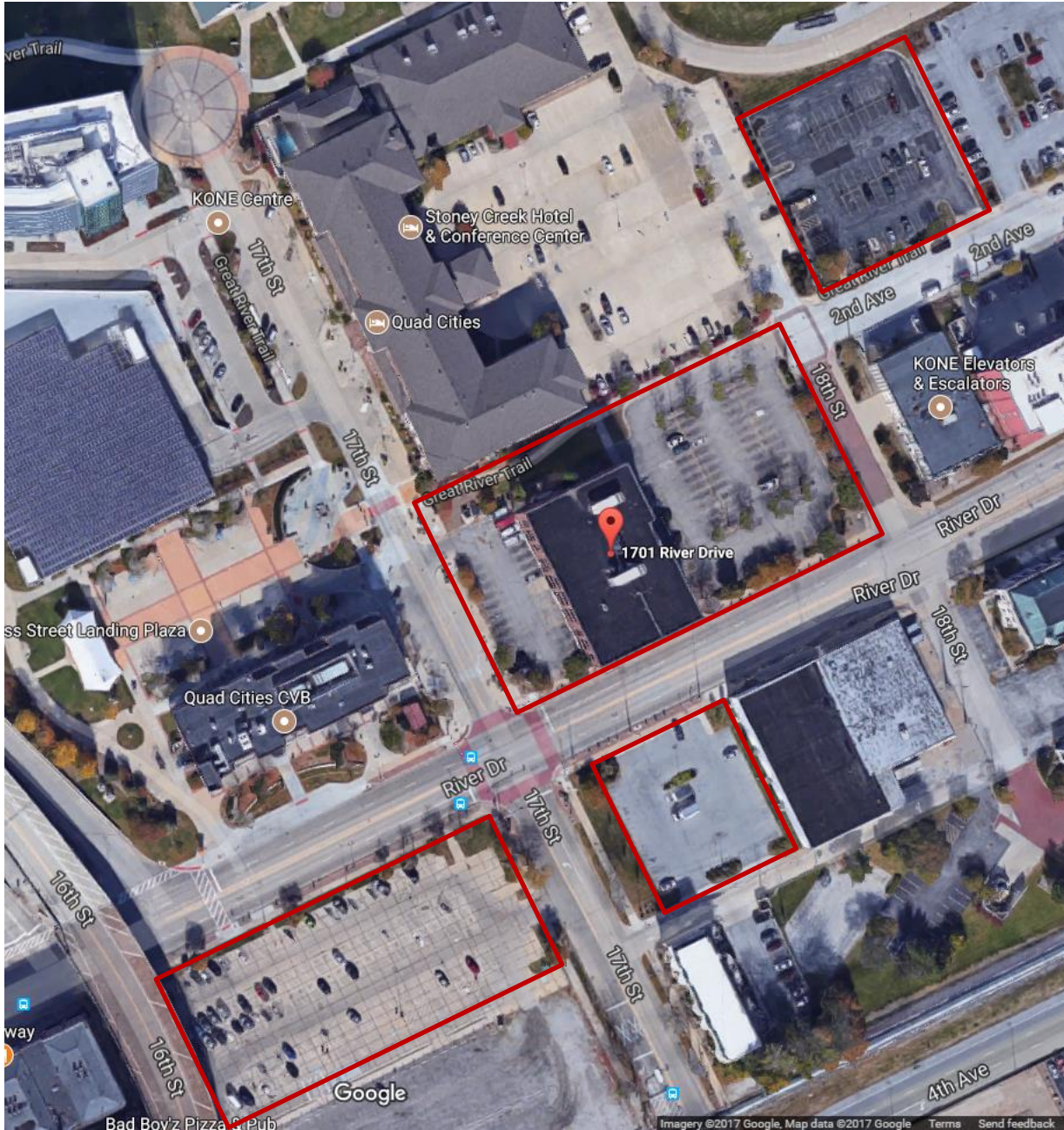


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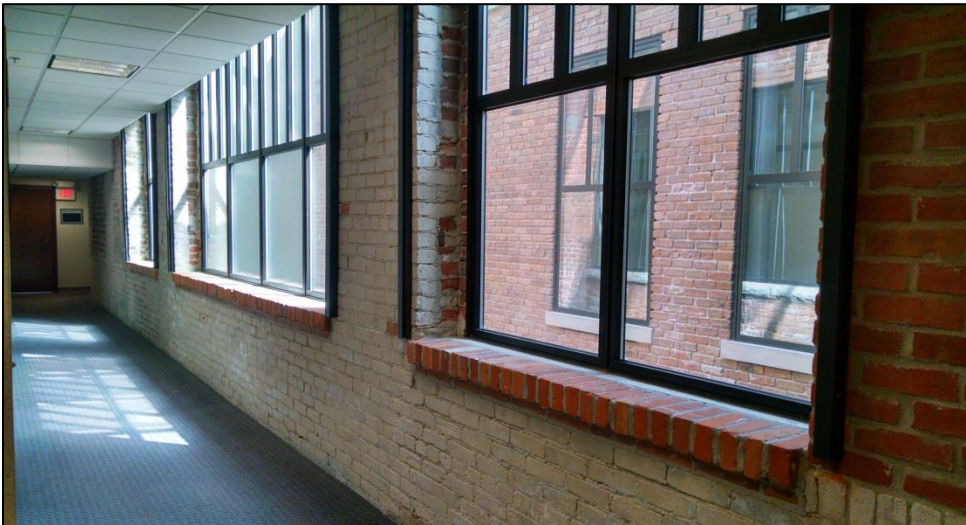
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