



**Offering Summary**

Lease Rate:	Negotiable
NNN's:	Approx. \$9.00 SF
Available SF:	2,929 SF
Lease Expiration:	April 2028
Year Built:	2001
Zoning:	O-1: Office District
Cross Streets:	John Deere Road & 7th Street
Traffic Count:	Approx. 34,000 VPD

**Property Overview**

2,929 SF space available for sublease at Valley View Place in Moline, IL which is part of the Quad Cities. The former Fresenius is located within Valley View Place which is home to several medical and business professionals such as Forefront Dermatology, Advanced Radiology, Advanced Imaging Center, Metro MRI Center, and Brian Bonish, MD, FAAD. The Property is well located, just north of the signalized intersection at John Deere Road and 7th Street (~34,000 VPD), which is Moline's primary retail corridor. Moline Town Center and South Park Mall are both along John Deere Road which includes several national retailers including: Walmart, Jewel- Osco, Target, Hobby Lobby, Planet Fitness, Kohl's, Lowe's, Von Maur, Starbuck's among many others. The property is also just over one mile from Interstate-280 (I-280) and Interstate-74 (I-74), thus providing convenient access to the interstate system.

**Property Highlights**

- Prime location with two (2) monument signage opportunities along 7th Street & Valley View Drive
- Placed in the heart of a medical office park and across John Deere Road from Moline Trinity Hospital
- Onsite Parking lot with 65 surface-level spaces

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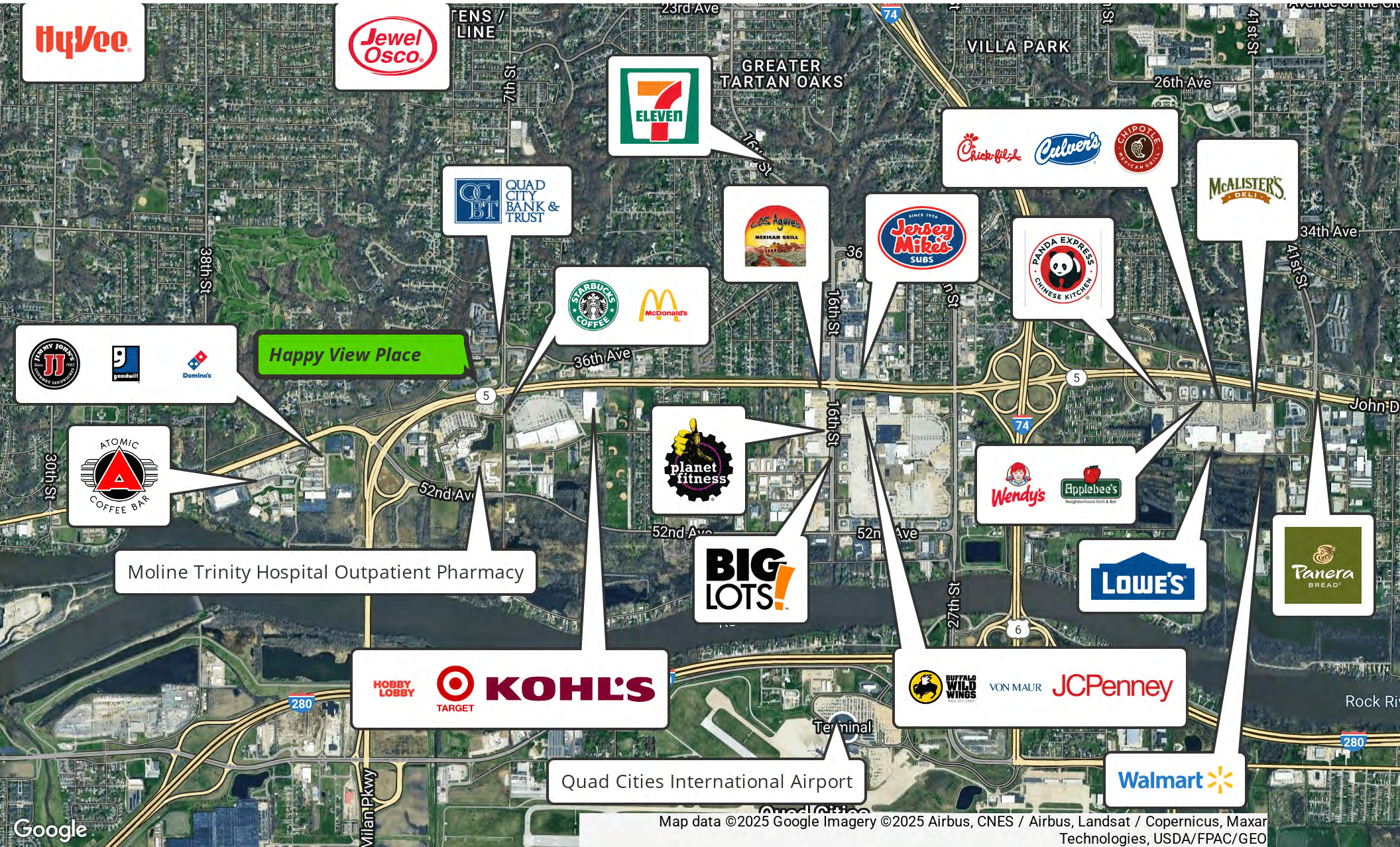
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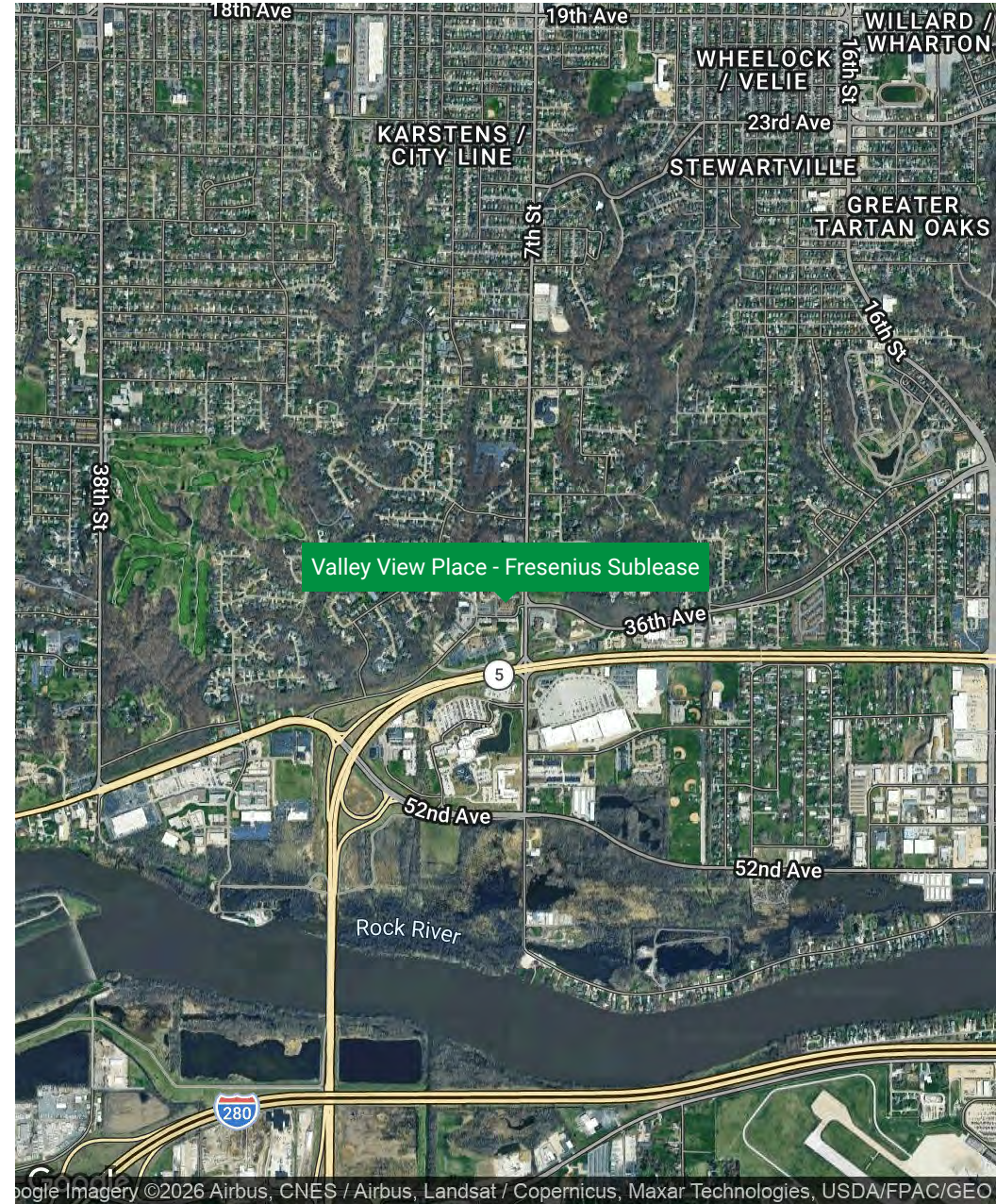
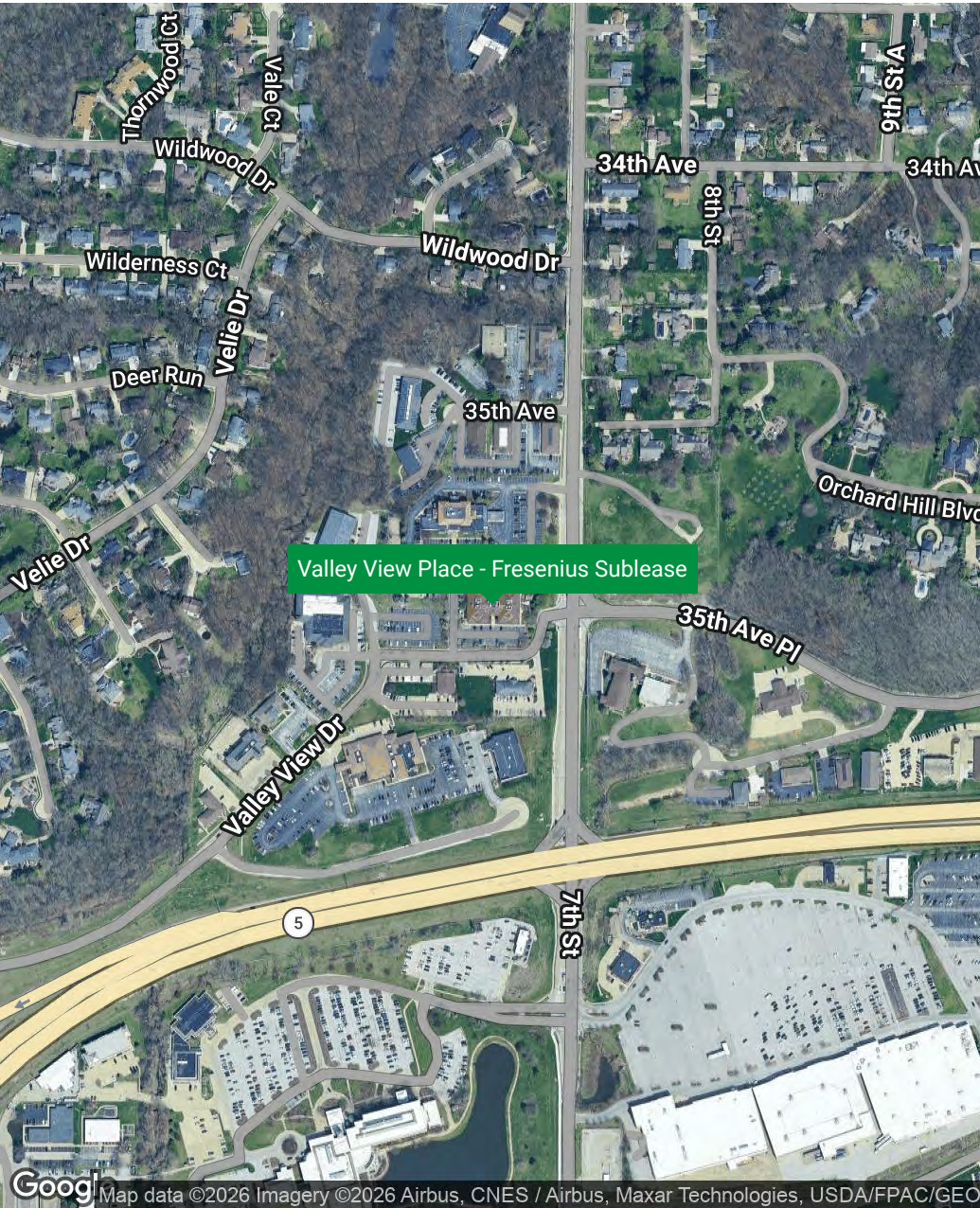
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# FOR SUBLEASE | 615 VALLEY VIEW DR

LOCATION MAP



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