

# FOR LEASE Office/Retail



1286 Square Feet | \$1200/month



## Jackson Square Commercial, 321 24<sup>th</sup> Street, Rock Island, IL 61201

Jackson Square LLC, a wholly owned subsidiary of Economic Growth Corporation, is looking to lease appx. 1,286 square foot office or retail space. Newer construction completed in 2014. Monthly amount includes rent, maintenance and cleaning of common area, and utilities. Flexible lease terms. Call for details.

### **Features:**

- Highly visible location near Rock Island Arsenal, downtown Rock Island, Quad City Botanical Center, QCCA Expo Center, Modern Woodmen of America, and others.
- Location provides easy access to the Arsenal Bridge, Centennial Bridge, and interstate accessibility via Illinois Route 92.
- Common Area Employee Break Room
- Common Area Restrooms for Employees/ Customers/Clients

### **Parking:**

- Privately owned parking lot located on the north side for tenants and customers with 29 + 2 accessible parking spaces (31 total parking spaces). Overflow parking available on 3<sup>rd</sup> Avenue.
- Lessee responsible for cleaning and trash removal inside office area. Shared dumpster located on 25<sup>th</sup> Street.
- Office is set up for Mediacom service.

### **Common Area Maintenance**

- Tenant pays \$1.50 per square foot Common Area Maintenance (CAM), and utilities (gas and electric)

### **Lease Term**

- Minimum of one year lease

### **Contact:**

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