

Boutique Office / Flex Building For Sale

2821 5th Street // Rock Island, IL 61201

ONLINE AUCTION CONDUCTED VIA



CONTACT:

TYLER DECHTER

Vice President / Broker
312.275.3132
tyler@baumrealty.com

ARI TOPPER, CFA

Principal / Broker
312.275.3113
ari@baumrealty.com

OWEN WIESNER

Senior Associate / Broker
312.275.3119
owen@baumrealty.com

BAUM REALTY GROUP, LLC

1030 W. Chicago Avenue, Suite 200
Chicago, IL 60642
www.baumrealty.com



AUCTION DETAILS

The sale of 2821 5th Street In the city of Rock Island, IL, will take place through a secure online open bid web portal on the Ten-X.com web platform ("The Auction").

THE AUCTION SCHEDULE IS SUBJECT TO REVISION BY THE SELLER AND/OR TEN-X.COM IN THEIR SOLE AND ABSOLUTE DISCRETION. ALL PROSPECTIVE BIDDERS ARE ENCOURAGED TO FREQUENTLY CHECK THE SPECIFIC PROPERTY LANDING PAGE ON THE TEN-X.COM WEBSITE FOR ANY CHANGES.

GETTING STARTED

- STEP 1** Create a free profile at:
<https://www.ten-x.com/commercial/signup/>
- STEP 2** Once you have confirmed your email, return to www.Ten-X.com homepage, use the search box at the top and search "Rock Island Office".
- STEP 3** Find a specific asset webpage by selecting the photo or asset address within the search list, here you are able to view the property details, photos, and due diligence materials.

ACCESSING DUE DILIGENCE MATERIALS

- STEP 4** On the asset webpage, scroll down to "Document Vault".
- STEP 5** If you "Agree" with the terms of the digital Confidentiality Agreement, simply click accept to be granted access to the Document Vault.
- STEP 6** Review Due Diligence items for the property. Contact listing brokers with any questions.
- STEP 7** **There will be no due diligence contingency period allowed for the winning bidder.**

BECOME AN APPROVED BIDDER

- STEP 1** Click on **"Register To Bid"**
- STEP 2** Answer qualification form
- STEP 3** Submit the following to the Ten-X.com registration team via fax or email:
 - ▶ Proof of Funds
 - ▶ Bidding / Purchasing entity documentation that provides legal authority to sign a contract on behalf of the entity. (Including a Certificate of Good Standing along with a copy of the Corporate Resolution).
- STEP 4** Submit fully refundable participation deposit.

CONTACT INFORMATION

For all details and Auction Terms and Conditions, visit www.Ten-X.com.

Offering Summary

Auction Dates:	March 4-6
Starting Bid:	\$1 (Absolute Auction)

Baum Realty Group, LLC has been exclusively retained to offer for sale 2821 5th Street ("the Property"), a boutique office / flex building located within the Quad Cities community of Rock Island, IL. This single-story masonry structure boasts approximately 15,045 square feet of versatile space on nearly 80,000 SF of land. The building is currently 100% vacant.

Previously housing both a daycare facility and a government agency, the building's layout includes a welcoming front reception desk with an enclosed window. The west side catered to the daycare needs, and the east side features an expansive open office area with a bullpen layout.

Situated in Rock Island's industrial hub, surrounded by various light industrial businesses, this property offers a unique opportunity for the new owner to explore an industrial conversion or continue its use as an office property.

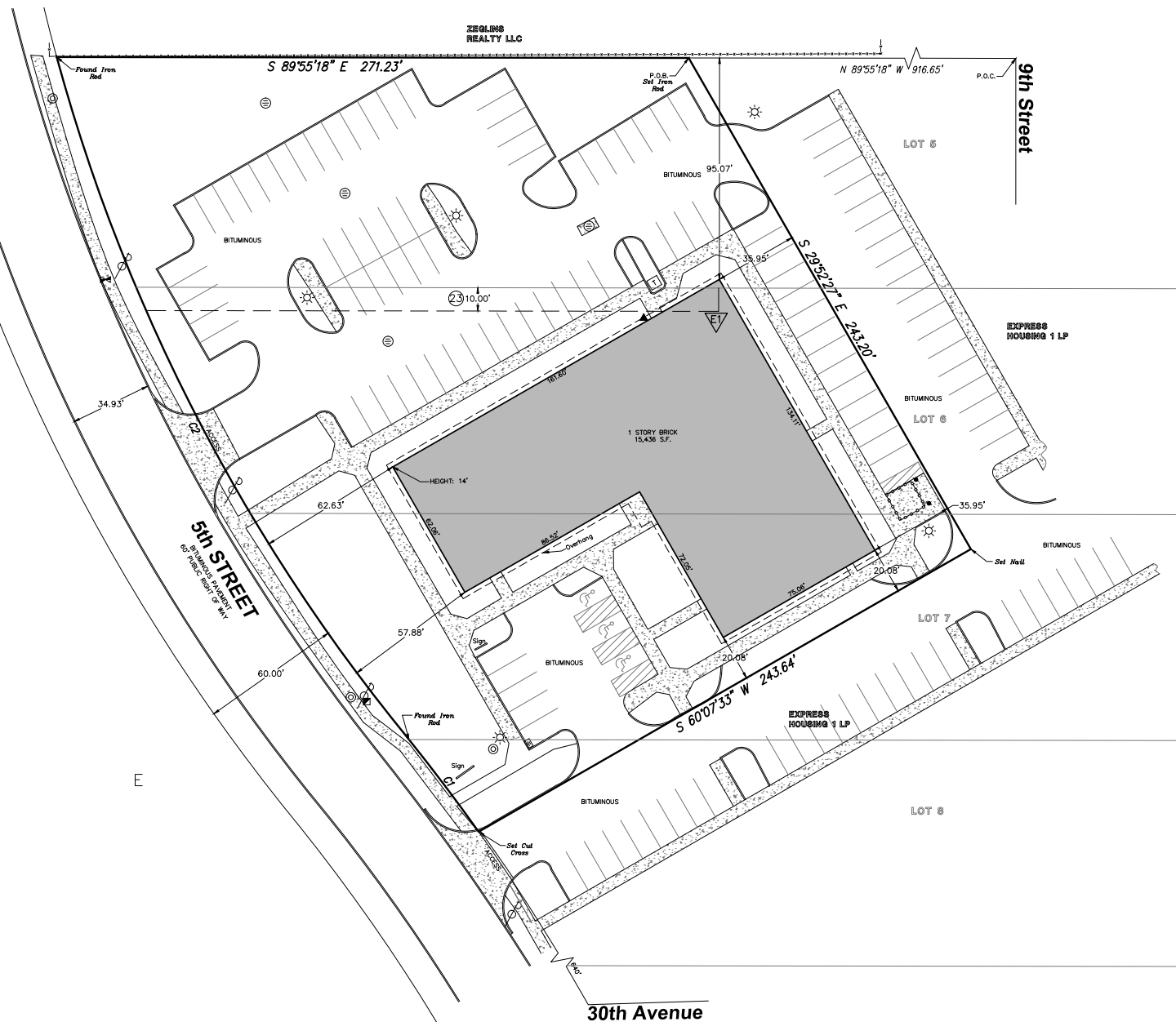
PROPERTY HIGHLIGHTS

- ▶ Vacant office / flex property ideal for an owner / user or opportunistic investor.
- ▶ Formerly leased by two tenants - a daycare and government agency.
- ▶ Located in the industrial pocket of Rock Island - potential to convert to an industrial property.
- ▶ Absolute auction - no reserve. Likely to be sold well below replacement cost.

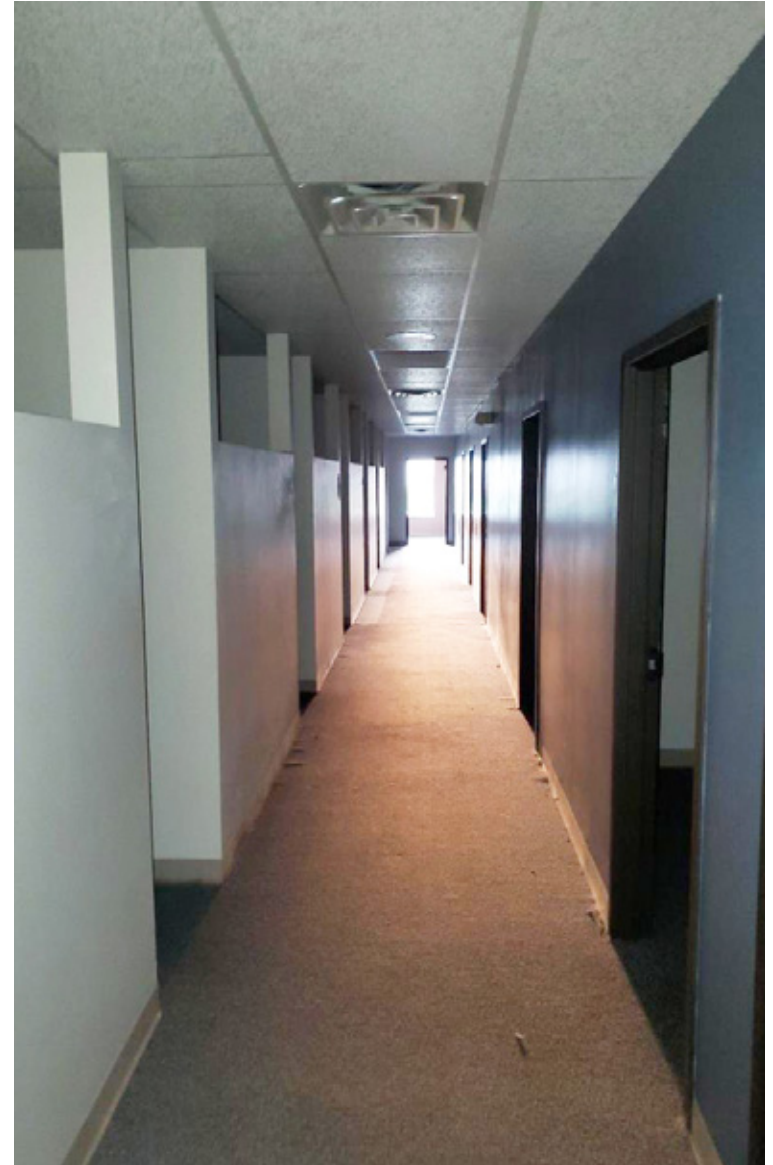


Property Details

Building Size:	±15,045 SF
Land Size:	±79,714 SF
Property PIN:	16-10-201-065
2022 Taxes (payable 2023):	\$19,650 (2022, payable 2023)
Zoning:	PUD (Planned Urban Development)
Year Built:	1977
Parking:	100 Cars



Property Photos

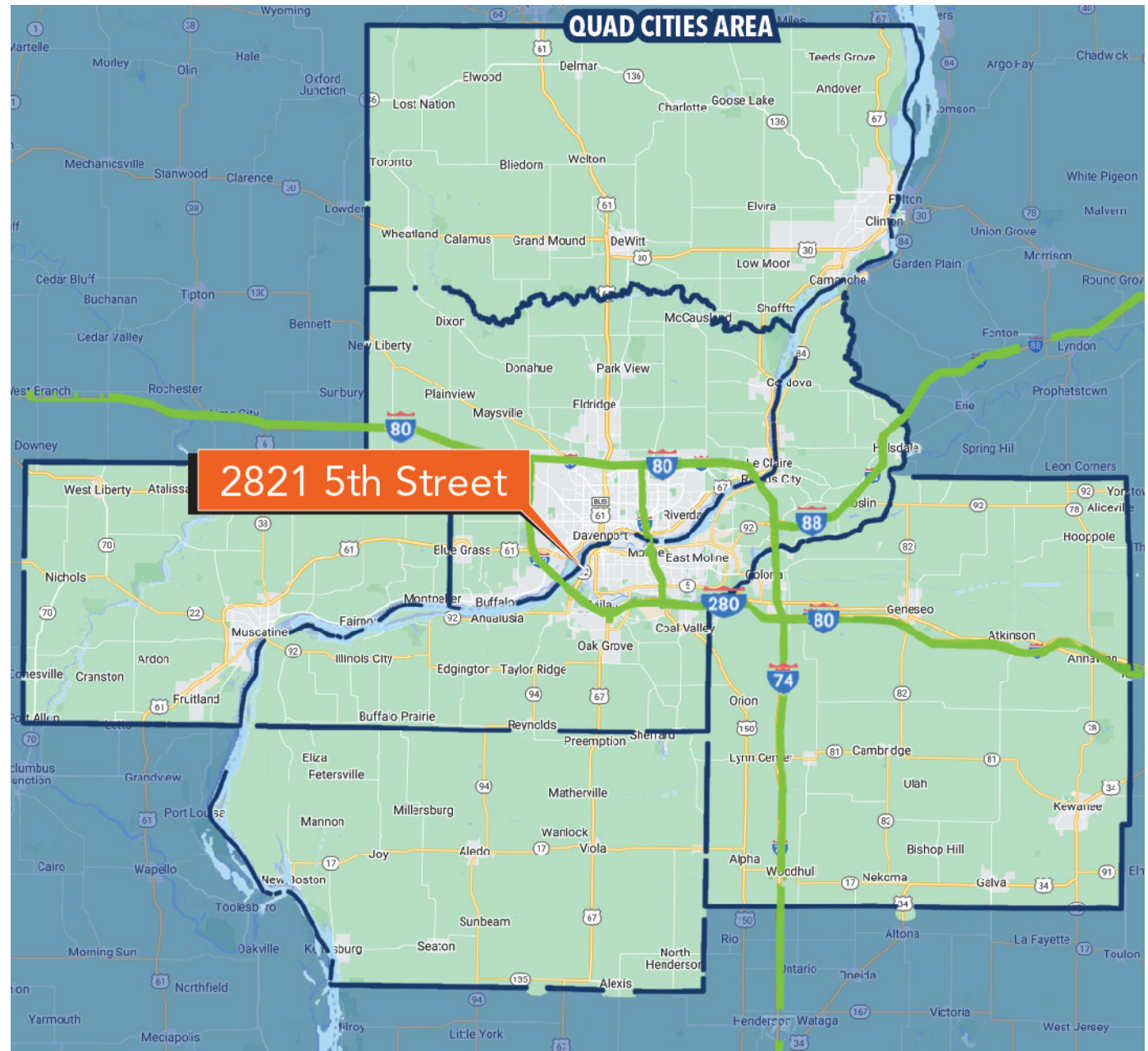


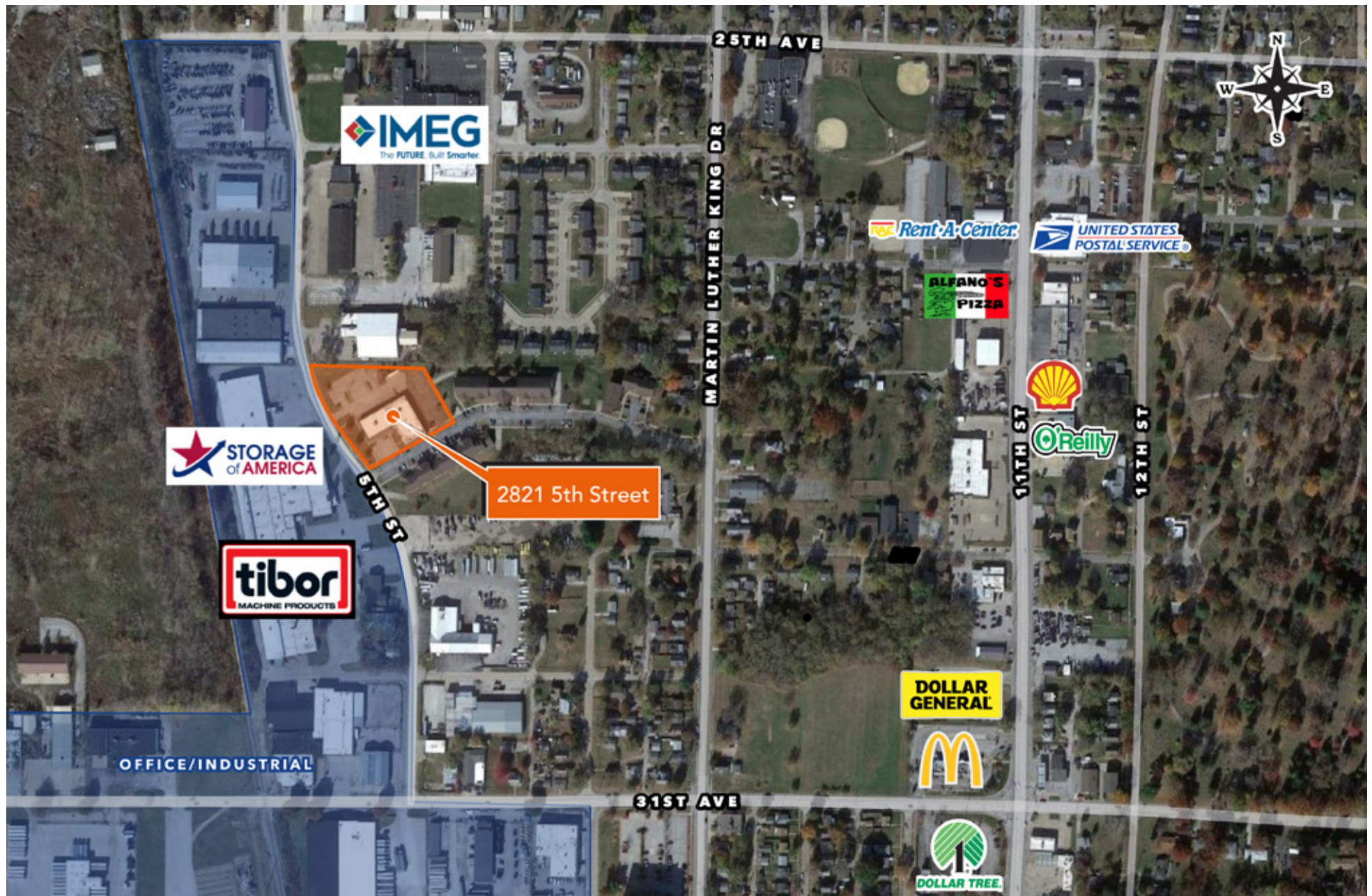
Location Information

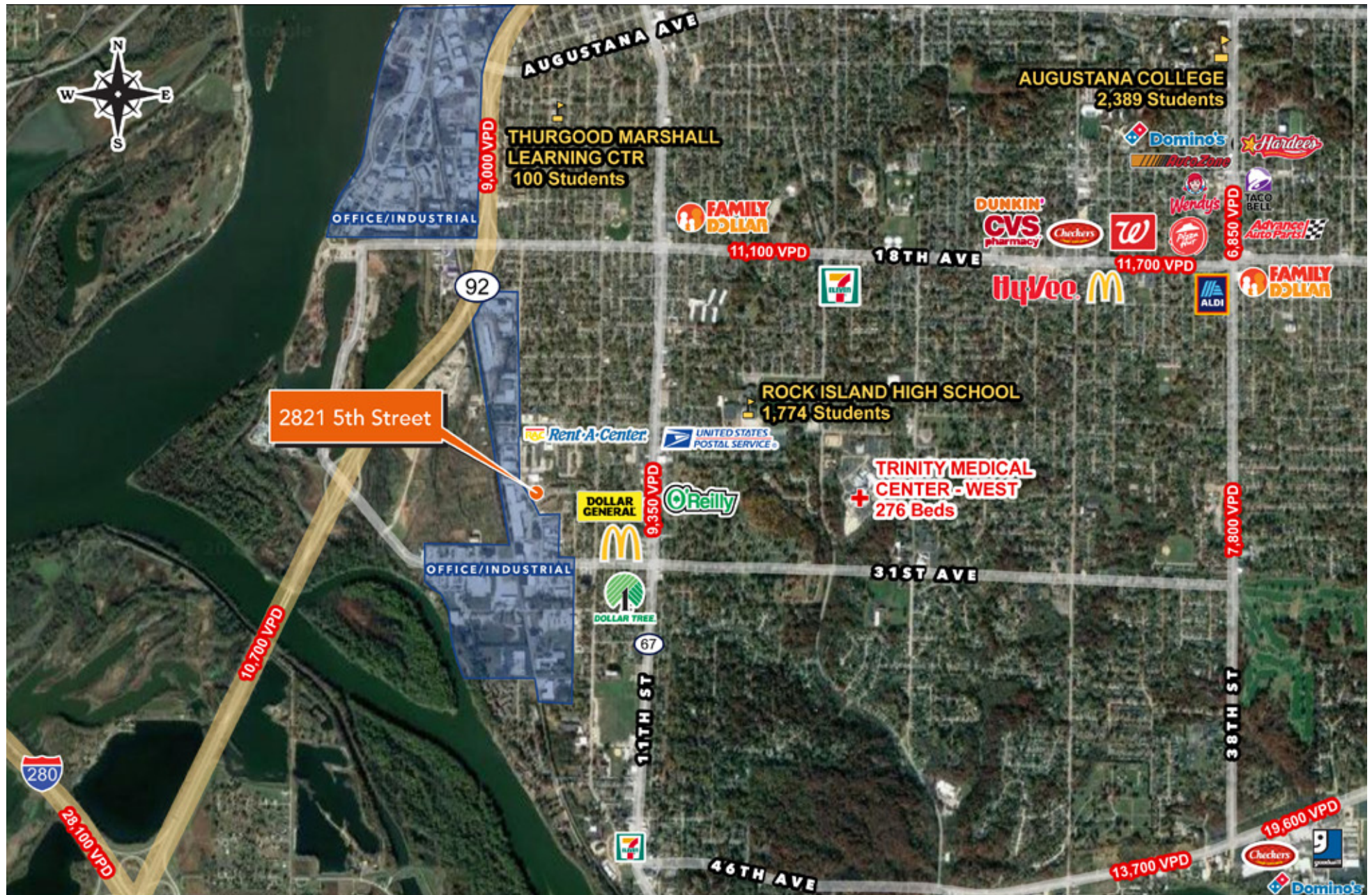
The property is located in Rock Island, Illinois - which is part of the Quad Cities area. This area consists of Rock Island, Moline, and East Moline in Illinois, and Davenport and Bettendorf on the Iowa side of the river. The Quad Cities area combined population is close to 400,000.

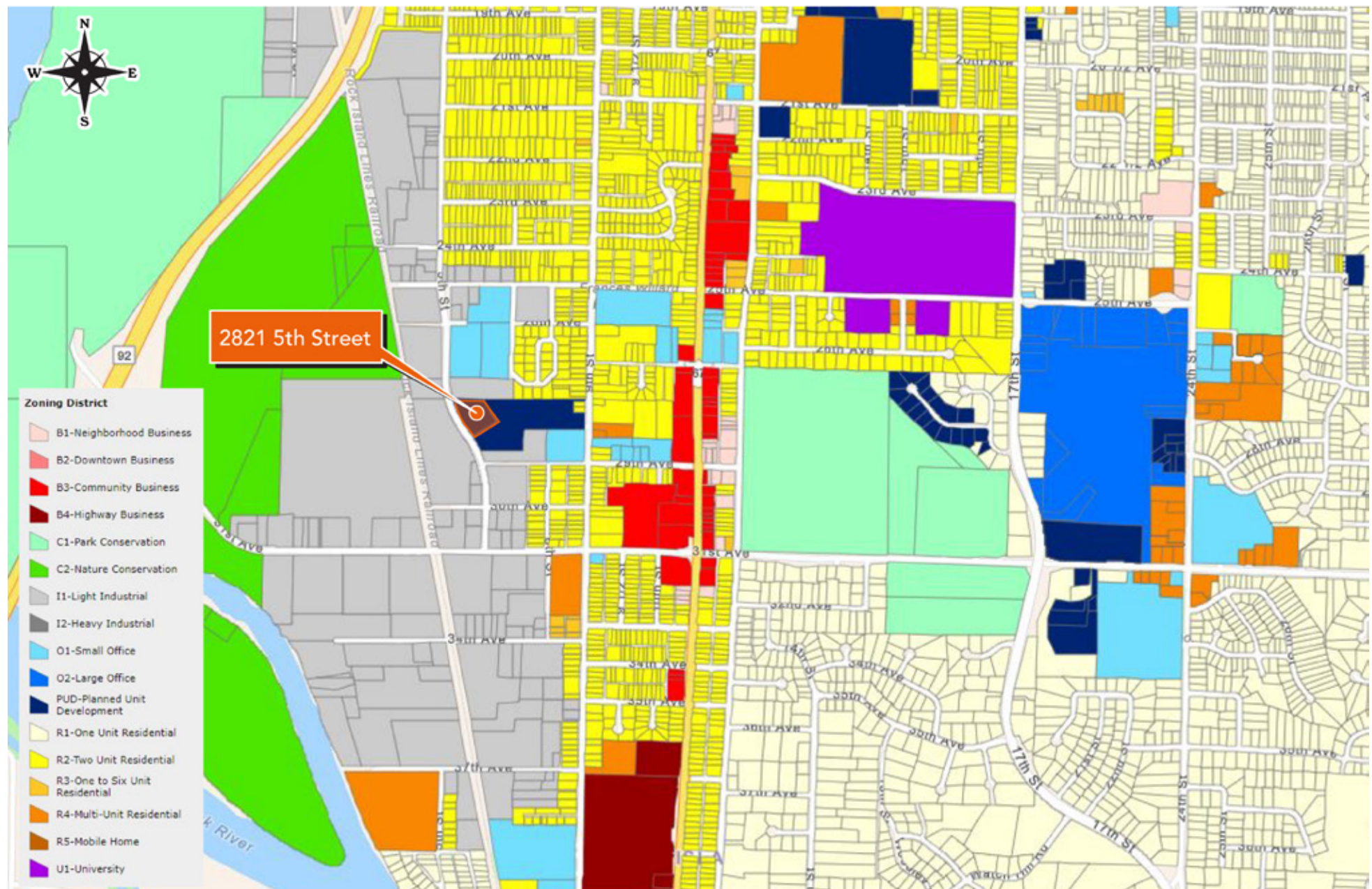
This location has great accessibility to nearby public transportation, as it is located within walking distance of the Century Woods Metro Yellow Route bus stop. This property is also located approximately 4 miles northwest of the Quad Cities International Airport.

There is good accessibility to and from expressways as well, as the property is less than one mile east of the Centennial Expressway (IL-92) which leads to both I-280 and I-74.









Rock Island, IL

Located along the scenic banks of the Mississippi River, Rock Island offers a blend of history and natural beauty. Visitors can stroll along the scenic Mississippi River, and visit The District for eclectic shops and dining. The Augustana College campus and annual events like Ya Maka My Weekend add to the city's vibrant charm. The Rock Island Arsenal, a historic and active military hub, stands as a prominent landmark. Outdoor enthusiasts can explore the Great River Trail and Sunset Marina. With a rich historical tapestry and diverse attractions, Rock Island invites tourists to immerse themselves in its unique character.

BEST PLACES IN ILLINOIS

Suburbs with the Lowest Cost of Living

#34 of 364

Most Diverse Suburbs

#44 of 364

Best Suburbs for Young Professionals

#154 of 364

ACCESS & TRANSPORTATION

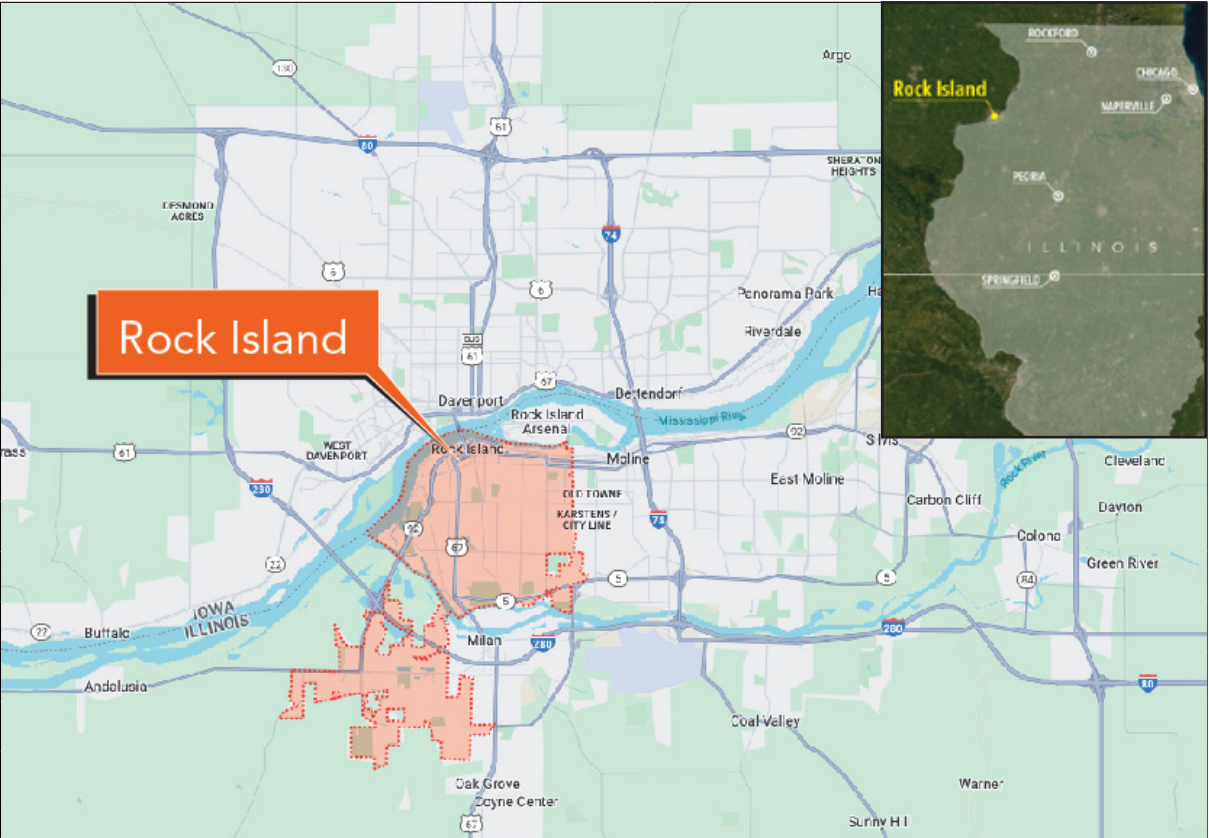
Rock Island's location along I- 74 & I-280 ensures seamless vehicular access and enhanced connectivity between Rock Island and neighboring areas.

The MetroLINK bus system provides robust public transportation and biking and walking are supported through designated pathways and trails. The Rock Island Arsenal, a major military installation, adds a distinctive transportation element, contributing to the city's economic and transportation vitality.

Quad Cities International Airport
15 min drive

AREA FEEL

Dense Suburban

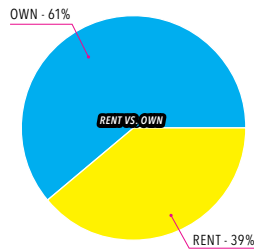


REPORT CARD

B
OVERALL GRADE

B-	Public Schools	A-	Nightlife
B-	Housing	C	Crime & Safety
B	Good for Families	A	Diversity
B-	Jobs	C+	Weather
A-	Cost of Living	B	Health & Fitness
B+	Outdoor Activities	A-	Commute

INCOME & HOUSING



Median Household Income

\$50,965

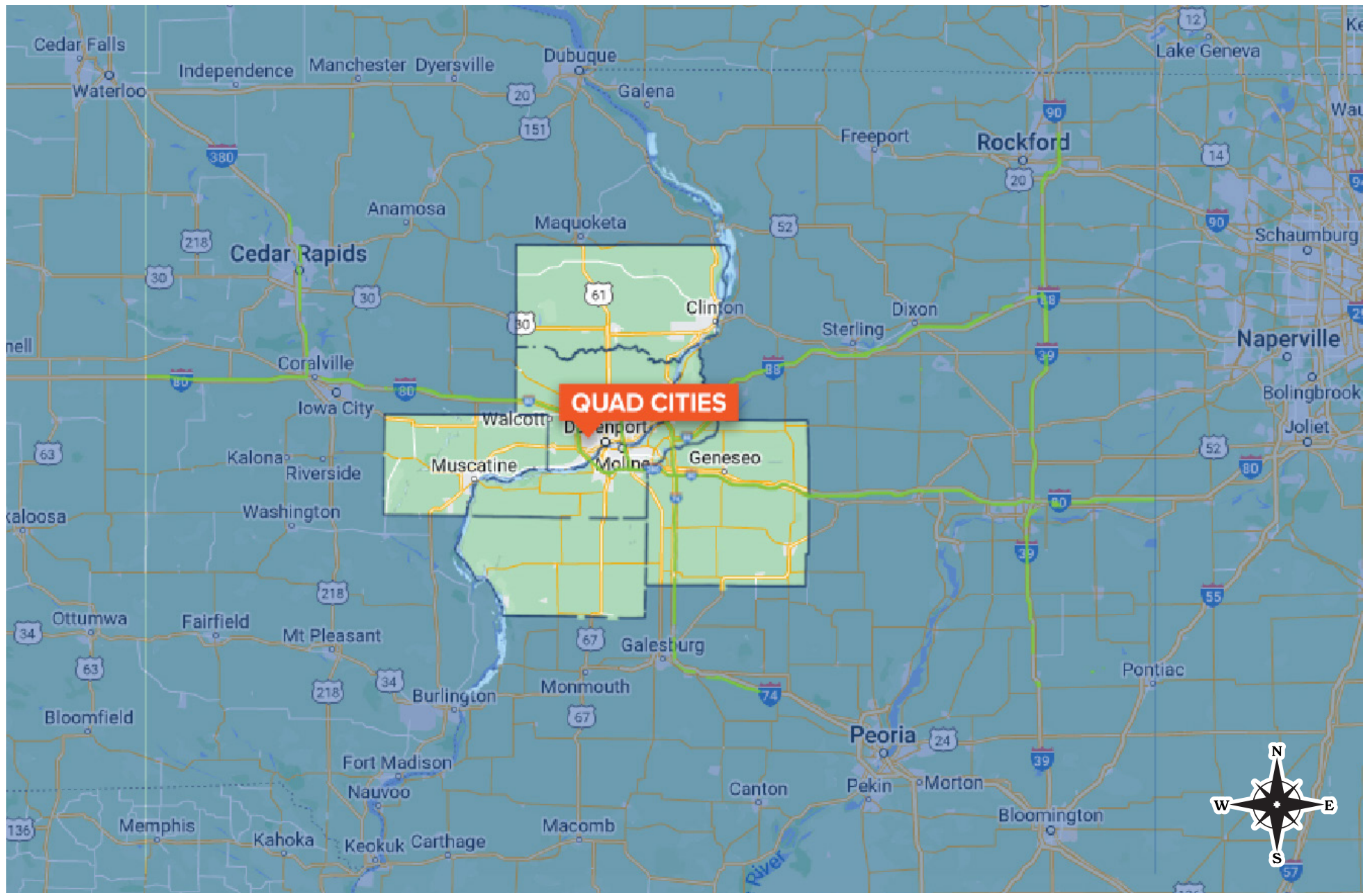
Median Home Value

\$106,300

Median Rent

\$736

Sources: City of Rock Island (rigov.org) & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.



Quad Cities Overview



QC is the heart of the Midwest, the sweet spot for industry and creativity, where two state and one mighty Mississippi River are home to a family of communities. For young families and professionals of all ages, the Quad Cities provide a change of pace that's just right with a low cost-of-living and a balanced lifestyle. QC, that's where people can afford to invest, buy, rent, and live without sacrificing the leisure and family time that makes it all worthwhile.

#1 BEST MIDWEST CITY FOR MILLENIALS



LIVE MUSIC, THEATRE,
ARTS, ENTERTAINMENT
& EVENTS **EVERY WEEKEND**

THE ONLY PLACE WHERE
THE MISSISSIPPI RIVER RUNS
EAST TO WEST



#1 BEST SMALL CITY FOR REMOTE WORK



HOME OF THE
QUAD CITIES STYLE PIZZA

25+ 
BREWRIES & GROWING



TOP 5
MOST AFFORDABLE
MID-SIZED METRO

TOP 10
PRETTIEST RIVER
TOWNS IN AMERICA

11% BELOW
U.S. AVERAGE COST OF LIVING

6 PROFESSIONAL
SPORTS TEAMS

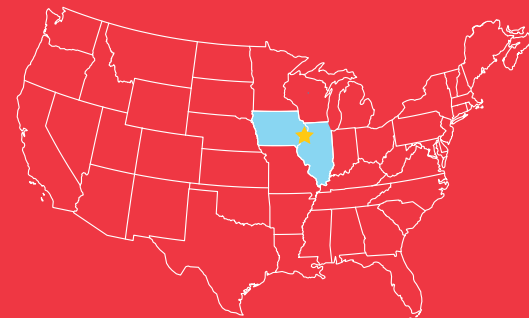
30+ 
LOCALLY OWNED COFFEE
SHOPS & GROWING



16 MINUTE
AVERAGE COMMUTE

300+ 
MILES OF HIKING/
BIKING TRAILS

2 
AWARD-WINNING
HEALTHCARE SYSTEMS



Source:

QuadCities
Chamber.com