



PROPERTY HIGHLIGHTS

Located in an established professional office park, this stand-alone office opportunity is in the heart of Rockford's eastern growth corridor and is available for immediate occupancy.

- > **Total Building.** 12,526 SF
- > **Interior Layout.** Current build out consists of a large, open reception area, multiple private offices and exam rooms, conference rooms, kitchen and various support rooms. The building footprint lends itself to layout flexibility, and remodel assistance is available based on lease term and credit.
- > **Surroundings.** Retail, grocery, banking, walking paths and other amenities in the immediate area
- > **Parking.** 84 spaces
- > **Construction.** Brick/Stone
- > **Sewer/Water.** Municipal
- > **Ceiling Height.** 9'-12'
- > **Year Built.** 2003
- > **Zoned.** C-2
- > **Pricing.** Please contact broker for pricing details.

FOR LEASE
STAND-ALONE PROFESSIONAL
OFFICE BUILDING

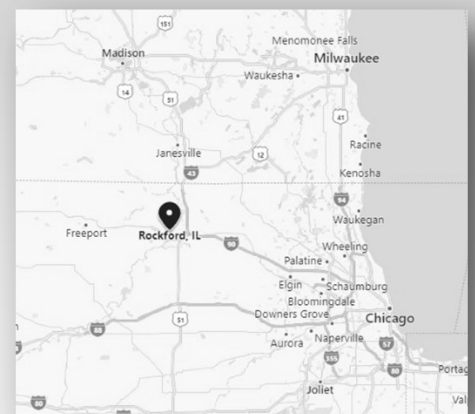
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194-bed
563,000 SF
Level-1 Trauma Center
Opened Jan 2019

60,500 ADT

60,000 SF Regional Cancer Center
Opened 2013

60,000 SF Multi-Practice Clinic
Opened 2018

Rock Valley College
7,737 Students
23 Assoc. Degrees
60 Courses for Bachelor Degree Xfer
64 Certificate Programs

14,100 ADT

6861 Villagreen

2009 Best Municipal Course-IL Golf Digest
4 1/2 Stars—Golf Digest Places to Play
Top 50 National Course Under \$50

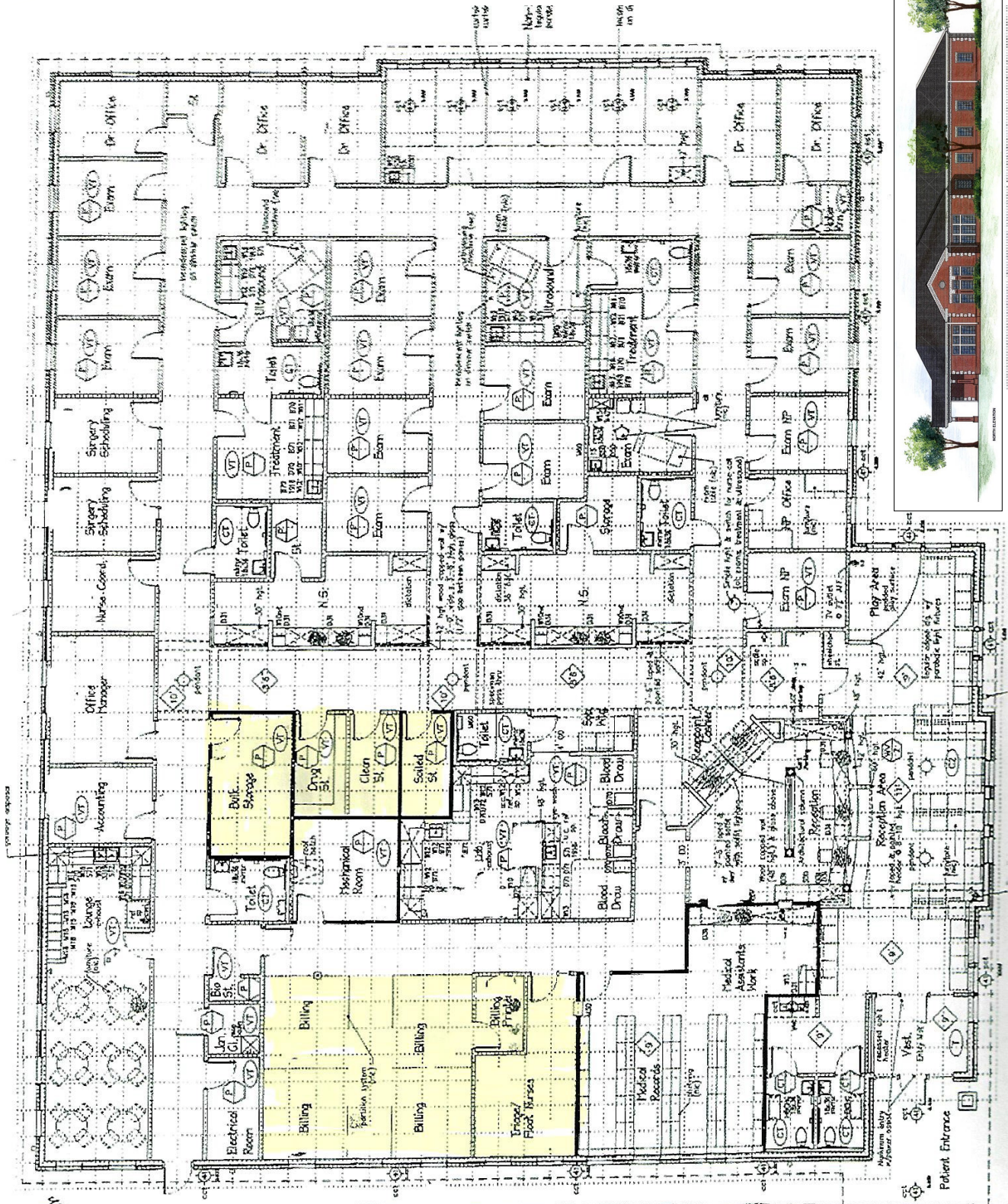
PROPERTY LOCATION

This former medical facility can be converted to general office, financial or daycare with remodel assistance available.

With retail, dining, grocery, banking, walking paths and other amenities in the immediate area, the subject property is in a convenient, highly trafficked location in the heart of Rockford's eastern growth corridor.







DEMOGRAPHICS

	Average Household Income	2020 Population	Daytime Employment
2 mile:	\$100,910	18,558	18,211
5 mile:	\$81,198	120,980	69,721
10 mile:	\$70,283	290,313	156,521

Subject Property



LOCATION OVERVIEW

Rockford MSA (Winnebago and Boone Counties)

Population

342,365

Median Household Income

\$87,923

Number of Employees

188,500


Median Age

39.5

Housing Units

145,523

Subject Property

An aerial photograph of a golf course. The course features vibrant green fairways, several sand traps, and a large, winding pond that serves as a central water hazard. The surrounding area is lush with trees and a few buildings are visible in the distance. A white callout box with the text 'Subject Property' is overlaid on the image, pointing to a specific area on the course.