

The Nash Block

418 – 420 E. State Street
Rockford, IL 61104



The Winner of Best of the Heart of Rockford Award

In 2006 for the renovation and historical preservation project

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1 History

The Nash block was financed by wealthy widow Mrs. Winifred Nash and built in 1879.

It was used as a mixed use, commercial and residential for many years until about the mid 1980's. The lower level commercial spaces housed various businesses including dentistry, butcher shop, photography studio and many other local businesses.

During the 1987 economic downturn, the building was taken over by its lender Bank One. Not being able to sell it, the bank renovated it for use as its own administration building. As part of this renovation and to comply with ADA laws, the bank installed an elevator that serves the entire building, including the newly excavated basement.

In the mid 90's, the bank sold the building to individual investors. The building had many business tenants. The building sat empty during the early 2000's.

In 2005, a couple from the Chicago area purchased the building for the purpose of establishing it as their residence as well as a new place for their restaurant on the first floor. During the 2005-2006 period, the building was completely gutted, leaving only the outer walls, floor, roof and of course, the elevator.

This renovation was so extensive that the project was classified as a "new development". The top floor was converted into a single residential space. The first floor was built into a full service restaurant called Kuma's Asian Bistro. Later in 2006, the basement was converted into a lounge and private party space, dubbed the "Underground".

The renovation of the building had received many awards, including "The Best of The Heart of Rockford" Award by the Downtown River District Association.

2 Description and Amenities

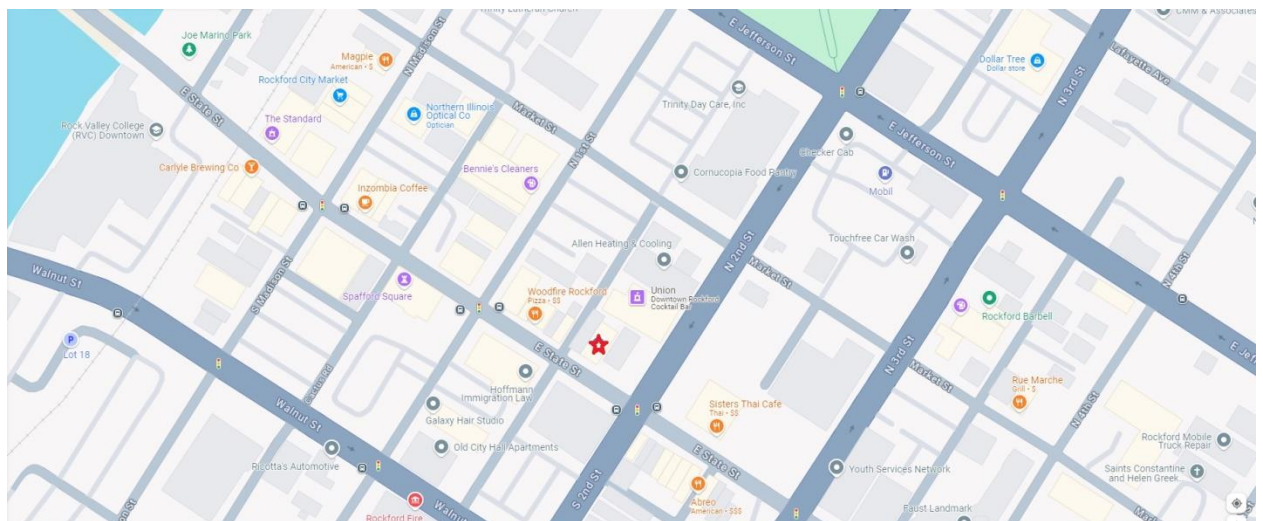
Welcome to 418 E State Street, a charming one-of-kind historic property nestled in the heart of downtown Rockford, IL. This classic two-story building offers both character and convenience, located in the heart of downtown amenities and scenic parks.

Built in the late 19th century, this building boasts a timeless architectural style with a well-maintained exterior showcasing intricate detailing. This fully renovated building is a ready-to-enjoy investment or a perfect live-work space for a restaurateur or an artist.

a. Location

Conveniently located across the Rockford City Hall on the 400 block of East State Street, it is within walking distance to many shopping and dining options, Rockford Market, and Rock River front parks. The 500 block of State Street is a popular destination and best known for outstanding restaurants and dining options. Closer to the river on the 200 block, you'll find more dining and entertainment options including the popular Rockford Market.

418 E State Street presents a rare opportunity to own a piece of Rockford's history while enjoying modern comforts and a solid income producing investment.



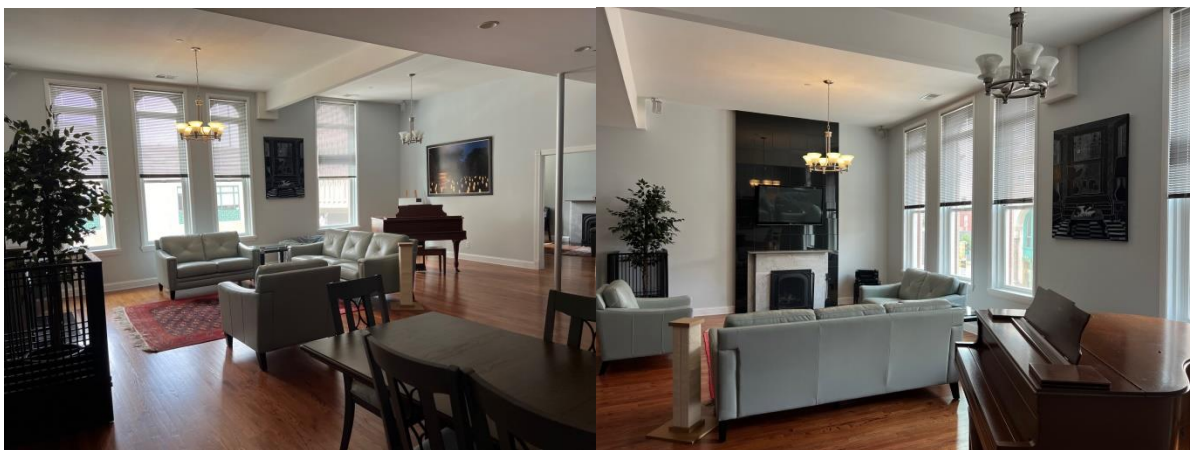
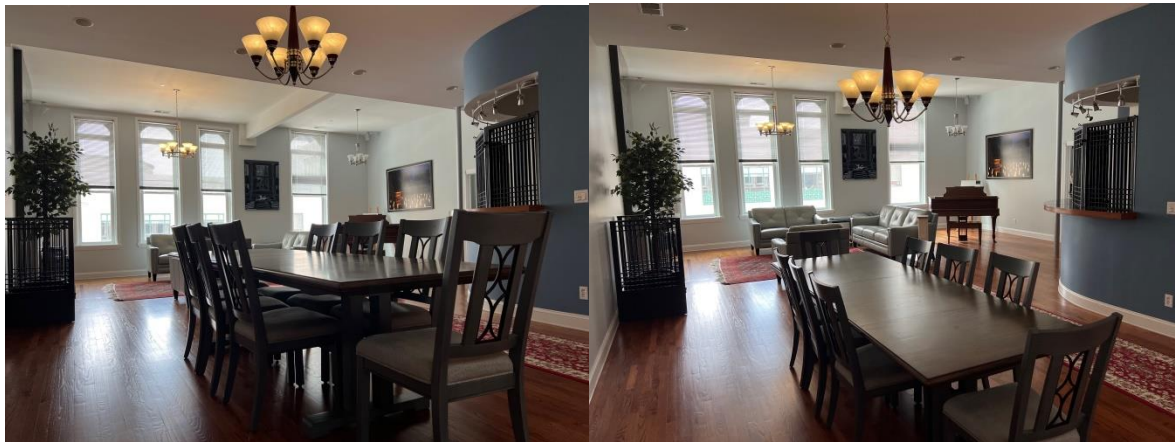
b. Residential Space – Second Floor

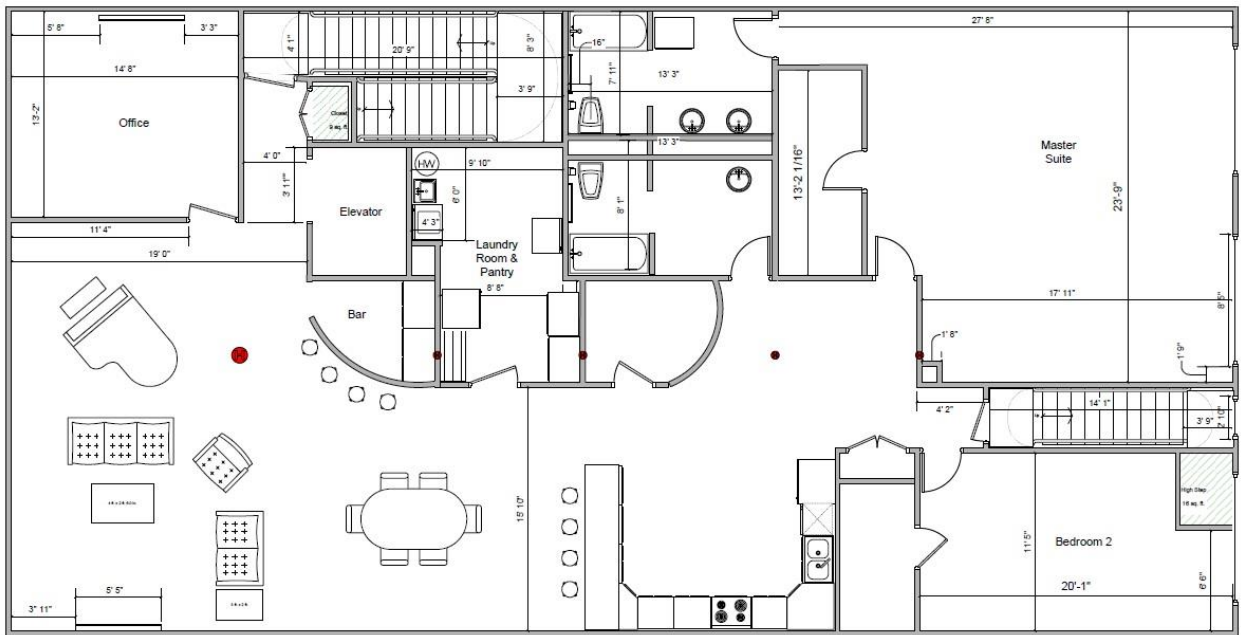
Stepping inside, out of your private elevator, you're greeted by a spacious living area featuring oak hardwood floors, elegant moldings, 12 foot ceilings and plenty of natural light streaming through large windows.

The living and dining space is spacious. Living room is large enough to hold also accommodate a piano. Dining room is suitable for large gatherings and easily accommodates a table with seating of 10.

Kitchen is a dream set up for entertaining with a large peninsula for serving or preparing food. Overhead is a grand skylight that brings light into the kitchen.

Master bedroom suite is large enough to accommodate not only a king size bed and dressers, but also a large private seating area, and a piano. This suite is large enough to be a studio condo all on its own.





c. *First Floor Commercial Space*

The first floor spaces was designed and build as a full service restaurant. It was operated as a restaurant until 2020 and closed due to the pandemic.

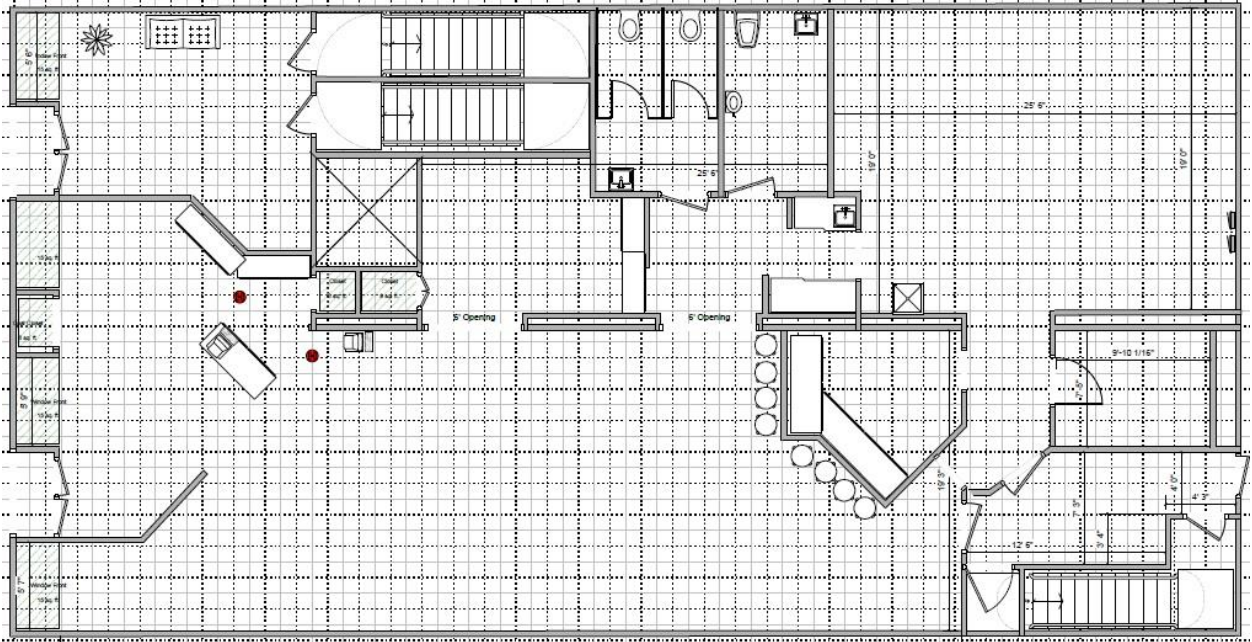


While it is currently used as a barber shop, all the mechanical equipment except for the exhaust hood is in place (See Mechanical section for more details). This allows for an easy conversion of the space back into a restaurant.

Front of the building has an extra wide side walk allowing for outdoor seating within the existing metal railings. This is a rare and unique accommodation not available in downtown Rockford.



Layout provides for a dining room to accommodate up to 65 seating, a private room that holds up to 10 seats and bar that seats 8. Restrooms and the entire space is ADA compliant.



d. Lower Level Commercial Space (The Underground)

An intimate space surrounded by limestone walls, tastefully designed décor and modern amenities including elevator access, full service bar, a stage used for jazz performances, and a kitchen – yes a fully functioning commercial kitchen in the basement of a 140+ year-old building.



Known as The Underground, it is currently used as an art gallery. However, it was used as a jazz bar while the restaurant was operating, allowing patrons to enjoy after dinner cocktails and entertainment.

3 Utilities

All the utility infrastructure of the building was upgraded during the 2005-2006 renovation.

Plumbing:

A Four (4) inch water line serves the building to support its sprinkler system. A two (2) inch domestic water line serves the building, with a one (1) inch line branched to the residential space. The entire plumbing system was replaced during the renovation with copper piping, including some recent PEX piping upgrades. Two water softener systems serve the commercial and the residential spaces of the building.

Electrical:

The first floor space has 400 AMP (two 200 AMP panels) of service. This provides adequate power to support the mechanical and food service equipment.

The basement has a separate 200 AMP service to power all is needed to operate a smaller kitchen and the bar space.

The second floor residential has a separate 100 AMP, 3-phase service required to operate the elevator.

Natural Gas:

Separate gas services support the spaces in this building, with the meters and main gas line right behind the building for easy access and service.

4 Mechanicals

No expense was spared during the 2005-2006 renovation.

First floor mechanical equipment:

The main space (dining area) is serviced by two Goodwin units configured as a split system, each with a 5-ton AC compressor, providing 10 tons of cooling power to bring comfort during the warmest days while operating at full capacity.

The back room (kitchen) is serviced by a separate Goodwin system with its own 5-ton AC compressor providing comfort while the kitchen operates during warm busy days.

A makeup air unit is in place that supported a 12 foot exhaust hood in the kitchen. In addition, an energy recovery unit is in place to further support the kitchen HVAC system.

A commercial grade water heater provides hot water service to the first floor space. All systems are in excellent condition and regularly serviced and maintained.

Second floor mechanical equipment:

A Lenox commercial all-in-one roof top unit provides heating and cooling service to the second floor residential space. It was replaced in 2018 and it is excellent working condition.

The residential space is served by a primary and a backup water heater system. The primary source is off of the commercial system in the first floor, with a separate electric 50 gallon unit located in second floor as a backup.

Basement mechanical equipment:

This space is serviced by a separate Goodwin system with its own 5-ton AC compressor providing comfort while the bar/gallery operates during warm busy days. An energy recovery unit functions as a makeup air unit providing outside air when the exhaust hood is on in the kitchen.

The kitchen in the basement has a six (6) foot wide exhaust hood in the kitchen located behind the bar.

5 Renovation (2005-2006)

Renovation of this building in 2005 has been classified as New Development due to its extensive scope. The building was gutted to its core, and then rebuilt. The roof and support structure was replaced by micro laminated beams and new steel columns, enabling the residential penthouse to have wide open space and 10 to 12 feet ceiling heights.

Renovation included new sprinkler system, complete electrical system, and new plumbing system from the meter using a 2" domestic line.



Second Floor Residential Renovation:



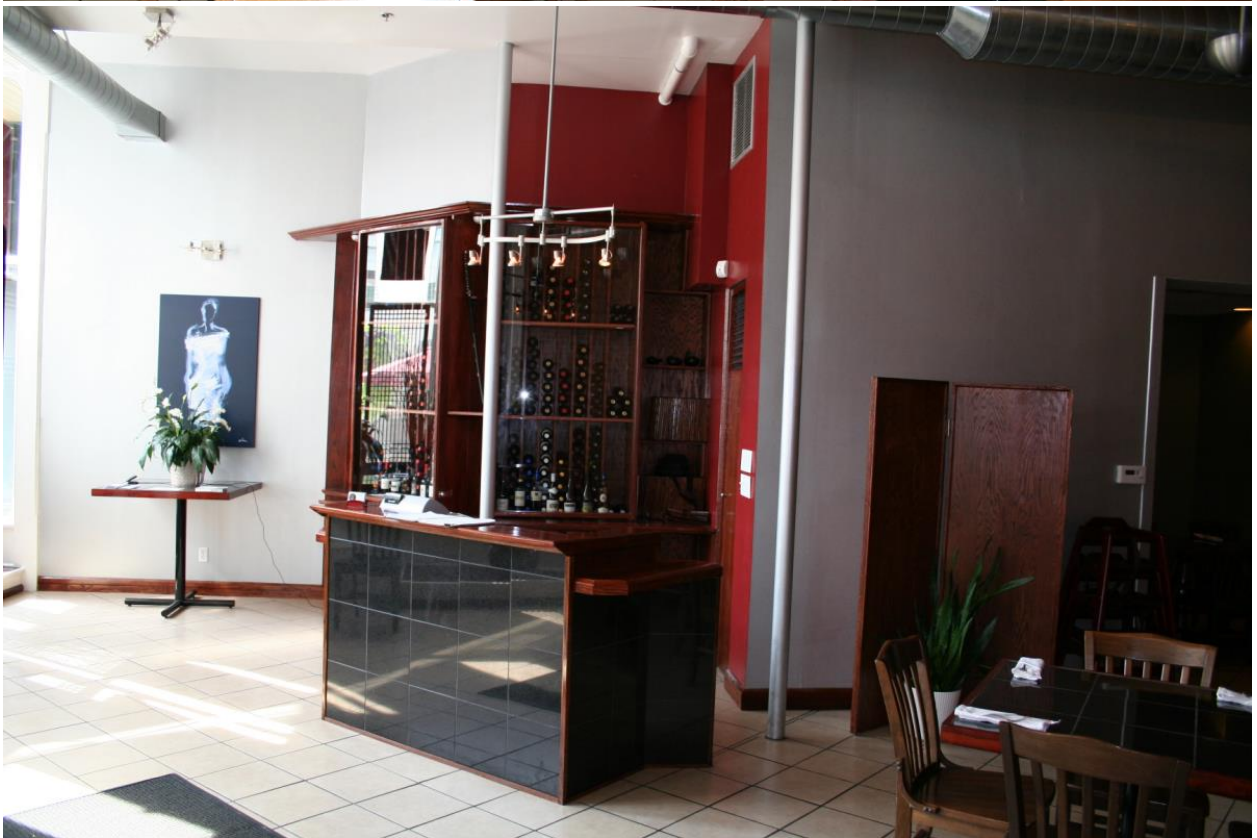






First Floor Restaurant Renovation:









Basement Renovation:

