



LandMark Real Estate Group presents up to 11,912 RSF within a class-A, five story professional complex, overlooking one of the market's most heavily traveled corridors at E. State & Mulford Rd—60,000 avg. daily traffic.

Suite 210: 861 RSF

Suite 220: 5,026 RSF

Suite 530: 6,025 RSF

*Suites can be combined and
divided as available*

FOR MORE INFORMATION

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BUILDING HIGHLIGHTS

- Move-in ready with Class-A finishes
- High traffic / high visibility corner with 60,000 ADT
- Flexible floor plans up to 11,912 RSF
- Banking amenities onsite
- Local property management
- Two-story atrium to welcome guests
- Double loading docks and elevators
- Parking ratio: 4 per 1,000 sf
- Rockford Mass Transit service to the property
- Dining / retail / service amenities in the immediate vicinity

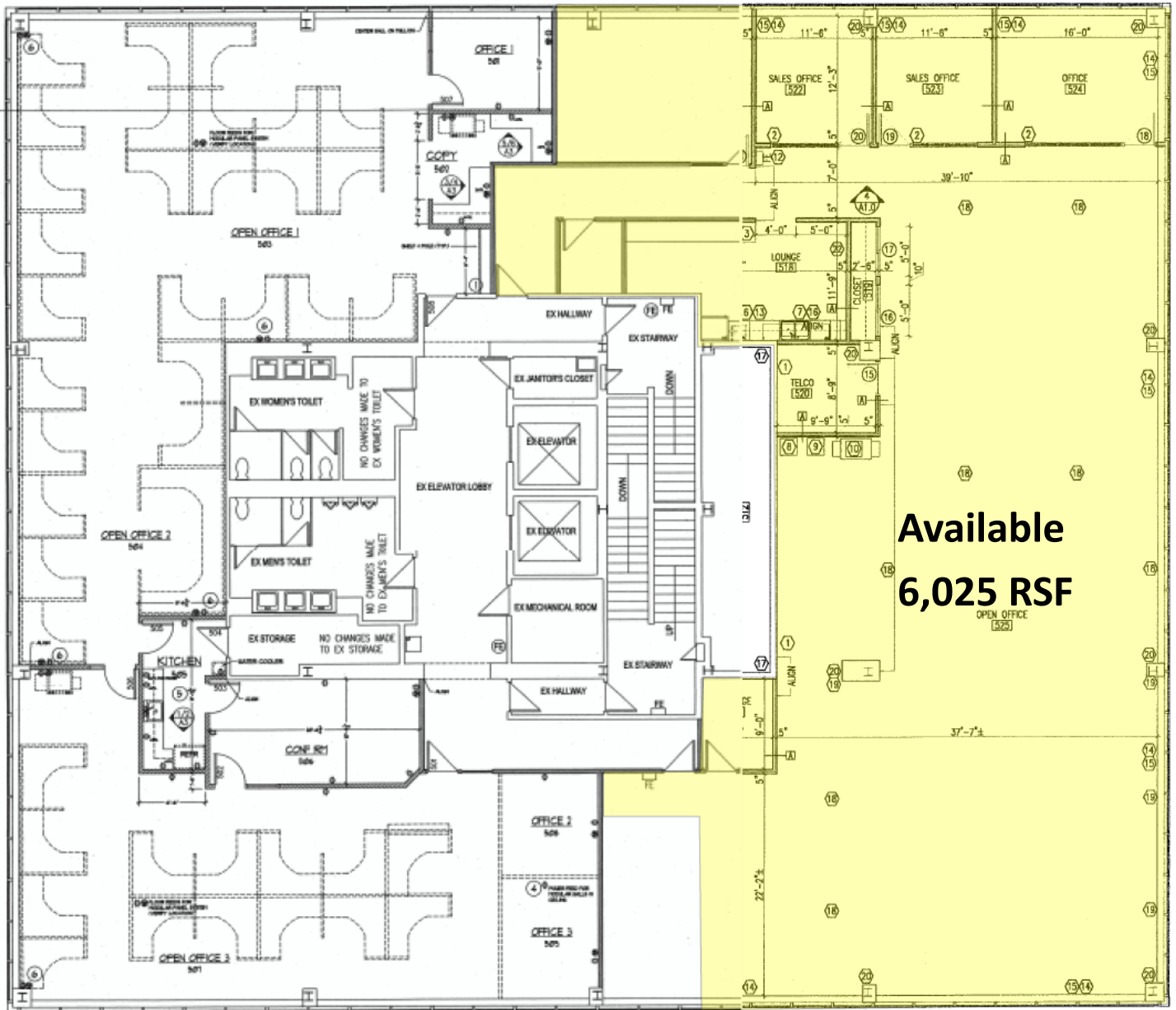


Base Rent. \$12 /sf/yr NNN.

TI Allowance Available for qualifying credit/term.

Please contact broker for current operating expenses.

5th Floor



Available
6,025 RSF

LOCATION AND ACCESS

Prominently positioned at the northeast corner of Mulford Road and East State Street, the location is convenient to all local arteries, regional highways, and is just 1.7 mi from I-90/39. Rockford is centrally located 80 miles NW of Chicago and 85 miles SW of Milwaukee .

