



PROPERTY HIGHLIGHTS

- 350,000 sq. ft. of Medical Office Space Available
- Lease Rate: Starting at \$12/ sq. ft.
- CAM (Common Area Maintenance): Only \$3 / sq. ft.
- Flexible Configurations spaces can be subdivided or combined to meet your needs.
- Medical-Ready Buildout customizable for private practices, specialty care, or outpatient clinics.

Expand Your Practice Here!





Book a Private Showing



OFFICE SPACE FOR LEASE

2400 N Rockton Ave, Rockford, IL















LOCATION & ACCESSIBILITY

- Prime Campus Directly at the old Mercyhealth Rockton Avenue Campus, one of Rockford's major previous hospitals.
- Traffic Visibility Situated on Rockton Avenue, a main thoroughfare with thousands of cars passing daily, ensuring strong exposure for your practice.
- Excellent Highway Access –
 Quick connection to US-20,
 I-39, and I-90, making the
 campus convenient for
 patients across the Rockford
 metro and nearby
 communities.
- Ample Parking On-site patient and staff parking for easy access.

AREA ADVANTAGES

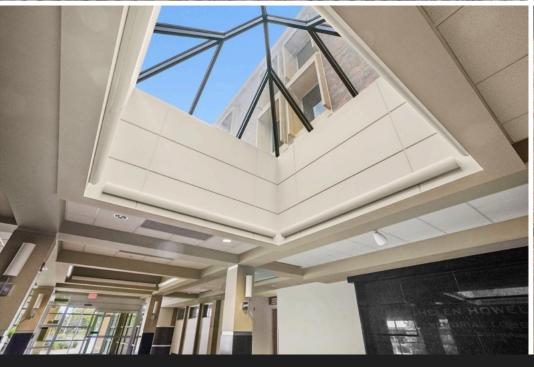
- **Growing Population Base** Rockford metro has **over 330,000 residents** and continues to see growth and investment.
- **Underserved Healthcare Market** High demand for providers means less competition and strong potential for growth.
- Nearby Amenities Close to pharmacies, grocery stores (Woodman's, Schnucks, ALDI), schools, and residential neighborhoods, making it convenient for both patients and staff.
- **Established Medical Ecosystem** Benefit from proximity to medical operations and potential referral networks.













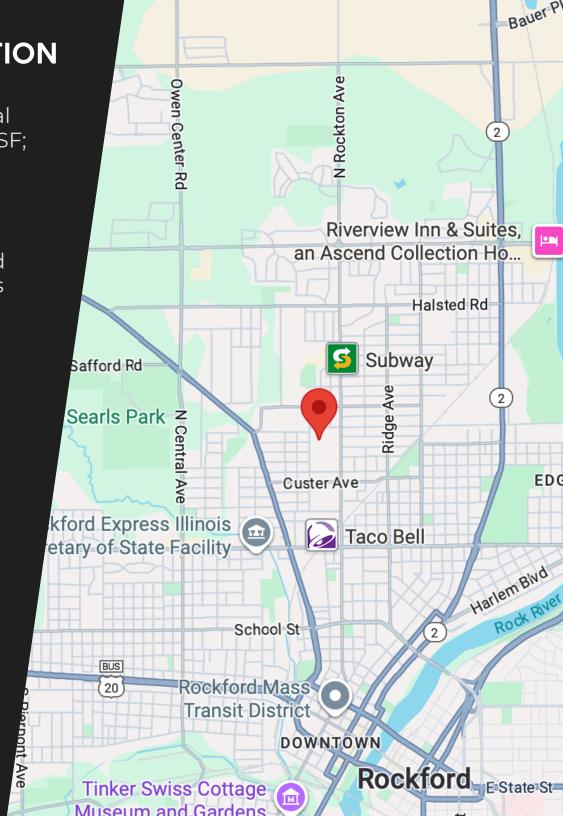






PROPERTY ATTRIBUTES & LOCATION

- Configuration: Former hospital / medical campus — total building area ~700,000 SF; leasable space marketed at ~350,000 SF (expandable). Ample surface parking. (confirmed).
- Amenities: Planned fitness/wellness and community spaces; medical/clinical uses being sought as anchor tenants. (reported/planned).
- Services & technology: Marketed as having strong infrastructure; leasing materials list typical NNN CAM & utility charges; (specific power, generator, or carrier details TBD).
- Improvements & upgrades: Site is the subject of redevelopment proposals; specific recent upgrades (HVAC, fiber, backup systems) are not published in current listings/news.







WHY LEASE HERE?

- Be part of a trusted community campus with steady traffic.
- Flexible, affordable leasing terms starting at just \$12/sq. ft.
- **Customizable spaces** ideal for practices looking to expand.
- Serve a community in need of more providers, while gaining visibility in one of Illinois' largest metro areas outside Chicago.





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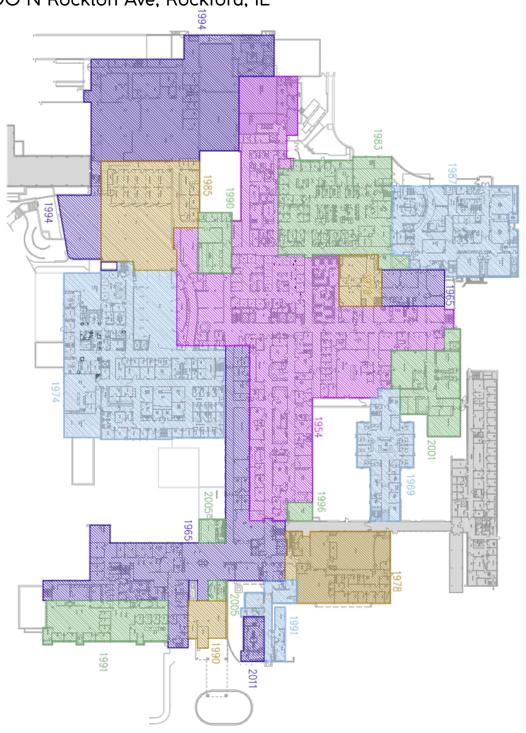






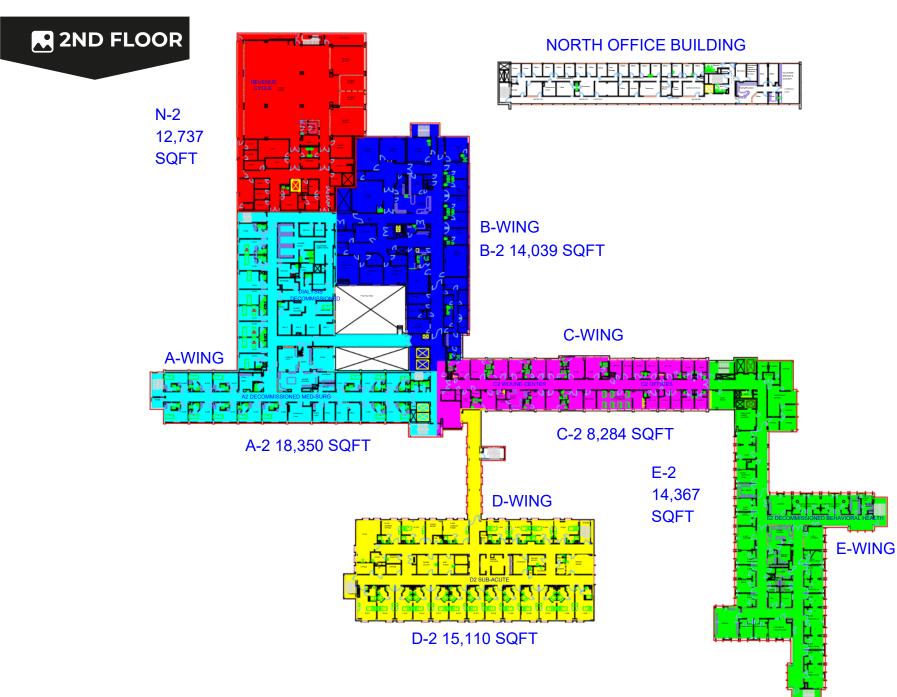
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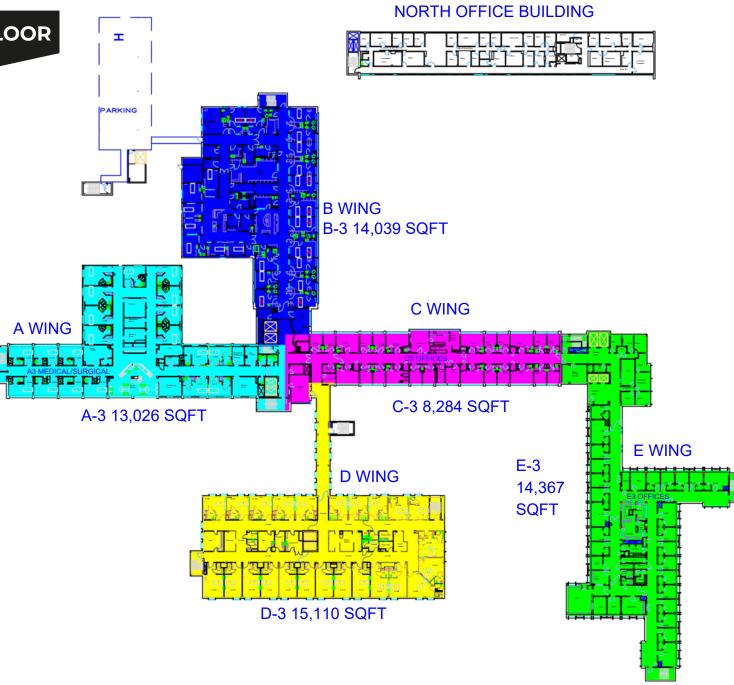


















NORTH OFFICE BUILDING



