

Office For Sale

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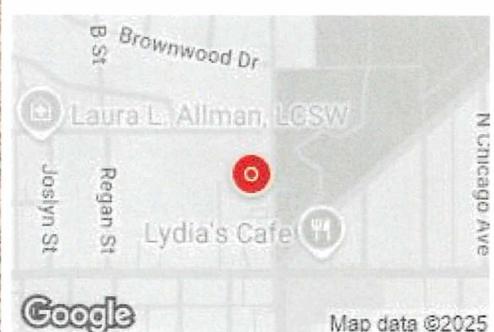
6072 BRYNWOOD DR 200 Rockford, IL 611146563 | 815-227-9000

728 N Prospect Street

728 N Prospect Street, Rockford, IL, 61107

Office: General For Sale

Prepared on August 08, 2025



Listing Details | Office For Sale

Total Available Space **6,136 SF**

Asking Price **\$425,000**

Listing Price Per SF **\$69.26**

Cap Rate (Actual) **-**

Total Expenses **\$6,383**

Show Instructions **See notes**

Vacant **-**

Available Date

Now

Date Listed

8/08/2025

Last Modified

8/08/2025

Listing ID

43117917

Owner Occupied

Yes

Parking Spaces

30

Property Details

Building Class **C**

Year Built **1967**

Property Type **Office**

Primary Construction **Masonry**

Sub Type **General**

Occupancy Type **Single Tenant**

Zoning **C1**

Parcels **11-24-181-019**

Building Status **Existing**

Legal Owner **Allen Wayne Partners Llc**

Building Size **6,743 SF**

Submarket

-

Land Size **0.48 Acres / 20,909 SF**

County **Winnebago**

Number of Buildings **1**

Floor Size **6,256 SF**

Floors **1**

Description

Ample Parking, good visibility. Some units immediately available for occupancy. Shared bathroom facilities for building. 6 total units.

Contact

Tom Humpal

815-227-9000

Tomhumpal@remax.net

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Office For Lease

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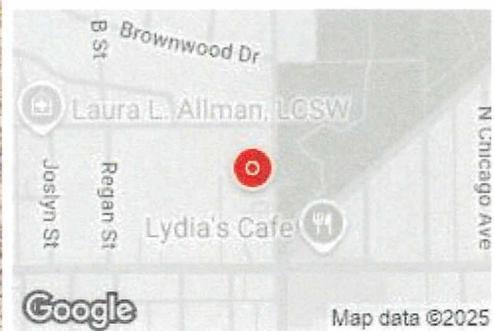
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Office: General For Lease

Prepared on August 08, 2025



Listing Details | Office For Lease

Suite	-	Show Instructions	See notes
Sublease	-	Vacant	No
Total Available Space	6,136 SF	Available Date	Now
Min Div/Max Contig	6,136 SF	Date Listed	8/08/2025
Asking Rate	\$11.00 - \$14.00 Monthly/SF	Last Modified	8/08/2025
Monthly Rate	\$67,496	Listing ID	43129241
Lease Type	Modified Gross	Owner Occupied	Yes
Expenses	-	Parking Spaces	-

Description

Ample Parking, good visibility. Some units immediately available for occupancy. Shared bathroom facilities for building. 6 total units.

Property Details

Building Class	C	Year Built	1967
Property Type	Office	Primary Construction	Masonry
Sub Type	General	Occupancy Type	Single Tenant
Zoning	C1	Parcels	11-24-181-019
Building Status	Existing	Legal Owner	Allen Wayne Partners Llc
Building Size	6,743 SF	Submarket	-
Land Size	0.48 Acres / 20,909 SF	County	Winnebago
Number of Buildings	1	Floor Size	6,256 SF
Floors	1		

Contact

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