

127 N. Wyman St., PO Box 4331, Rockford, IL 61110-0831, Ph: 815-964-6221, Fx: 815-963-8716, www.RiverDistrict.com

## COMMERCIAL SPACES COLLECTION

Available in or near River District neighborhood (Downtown Rockford) as of March 2010. All information is subject to change. Contact individual properties for current information. Area code 815 unless otherwise noted.

Address	Property Name/Type	Sale/Lease	Contact	Phone
E State St, 212	Commercial Bldg.	Sale/Lease	Melissa S. Miller	978-6125
E State St, 214	Commercial/Storefront	Sale PENDING	Melissa S. Miller	978-6125
E State St, 220	East Side Centre, office suite	Lease	Scott Eckburg	988-5361
E State St, 333	Spafford Bldg	Lease		986-0460
E State St, 401	Bank One Bldg, office	Lease	Steve Clark	877-5995
E State St, 408	Storefront retail/restaurant	Lease	Melissa S. Miller	978-6125
E State St, 414	Restaurant Business, storefront	Sale	Melissa S. Miller	978-6125
E State St, 813	Commercial, Storefront	Sale/Lease	Melissa S. Miller	978-6125
E State St, 915	2 Story Bldg.; mixed use	Sale/Lease	Melissa S. Miller	978-6125
Hall St, 121	Commercial bldg,	\$3 sq ft yr	Steve Clark	316-4024
LaFayette, 510	Commercial	Sale	Emmett Gray	229-8000
Mulberry St, 303-313	2 Storefronts	Lease	Melissa S. Miller	978-6125
Mulberry St, 408	Storefront (1 <sup>st</sup> 2 mo free!)	\$500 mo	Frank Schier	964-9767
N Church St, 119	Tuite Bldg, Storefront, office	Lease	Melissa S. Miller	978-6125
N Church St, 630	Office Bldg	Lease	Dan Tonneson	965-2417
N Church, 716	2 story Vic, Commercial/Res	\$160,000	Thayer & Watts Team	395-6803
N Church St, 730	Office/Classrooms	\$795,000	Thayer & Watts Team	395-6803
N Church St, 815	Office Bldg	Sale	Frank Sheley	381-1140
N First St., 318	Historic Offc Bldg	Lease	Melissa S. Miller	978-6125
N Longwood, 207	Commercial	Sale	Richard Govig	544-1121
N Longwood, 221	Office	Lease	Tracy Eastman	381-1120
N Longwood, 301	Retail, 2nd story office	Sale	Richard Eckburg	231-4166
N Longwood, 631	Commercial, office	Lease	Mike Lunde	985-9522
N Madison St, 313	Warehouse, office	Lease	Joseph James Partners	997-1155
N. Madison St, 615	Warehouse, office, parking	Lease	Melissa S. Miller	978-6125
N Madison St, 861	Office Bldg	Lease	John Cook	965-3188
N Main St, 206	2 story Commerical building	\$150,000	Irene Martinez	979-6863
N Main St, 303	Office Building	Lease	Joseph James Partners	997-1155
N Main St, 304	Historic office building	Sale	Paul Banka	630-479-1223
N Main St, 728	Office building	Lease	Melissa S. Miller	978-6125
N Main St, 975	2 story office building	Lease, \$3.40 sq ft		
N Main St, 1414	Commercial/Retail/Storefront	Lease	Melissa S. Miller	978-6125
N Second St, 910	Office	Lease	Steven Anderson	637-0114
N Sixth St, 139	Office bldg	Sale	Kathy Ullrich	222-6634
N Sixth St, 201	Historic Victorian, Commercial	Sale	Connie Paris	637-0165
N Third & LaFayette	Vacant Lot, 165' x 330'	Sale	Doris Weir	874-5335
N Third, 209	Commercial Bldg	Sale	Terry Olson	765-9400
N Water St, 124	Waterside Center, office	Lease	Mike White, Jr.	963-0461
N Wyman St, 127	Morrissey Bldg/Circle of Stones	Lease	Kate Cieslak	986-1130
N Wyman St, 227	Historic Commercial Bldg,	Lease	Daniella Swaab	986-1004
Prairie, 200	Brew House Project/Commercial	Lease	Melissa S. Miller	978-6125
Park Ave., 100	Hinshaw Bldg., office	Lease	Bharat Puri	229-3000
	1,500 – 4,000 Sq. Ft., divisible			
S Church St/Cedar St	Commercial/Industrial Building	Sale	Jim Holder	378-8241.
S Church St, 519	Commerical/Industrial Building	Lease/\$2+ sq ft	Allen Murphy	979-0789
S Court St, 315	Commercial/office	Lease/Sale	Bill Trevey	877-8934
S First St, 212	Carpenters Union/Offc, Aud	Lease	Brad Long	963-8675

S Main St, 301	5 Story Bldg.; mixed use	Sale	Kathy Ullrich	222-6634
S Main St, 307	Commercial (restaurant)	Sale	Sam Pirrello	282-1600
S Main St, 311	2 <sup>nd</sup> floor live/work unfinished	Lease	Sam Pirrello	282-1600
S Main St, 919-921	Commercial, storefront	Lease	Melissa S. Miller	978-6125
S Winnebago, 118	Commercial, office	Lease, \$10-12 sq. ft.	Melissa S. Miller	978-6125
W Jefferson & N Main	Times Theatre, storefronts	Lease	Joseph James Partners	997-1155
W Jefferson, 317-325	Historic building, 2 storefronts	Lease	Justin Fern	904-6696
W Jefferson, 326	Canfield Bldg.; storefronts, office	Lease	Carl Triplett	222-1995
W State St, 202	Trust Bldg, offices	Lease	Adam Carlson	566-0518
W State St, 205	Paragon Bldg., 1 <sup>st</sup> & 2 <sup>nd</sup> floors 1000-7000 Sq Ft, divisible	Lease	Bharat Puri	229-3000
W State St, 211	Office Bldg	Sale		773-575-9972
W State St, 308	Stewart Square, office	Lease	Jeff Holt	209-0502
W State St, 321	Talcott Bldg, offices	Lease	David Casazza	965-6700
W State St, 401	Office Bldg	Lease	Jeff Holt	209-0502

#### ADDITIONAL INFORMATION ABOUT SOME PLACES

##### **Church & Cedar St**

Historic warehouse building to be renovated and converted to commercial office space. Get in on the "ground floor". Contact Allen Murphy for more information at [rockfordspace@aol.com](mailto:rockfordspace@aol.com).

##### **716 & 730 N. Church St.**

- Arts Campus opportunity - ideal for school or office complex - 2 story Victorian house, commercial (4,100 Sq. Ft.), next door to 2 story brick building (16,848 Sq. Ft.) that was location of former Rockford Business College. 6 adjoining parcels; TIF district; Arts & Culture District; Thayer & Watts Team (Patti Thayer and Teri Watts), 815-395-6803, [www.whitehead.biz](http://www.whitehead.biz), Search MLS# 15189 & 15347; [pthayer@whitehead.biz](mailto:pthayer@whitehead.biz), [tlwatts@whitehead.biz](mailto:tlwatts@whitehead.biz).

**221 N. Longwood** - Commercial/office space for lease, in process of remodeling. Tracy Eastman, Dickerson & Nieman, [tracye@dickersonnieman.com](mailto:tracye@dickersonnieman.com)

**206 N. Main St.**, 2 story commercial building for sale. 1st floor restaurant, 2nd floor apartment. Newly painted inside, new room, asking price \$150,000. Call Irene Martinez 815-979-6863.

**311 S. Main St.**, Commercial building - 2nd floor for lease; 3000 sq. ft. of open space, just South of the MetroCentre, with great views of the river and Founders Landing/Davis Park. Could be fabulous artist studio/gallery. Owner open to doing build out or remodel. Contact realtor Sammy Pirrello, [spirrello@starckrealtors.com](mailto:spirrello@starckrealtors.com)

**408 Mulberry. FREE RENT FOR 2 MONTHS!** Large window, near bus stop, just off Church St., 352 sq.ft. raw office/retail space available-you finish to suit, plus 162 sq.ft unfinished basement. Single bathroom. Includes water, A.C. and heat. You pay electric. Dumpster negotiable. Application, credit check, criminal background, rental references, resume required. \$500 deposit and \$500 per month rent after 2 months. 2 year lease. Call Frank or Marilyn, 815-964-9767.

**321 W. State. St.** Office space for lease in the Talcott Building, space requirements are flexible, space needs of 1,000 to 12,000 sq. ft. can be accommodated. Contact David R. Casazza at Broadmoor Agency, Inc. 321 W. State Street, 10th Floor, P.O. Box 17069, Rockford, IL 61110-7069. Phone 815-965-6700, fax 815-965-6703, e-mail [dcasazza@broadmooragency.com](mailto:dcasazza@broadmooragency.com). [www.broadmooragency.com](http://www.broadmooragency.com).

**227 N. Wyman St.**, office space for lease in historic commercial building, 1st floor, about 7856 sq.. ft. of remodeled space with hardwood floors, new drop ceiling (with decorative tiles that look like the old tin tile). One large space with dividing wall with 3 sets of French doors. \$8 sq. ft. plus \$2.50 NNN (includes gas/elec). Large basement break room with full kitchen, mens/womens restrooms. Employee entry in rear with pass point system. Call Daniella Swaab at 815-986-1004 o 815-986-4000 or 815-519-0587. Email: [SwaabMTG@aol.com](mailto:SwaabMTG@aol.com)

##### **Century 21 Country North, Melissa S. Miller**

Melissa grew up in Rockford and has a passion for her hometown. She is a licensed Realtor in Illinois and graduated summa cum laude from Rockford College where she earned her MBA and Bachelors Degree in Economics/Business. She was named a 2008 recipient of the "Top 40 Leaders Under 40". Melissa loves to help people succeed in life and is happiest when she helps someone find an apartment or commercial space! Please review her list of available properties below and contact her at 815-978-6125, email: [msmhappy@aol.com](mailto:msmhappy@aol.com)

**Downtown Restaurant Business for Sale**, 414 E. State St. -excellent opportunity for a turn-key start-up at 414 East State Street right across from City Hall! Business Asking Price is \$36,750 which includes all of the Sugar and Spice inventory! Call Melissa S. Miller at 815-978-6125 or email her at [msmhappy@aol.com](mailto:msmhappy@aol.com) for a scheduled showing!

##### 728 N Main St

OFFICE SPACE AVAILABLE IN HEART OF CULTURAL CORRIDOR

- Lower Level and 1st floor office availability
- Ceiling Hts 10ft
- 1,450 square feet available on 1st floor
- 1,800 available in Lower Level
- Move-in ready
- Very Secure Building with ample parking with excellent location near downtown.
- 2 month's free rent if lease signed by end of March, 2010.
- \$900.00 per month for 1,450 square feet
- Signage on exterior building with high visibility from North Main Street
- GREAT Office for lawyers, professional services, sales consultants, federal and state office

Call FOR A SCHEDULED APPOINTMENT!

**119 N. Church St.**, 2 storefronts available for lease (1200-1500 sq. ft.), 1 storefront (5000 sq. ft.) available for lease in same building on

W. State St. and an additional 7,000 Sq. Ft. (Contiguous Space) available in well known downtown building FOR LEASE. Brand new state of the art elevator.

318 N. First St., Historic Office Building, Individual offices available with shared conference room/reception area and break-room - Available FOR LEASE MLS#15176

212 E. State St. - Restaurant Space/Retail/Office Storefront Available - Off-Street parking and Nearby Municipal Parking - \$125,000 to buy or \$9.60 psf to rent MLS#15177

214 E. State St - SALE PENDING. PRICE CHANGE - was 325,000 it is now \$279,000. \$3.00 psf if leased. MIXED USE PROPERTY - LAST OF IT'S KIND! MLS #15471, Approximately 14,256 square feet available downtown! Organic Food Store, Small Grocery Store, Retail Store, Restaurant or Offices would be great uses for this cool property! 3 floors with ceiling hts of 11 ft!

220 E. State St - East Side Centre, 2,052 Square Feet available on the 3rd Floor. Completely remodeled space!

414 E State St - Turnkey restaurant for sale. Asking \$36,750, includes restaurant inventory.

813 E. State St., Restaurant Space/Retail/Office storefront available - ample parking - available FOR LEASE/FOR SALE MLS#15389

915 E. State St., Commercial Investment property available; Includes 4 Parcel Numbers (Buildings and Land). Vacant lots on high traffic area in City of Rockford; asking price \$1.3M (Negotiable). Office space available for minimum 1 year lease. FOR SALE/FOR LEASE MLS#13511

615 N. Madison St., Warehouse with Office, 3 overhead doors,fenced lot for outside storage, parking, FOR LEASE MLS#14471

919 - 921 S. Main St.- Commercial Storefronts Available FOR LEASE MLS#14715

200 Prairie St., "Brew House Project" Commercial Space for lease (500 - 15,000 sq. ft.) Special Events Welcome!

303-313 Mulberry St., 2 Commercial Storefronts Available; Restaurant Space/Office/Retail - Approximately 1300 Sq. Ft. FOR LEASE MLS#14676/14677

118 S. Winnebago, St. Mary Place, unique, affordable, and an elegant alternative to commercial/office space, \$10-12 sq. ft., Class A professional office building with unique historical and architectural significance. Unique amenities ensure security, comfort and style featuring modern, green building systems that allow for maximum tenant comfort and control. Ample daylight, big ceilings, classic architectural detail, private parking and wired for today's technology set this property apart in Rockford's downtown. Join these tenants: engineers, architects and lawyers. 1,000-11,000 Sq. Ft. avail. Accessible, secured entrance with new elevator. Fully wired Wi-Fi & CAT, will build to suit. Located directly across from Winn. Co. Justice Center and within walking distance of the new Federal Courthouse.

**Circle of Stones, 127 N. Wyman St., M1**, Office suite featuring Psychotherapy, Hypnotherapy, Massage, Bodywork, Energy Work, Personal Growth, and Healing has a space for lease for a professional. Contact Kate Cieslak at 815-986-1130 for more info.

### **Fridh Corporation**

Storefront and office space for lease at **308 W State St.** (Stewart Square); Office space available at **401 W. State St.** - Call Jeff Holt, Fridh Corp, 815-209-0502, [jholt@fridhcorp.com](mailto:jholt@fridhcorp.com), Both buildings have Free WIFI service. Up to 12,000 Sq. ft. available, 2nd floor, can be subdivided.

**Rockford Business Centers, 975 N. Main St** - Office Suites available downtown Rockford! LARGE Conference Room Available, 24-hour access, free internet 1st year. 2 floors with 8 ft. ceilings. Total sq ft 5,000 square feet or 2500 sq.ft. per floor! View details at [www.rockfordbusinesscenters.com](http://www.rockfordbusinesscenters.com), **River District Apartments, LLC**, 977 Indian Terrace, Rockford, Illinois 61103, Telephone: 815.963.3400, Fax: 815.963.3500, Email: [riverdistrictapartments@yahoo.com](mailto:riverdistrictapartments@yahoo.com)

**Waterside Center, 124 N. Water St.** -

1) Small single office over-looking the Rock River on the 2nd floor. Office is in a shared space arrangement with 5 other tenants that includes use of conference room and reception area. Ideal for a 1 person business who enjoys the scenic Rock River.

2) 3100 sq. ft on the 3rd floor over looking the Rock River and Millennium fountains.

Call Mike White at Waterside Financial Advisors, 815-963-0461.

**Whitehead Commercial Real Estate, Kathy Ullrich**

[kullrich@whiteheadcommercial.com](mailto:kullrich@whiteheadcommercial.com), 815-222-6634.

301 S Main St. - 1st floor Prime Retail Space and 2nd floor office space for lease in building near new Federal Courthouse location, in building that will be converting upper floors to luxury loft condos, entire 2nd floor available or will sub-divide, municipal and off street parking.

139 N. 6th St. - Brick commercial (C2) building could be used for office or retail; 4800 Sq. Ft., 15 parking spaces, bi-level, \$195,000.