



RIVER DISTRICT ASSOCIATION

**LIVE IT UP
DOWNTOWN**

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

RESIDENTIAL SPACE 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.

Neighborhood/Address	Property Description	Amt	Contact	Phone
Benderwirt Ave, 2305	3 BR Apt, upper	\$750 mo	Melissa S. Miller	978-6125
E State St, 402	3 rd Floor live/work Loft	Lease	Melissa S. Miller	978-6125
Haight Village, Signal Hill	1 & 2 BR Apts	prices vary	Icon Companies	968-4266
Indian Terrace, 522	4 BR, Historic Home	Sale	Kim Prezioso-Smith	243-2360
LaFayette, 319	3 BR, remodeled home	\$850 mo	Danny Lorden	378-0046
Longwood Ave.	Victorian Village Apts	Varies, mo		489-1553
Madison St, 409	Condos	Sale	Steve Noll	986-2992
Market St, 424	2 BR Condo, historic bldg	\$99,900	Marcia Williams	316-4060
Mulberry, 307	2 BR Apt	Lease	Melissa S. Miller	978-6125
Mulberry, 317	Bliss Building, built to suit	Condos/Sale	Hans Rupert	505-1192
N Church St	Studio, historic arts & crafts décor	\$450 mo	Frank Schier	964-9767 S
N Church St, 716	2 story Vic, Commercial/Res	\$160,000	Thayer & Watts Team	395-6803
N Church St, 825, C	3 BR apt	\$675	River District Apts, LLC	963-3400
N Church St, 834	2 BR upper	\$675 mo	Mike Lunde	985-9522
N Court, 534	1 or 2 BR, above art gallery	Lease neg.	Chad Brazle	316-8671
N Court, 1105	Garrison Lofts & Town Homes	Lease/Sale	Morrissey Realty Group	965-5507
N First St, 310	2/3 BR duplex	\$650 mo	Danny Lorden	378-0046
N First, 322	Modern Apt bldg, 1 & 2 Br	Varies, mo	Paul Arena	243-2924
N Main, 420	Historic 3 story, open spaces	Lease	Tom Herschlag	520-5250
N Main, 529	Historic Apt bldg, 1 BR	Lease		964-6270
N Main, 902	Windsor Apts, 1-3 BR	\$625-790 mo		847-277-9090
N Main, 913	Rock River Tower, 1-2 BR, stud.	Varies, mo	Carolyn Carlson	963-2111
N Main, 929-935	1 BR Apts, Main Place Apts	\$470 +, mo	Gene or Adam	600-8080
N Main, 973	2 BR Apt2	\$500	River District Apts, LLC	963-3400
Prairie, 514	2 Story, 3 BR, Victorian	\$89,900	Brad@BradBenedict.com	988-4286
S First St	Old City Hall Apts	Varies		964-9400
S Main, 228	William Brown Lofts	\$715-\$1265, mo	Linda Cooper	964-5112
S Main, 311	2 nd floor live/work	Lease	Sam Pirrello	289-5374
S Third, 100 block	Studio Apts			222-3734
S Third, 919-921	2 family	\$65,000	Melissa S. Miller	978-6125
Seventh St, 502	Lantow Lofts	Condos/Sale	lantowlofts.com	964-8280
W State, 111	Luther Center, 1 & 2 BR Apts	Lease	Julie Niebarger	965-0055
W Jefferson, 317-325	LOFTS321.com, 2 nd story	Lease	Justin Fern	904-6696
W Jefferosn, 1136/1138	2 BR Apts, upper, lower	\$550 mo	Melissa S. Miller	978-6125

ADDITIONAL INFORMATION ABOUT PLACES LISTED ABOVE

425 Market Street, Condos On Market - Best priced River District Condo! 2 Bedroom, 1 Bathroom, newer kitchen with neutral tile and cabinets. Beautiful original woodwork & wood floors throughout. Storage in basement. Large private courtyard in back. Huge closets. Dues \$130/mo. Priced reduced to \$99,900 - A Must See! Contact Marcia Williams with Doyle Woodhouse & Moore, Inc at 815.316.4060 williams@lunarealtors@gmail.com (03/03)

Roommates wanted in great River District Neighborhood.

Looking for 1-2 roommates to share a big painted lady Victorian house in downtown Rockford. 3 bedroom, 2 bathroom house with gorgeous wooden floors, a yard, tall ceilings, in-house laundry and dishwasher. On street parking. Just blocks away from Brio, Cru, Kumus, etc. \$350 rent... all inclusive: rent, internet access, cable tv, gas, electric and water and trash. It is definitely worth your time to check this out! Young professional or student preferred. 617-816-1743.

River District Church Street apartment - 1 studio, \$450, including 30s arts & crafts decor, heat, water, garbage, new stove, dishwasher, refrigerator, rooftop garden, indoor heated parking. Contact Frank: 815-964-9767.

834 N. Church St., 2 BR, upper, \$675 mo; Mike Lunde, 815-985-9522, mikelunde@topproducer.com, www.MikeLunde.com, Gambino Realtors.

534 N. Court St. - Very unique apartment above Art Gallery available in downtown Rockford, 1 or 2 BR, LR, Large eat-in Kitchen, plenty of storage, internet and security; very creative style with a lofted master suite and spiral staircase; ideal for productive artist! To see apt call 815-316-8671, Chad Brazle.

522 Indian Terrace, Historic House FOR SALE Contact: Kim Prezioso-Smith, Cell: 815-243-2360
4 BR, beautiful view of the Rock River, Fireplace, formal DR, 1.8 baths, lg foyer, newer kit, roof, water heater & storms/screens; Pulman ceilings in DR, Kt, Foyer. Beautiful woodwork throughout.

317 - 325 W. Jefferson St., www.LOFTS321.com, Urban Equity Partners is undertaking the renovation of the 2nd story into 6 loft apartments. Call Justin Fern for more information 815-904-6696, jfern@urbanep.com.

929 - 935 N. Main St., Main Place Apartments, under new ownership, fully renovated, heat included, plenty of free parking, free wi-fi; www.mainplacerockford.com, Call 815-600-8080 for more information and for viewing.

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,

317 Mulberry St. - Bliss Building - Condos built to suit in garden and 2nd floor levels of historic commercial building. Convenient location to shops, restaurants and entertainment venues, 2 blocks from river. Call Hans Rupert for more information at 815-505-1192, info@theblissbuilding.com, www.theblissbuilding.com

514 Prairie, 3 BR Victorian for FOR SALE

2 story, new siding, windows, kitchen appliances and cabinets. Move in condition. Near St. James Church and School. Call Brad Benedict (Doyle, Woodouse and Moore Realtors), 815-988-4286. Asking \$89,900. Brad@BradBenedict.com.

Century 21 Country North, Melissa S. Miller

307 Mulberry St. - Phenix Building - 2BR apt for rent, Large loft apartment, 2nd floor, historic building. Great location near shops, restaurants, entertainment venues.

2305 Benderwirt Avenue - Nice 3 bedroom apartment near downtown. Property under new ownership. Upper available with rent affordable at \$750.00 a month. Tenant pays for all utilities, including heat and electricity. Attached garage for parking cars. Pets WELCOME! 1st and last months rent paid at lease signing.

1136/1138 West Jefferson - 2 bedroom apartment - Lots of character in this very adorable neighborhood near downtown. Property under new ownership. Upper and Lower availability. Rent is affordable at \$550 per month. Tenant pays for all utilities, including heat and electricity. Detached garage for parking cars. Pets WELCOME! 1st and last month's rent paid at lease signing.

919 South Third St. - 2 Family for sale, \$65,000, great cash floor opportunity for minimum investment

Call Melissa S. Miller at 815-978-6125 or email msmhappy@aol.com to schedule an appointment to see these properties.

Garrison Lofts & Townhomes

1105 N. Court St., www.GarrisonLofts.com; For Garrison Lofts call Morrissey Realty Group at 815-965-5507. Loft Available/\$1200 mo rent. For Townhomes call: Frank Wehrstein at Dickerson Nieman, 815-282-6804.

ICON Companies

Now leasing apartments in historical neighborhoods. Contact Icon Property Management at 815-968.4266, 815-243-0122, or email info@urbanidg.com for more info.

Lantow Lofts

502 Seventh St., Upscale Condos FOR SALE. Completely restored, historic Lantow Pharmacy building with loft-style condos above Katie's Cup coffeebar. Unique, open floor plans: 1 and 2 BR, 1,200 to 1,400 sq. ft., with 12' ceilings, 8' windows, exposed brick walls, gas furnaces, "green" features, quality construction. Highly energy efficient: solar preheated water, tankless water heaters, high-efficiency furnaces, low-e windows. Many amenities including appliances, indoor parking, garden deck, high-tech wiring and videophone monitored security system. Highly competitive mortgage loans, up to 1.5% below market rate. Call 815-964-8280, ext.10 for a tour or visit www.lantowlofts.com.

Progressive Development, LLC

319 Lafayette - Great remodeled home with wonderful river views in St James neighborhood.

3 BR 1500 Sq. ft with new furnace, windows, bath, kitchen and appliances. This home is also part of the Arts Overlay district. \$850 a month - Please call Danny at 815-378-0046

310 N 1st - This large 2/3 BR duplex has lots of space inside and out, right across the street from Haight Park with great city views. Both units have newly refinished hardwood floors that are incredible and have washer and dryer hook up, nice fenced backyard with patio for a grill and fire pit. Each has an indoor parking spot in the 100 year old barn building with plenty of private parking in large driveway.

Gas/heat and water included. \$650 a month - Please call Danny at 815-378-0046

River District Apartments, LLC

River District Apartments is committed to constant improvement and renovation of apartment living in the Greater Rockford Area. All of our exquisite properties are situated in the heart of Rockford's River District and offer convenient access to downtown, the river front, shopping, dining and the bus route.

River District Apartments has many beautiful apartments that you would be proud of and are "A Great Place to Call Home". We are a Pet Friendly Community and your pets are important to us!

Some of the features of our apartments may include: hardwood floors, built ins, on site laundry centers, onsite parking, appliances, garages, river views, quiet historic neighborhoods, close to shopping and bus, close to the heart of downtown and well lit streets.

You may call us directly at 815-963-3400 or visit us on the web at www.riverdistrictapartments.com for current availability and amenities.

Current Availability:

973 N Main Street #2 - 2 bedroom \$500

825 N Church Street C - 3 bedroom \$675

1725 11th Street D - 2 bedroom \$525

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.

Rock River Tower

913 N Main Street

Luxury Studio, 1 Bedroom and 2 Bedroom apartments. Panoramic views of city and river, floor-to-ceiling windows, intercom entry system, contemporary kitchens, on-site storage, spacious closets, river frontage with boat slips and dock, pool, laundry, indoor parking. 815-963-2111

William Brown Lofts

Movin' On Up Downtown, Classic Elegance.

Experience downtown living right here in Rockford at the William Brown Lofts. Enjoy luxury apartments with unique architectural features and scenic views of downtown. Apartments range from \$715-1265. Call Linda Cooper in the leasing office at 815-964-5112 for more information. www.WilliamCharlesRealEstate.com

Windsor Apartments & The Carlton Apartments

902 N. Main St. and 950 N. Main St., Historic apartment buildings, Terrace Realty, 815-332-7620; also call 847-277-9090; Windsor apartments price range starting at - \$625/1BR, \$700/2BR, \$790/3BR