



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 Aug 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 <sup>rd</sup> Floor live/work Loft	Lease	Melissa S. Miller	978-6125
414 E. State St.	2 <sup>nd</sup> Floor Loft Apt	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
Longwood Ave.	Victorian Village Apts	Varies, mo		489-1553
Market St, 419	Loft, lg 1BR, 1400 sq ft	Lease	Lulu Watt	621-6582
Market St, 425	2 BR Condo, historic bldg	\$89,900	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, 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, 913	Rock River Tower, 1-2 BR, stud.	Varies, mo	Carolyn Carlson	963-2111
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 Main, 228	William Brown Lofts	\$715-\$1265, mo	Linda Cooper	964-5112
S Main, 311	2 <sup>nd</sup> 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 Jefferosn, 1136/1138	2 BR Apts, upper, lower	\$550 mo	Melissa S. Miller	978-6125

### ADDITIONAL INFORMATION ABOUT PLACES LISTED ABOVE

**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](mailto: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.

**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](http://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](mailto:spirrello@starckrealtors.com).

**419 Market St. -**

Watt Loft - large downtown 1 BDR loft rental available after May 31. 1,400 sq. feet, 16 ft. ceilings, washer and dryer, indoor private parking, and lot's of storage. Walk to Kuma's, 5 Spa, Scratch/Plush, Brio, Bamboo, the Rose, Bennie's Cleaners and more. Contact Lulu Watt, [luluwatt@sbcglobal.net](mailto:luluwatt@sbcglobal.net) or tel. 815 621-6582.



**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 \$89,900** - A Must See! Contact Marcia Williams with Doyle Woodhouse & Moore, Inc at 815.316.4060 [williamslunarealtors@gmail.com](mailto:williamslunarealtors@gmail.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](mailto:Brad@BradBenedict.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](mailto:info@theblissbuilding.com), [www.theblissbuilding.com](http://www.theblissbuilding.com)

**Nextage Professional Realty, Melissa Miller**

815-978-6125, [msmhappy@aol.com](mailto:msmhappy@aol.com)

**Call for a scheduled showing:**

**414 E. State St.** - 2nd floor LOFT APT., \$975 mo, 1 month rent and 1 month security dep required

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

**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.

**919-921 S Third St** - 2 Family for sale, \$65,000, great cash floor opportunity for minimum investment.

**2305 Benderwirt Avenue**, in Historic Garfield District, 1st floor, small dogs allowed, 1 yr lease, 1 mo rent/1 mo sec required up-front, \$800 mo, 3 BR.

## **Garrison Lofts & Townhomes**

1105 N. Court St., [www.GarrisonLofts.com](http://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](mailto:info@urbanidg.com) for more info.

**The Valencia**, historic Jesse Barloga apartment building at N. Court & Fisher, [www.ValenciaRockford.com](http://www.ValenciaRockford.com)

## **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](http://www.lantowlofts.com).

## **River District Apartments, LLC**

River District Apartments is committed to the continuing improvement of Apartment Living in the Greater Rockford Area. We offer spacious, beautifully appointed apartments for rent with sensational newer interiors and inviting layouts. Our one, two and three bedroom apartments have been completely refreshed with nice kitchens with all appliances, updated bathrooms and laundry centers. Our Pet Friendly Community offers a new standard of modern living just minutes away from downtown, the river front, shopping, dining and bus routes. Walk your dog along the bike path by the beautiful Rock River or work out at the gym facilities at the YMCA just across the river.

You may call us directly at 815-963-3400 or visit us on the web at [riverdistrictapartments.com](http://riverdistrictapartments.com).

### **Current Availability - all are pet friendly:**

973 N Main Street - 1 bedroom apartments & studios overlooking river, laundry center from \$450

1138 Revell Avenue - 2 bedroom apartments, front/rear decks, all appliances, garage from \$500

1725 11th Street - Spacious 2 bedrooms, formal dining, laundry center, huge yard, close to park from \$550

The Carltons - 2 bedroom overlooking river, quiet cul de sac, laundry center, garages from \$650

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)

## **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 the leasing office at 815-964-5112 for more information. [www.WilliamCharlesRealEstate.com](http://www.WilliamCharlesRealEstate.com)