

WATERWORKS BUILDING

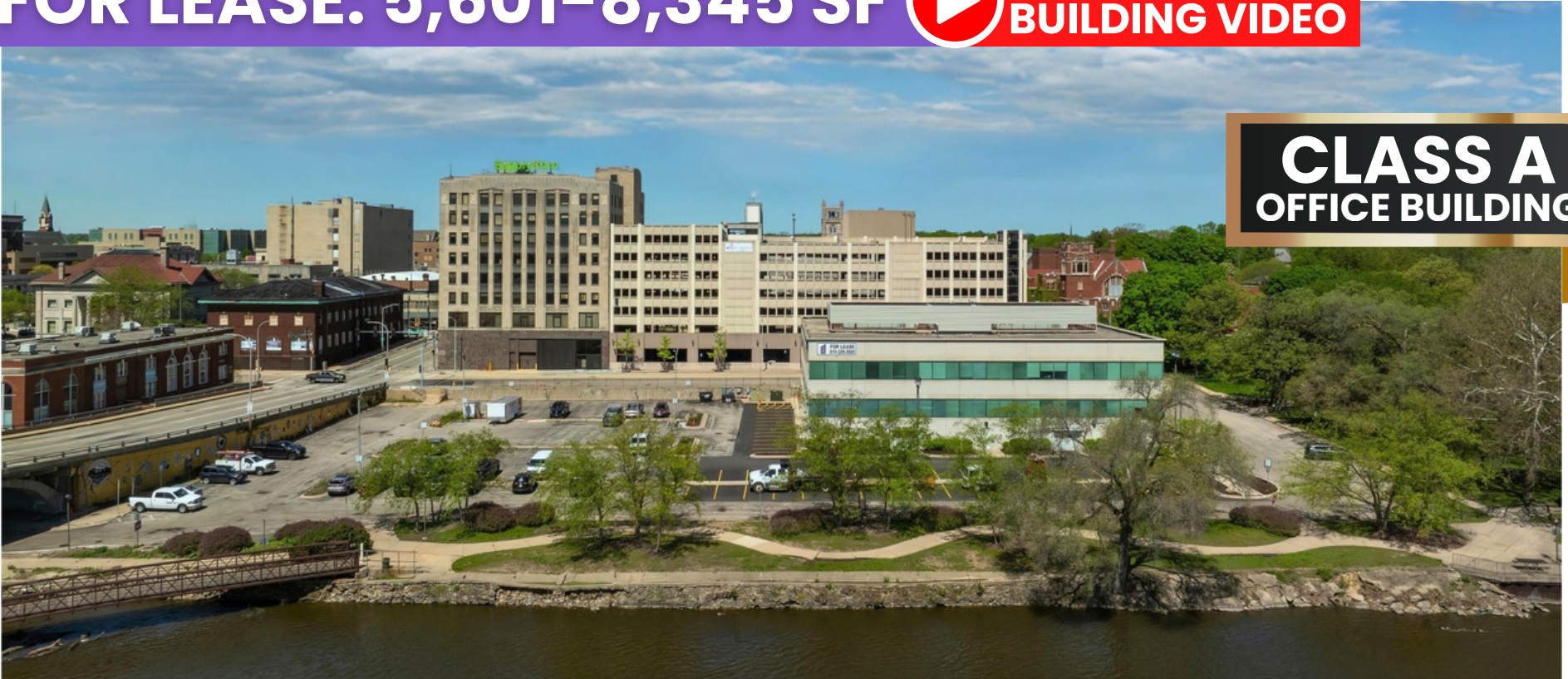
100 PARK AVENUE, ROCKFORD, IL 61101

FOR LEASE: 5,601–8,345 SF



**CLICK TO VIEW
BUILDING VIDEO**

**CLASS A
OFFICE BUILDING**



Property Information

- High-end finishes in one of Rockford's most attractive multi-story office buildings with a grand lobby to impress clients and customers.
- Flexible and divisible suites available 3,809 SF to 17,755 SF on the 1st Floor and 7,775 SF on the 2nd Floor.
- Located on a beautifully landscaped riverfront property.
- Less than a mile from US-20 Business.
- Tenant suites include move-in ready finished office spaces.
- Ample parking, both surface spaces and underground covered parking below building.
- Walking distance from Beattie Park and the Coronado Theater with other restaurants and business services nearby.
- More than 10,000 Daytime Jobs within a Three-Mile Radius.



815-229-3000



leasing@firstmidwestgroup.com



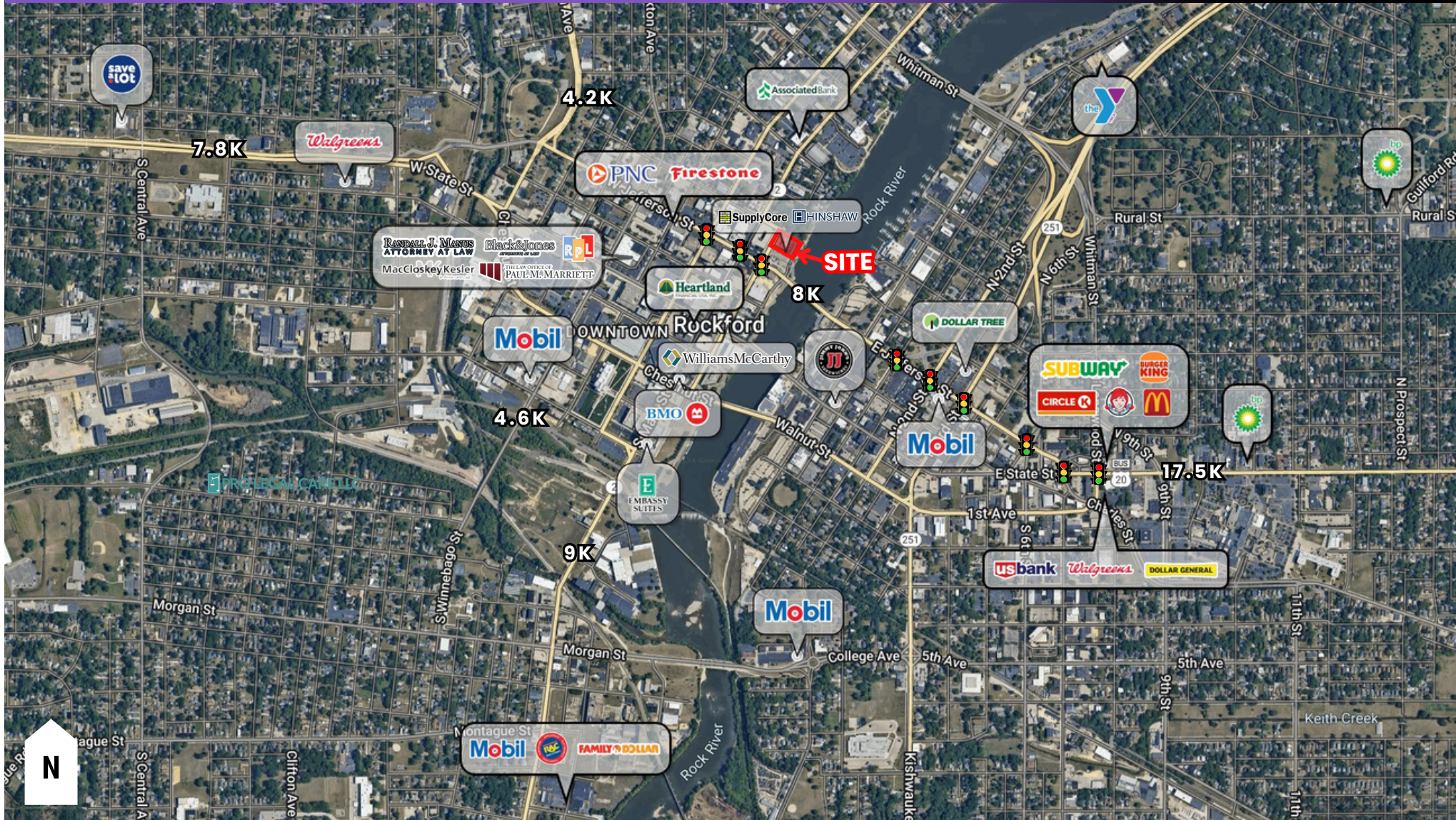
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

100 PARK AVENUE, ROCKFORD, IL 61101

WATERFRONT VIEWS ON THE ROCK RIVER



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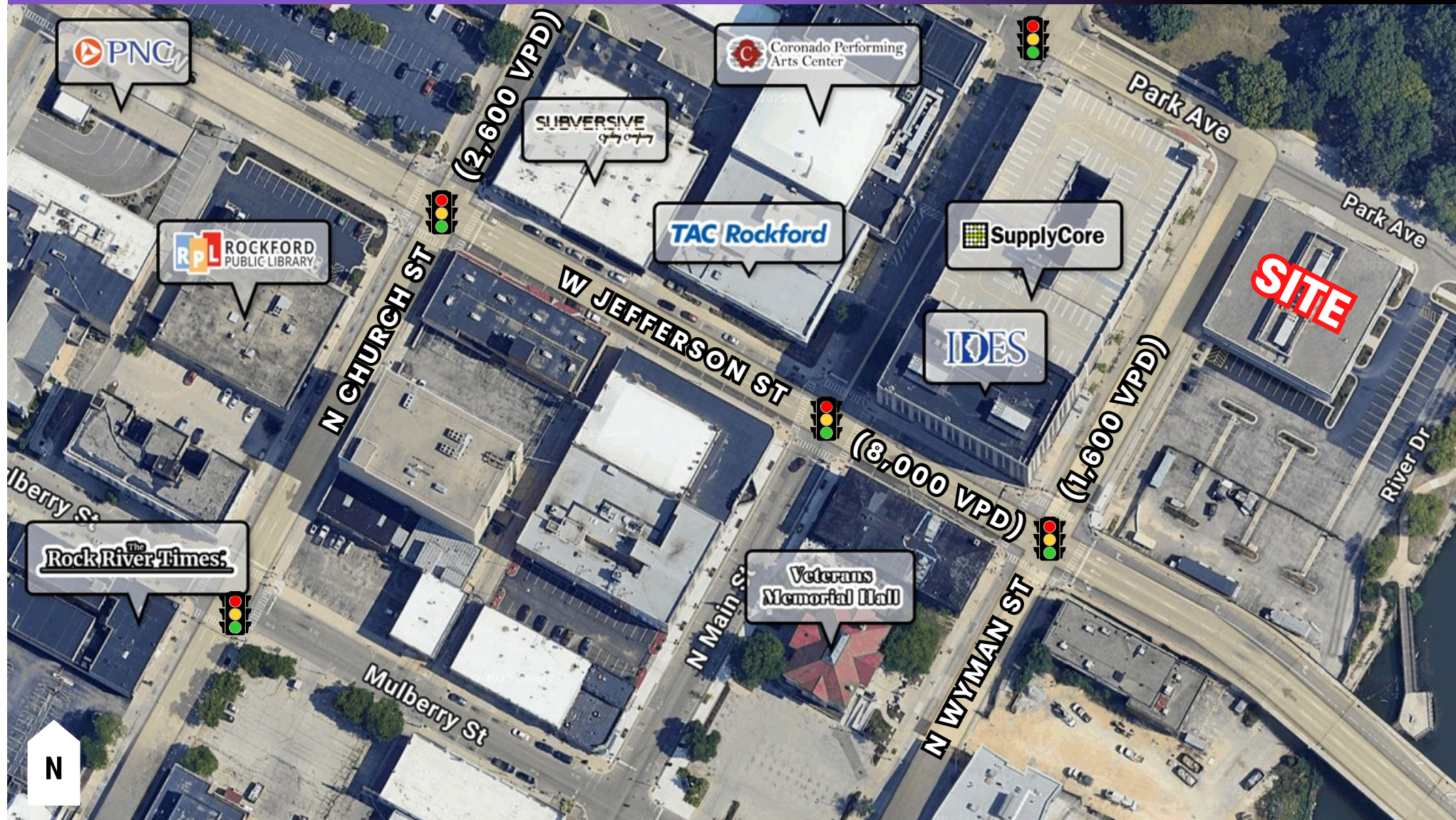
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IDEAL CENTRAL DOWNTOWN LOCATION



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6801 Spring Creek Road, Rockford, IL 61114



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100 PARK AVENUE, ROCKFORD, IL 61101
FIRST FLOOR | SITE: 5,601-8,345 SF

SITE A: 5,601 SF



**CLICK TO VIEW
VIRTUAL TOUR**

SITE B: 8,345 SF



**CLICK TO VIEW
VIRTUAL TOUR**



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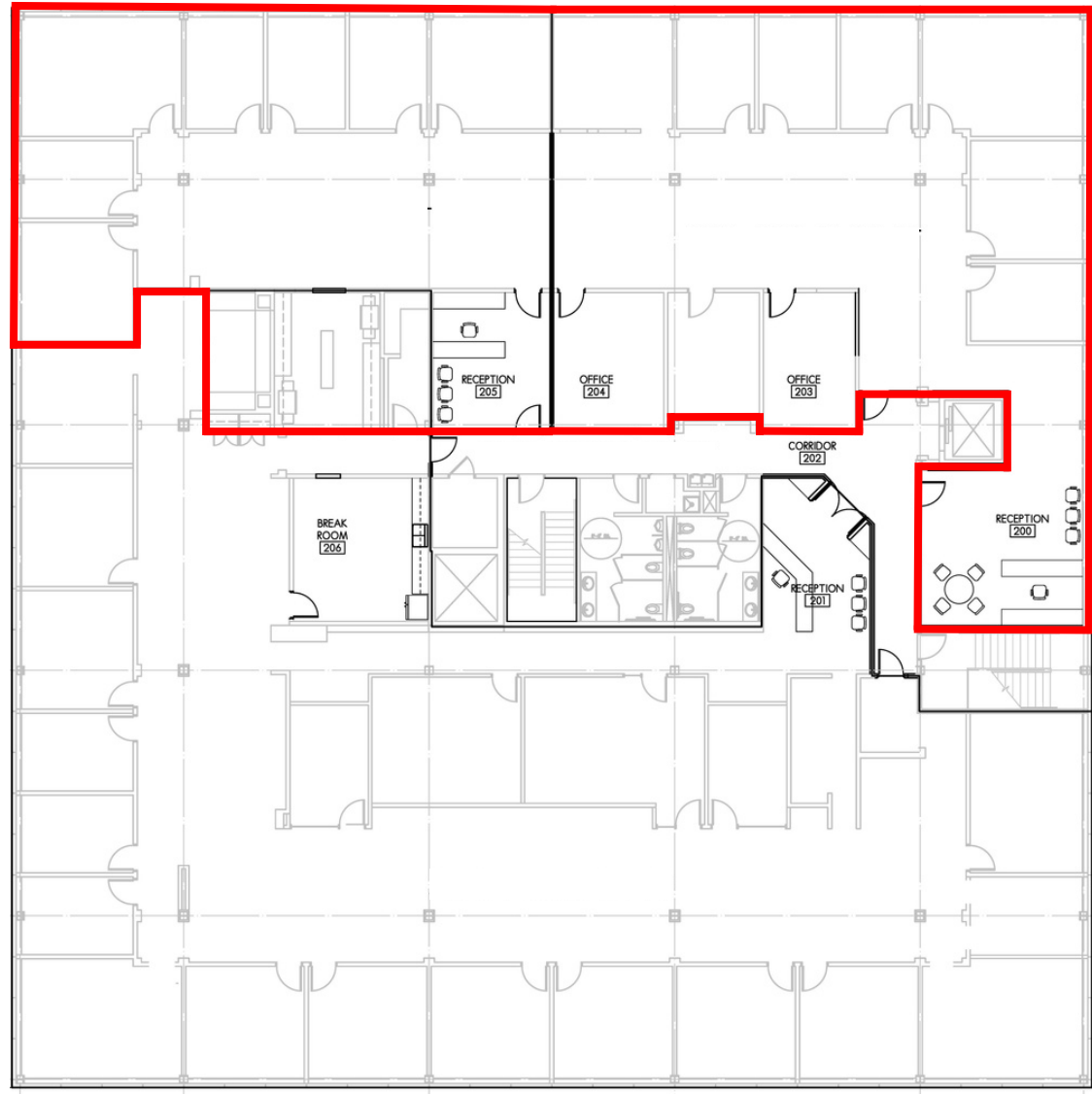
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SECOND FLOOR: 8,315 SF

SITE C: 8,315 SF



**CLICK TO VIEW
VIRTUAL TOUR**



← SITE C



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