



BRYANT
COMMERCIAL GROUP

706 N Main St. Rockford, IL 61103

FOR SALE OR LEASE

PROFESSIONAL OFFICE BUILDING



Position your business in this well-maintained 13,652 SF tri-level office building ideally located along North Main Street in Rockford.

Situated on a 1.05-acre site, the property offers exceptional flexibility for an owner-user, investor, or tenant seeking professional office space with convenient access and ample on-site parking.

The generous floor plan accommodates a variety of office layouts, including conference rooms, private offices, collaborative workspaces, and administrative areas.



NATHAN BRYANT, CCIM
Licensed Real Estate Broker & CEO

Mobile: (815)-218-1371 • **Office:** (815)-200-6004
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KELLER WILLIAMS REALTY SIGNATURE
4201 Galleria Dr. Loves Park, IL 61111



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Each Office is Individually Owned & Operated



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OFFERING SUMMARY

Asking Price:	\$615,000
Available SF:	13,652 SF
Asking Lease Rate:	\$9/SF/YR
Lease Type:	NNN
Lease Term:	5 years min

PROPERTY HIGHLIGHTS

Building Size:	13,652 SF
Land Size:	1.05 AC
Year Built:	1964
Years Renovated:	1992/2015
Construction:	Brick
Zoning:	C2
Parcel ID:	11-23-176-006
Parcel ID:	11-23-176-010



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LOCATION SUMMARY



Positioned along N Main St, this property benefits from convenient access to Rockford's downtown core, major roadways, and surrounding residential and commercial districts - making it an excellent fit for businesses seeking visibility and accessibility.

Radius	Population	Households	Avg. Household Income
1 Mile	13,300+	5,800+	\$56,000+
3 Miles	88,700+	36,300+	\$65,000+
5 Miles	177,400+	73,100+	\$73,000+



- + On the N Main St corridor, part of Rockford's ongoing revitalization initiative.
- + Minutes from Downtown Rockford's River District - dining, shopping, and entertainment.
- + Near the Discovery Center Museum, Coronado Performing Arts Center, and BMO Center.
- + Strong visibility within an active commercial corridor.
- + Easy access to Rockford's roadway network and surrounding neighborhoods.
- + Located in a targeted area for continued city investment and improvement.

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