

# FOR LEASE

600 – 1,725 SF  
Office Space  
Edgebrook Office  
Tower  
Rockford, IL



## Property Description:

- 600 – 1,725 SF Available
- Onsite maintenance and management
- Signalized entry from N. Alpine and multiple non-signalized entry points surrounding the complex
- Complex offers adjacent shopping center with unique restaurants, shopping, medical and business services
- Ten minutes from I-90 interchange
- Offers NNN leases with full-service CAMIT

**Total Space Available:** 600 – 1,725 SF

**Rental Rate:** \$10-12.00/SF NNN

**Property Type:** Retail/Office

**Zoning:** C3

**Listing ID:** 5c1b2bbc0b316100010f1bdc



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Rockford, IL 61114

FOR LEASE

# Edgebrook Office Tower

1639 NORTH ALPINE ROAD, ROCKFORD, ILLINOIS

## Building Highlights:

- Five-story, 38,000 SF professional office building located in the established and sought-after north-east quadrant of Rockford
- Mature landscaping and architectural detail
- Leases include utilities and in-suite janitorial
- Building and property management onsite
- Professional building with excellent mix of cotenants
- Available penthouse offer stunning views



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# Edgebrook

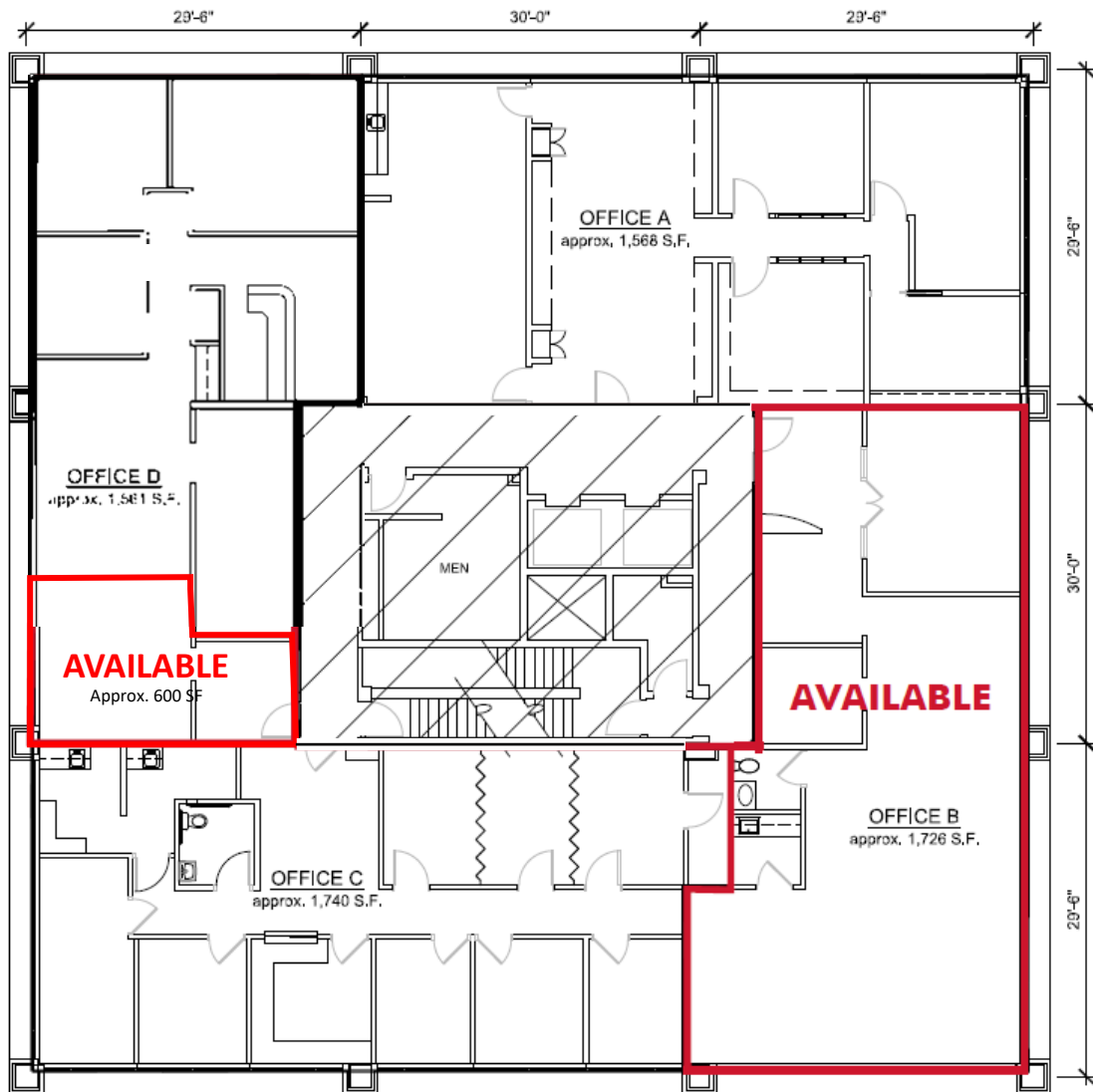
Edgebrook Shopping Center offers an outstanding mix of retailers, presenting an upscale, complimentary variety of goods and services. A five-story, 38,000 SF office building provides a centerpiece that generates cross traffic for Edgebrook's retail and restaurant establishments. Edgebrook promotes stores and center events, including a seasonal, weekly farmer's market, with joint advertising and marketing programs. Tenants include Ace Hardware, Anytime Fitness, Dunkin Donuts, Mary's Market, Fleet Feet Sports, Baker Street Burgers, Manpower, Postal Shoppe, Evolve Dance Studio and Lucha Cantina.

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## Available Suites, 5<sup>th</sup> Floor



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## Demographics

### Population

	2 mile	5 mile	10 mile
2010 Population	34,439	195,362	287,807
2021 Population	32,953	185,447	276,651
2026 Population Projection	32,607	183,191	274,126

### Households

	2 mile	5 mile	10 mile
2010 Households	14,310	78,311	111,616
2021 Households	13,681	74,272	107,037
2026 Household Projection	13,534	73,355	105,999

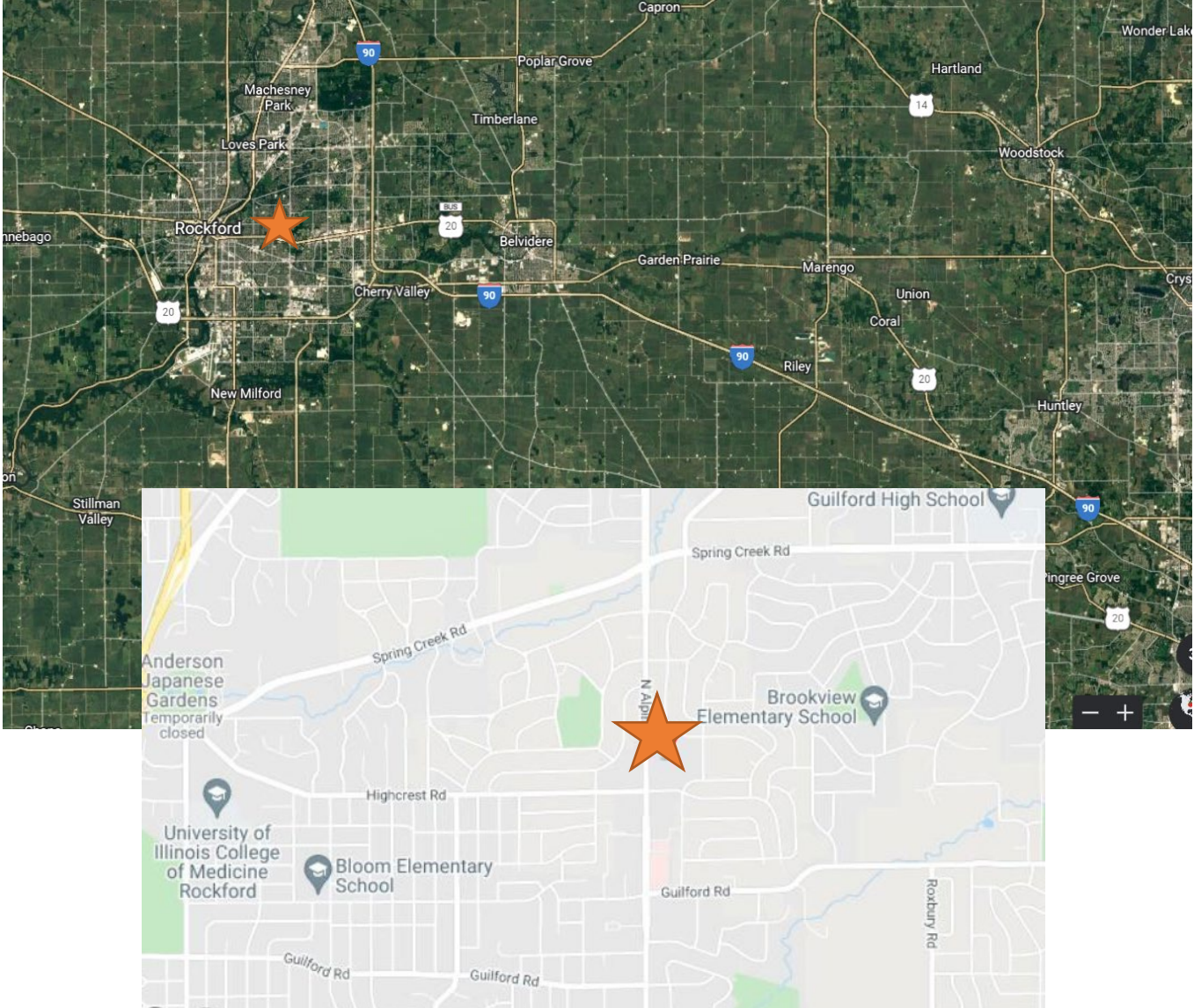
### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$90,274	\$68,986	\$74,810
Median Household Income	\$71,799	\$52,661	\$58,066

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