



## PROPERTY HIGHLIGHTS

LandMark Real Estate Group is pleased to offer this exceptional professional property for sub-lease! This beautifully appointed 77,200 SF free-standing facility was completely remodeled in 2021, currently serves as a national call center and can be reconfigured to accommodate multiple uses, including professional office, call center, medical and more.

- > **Building:** 77,200 SF (Free-Standing)
  - Secure Lobby
  - Raised Floor throughout for easy cabling, plumbing, etc.
  - 12'-16' Ceilings
  - Largely Open Floor Plan with Perimeter Offices, IT Rm, Meeting Rms, Large Cafeteria and Support Spaces
- > **Built:** 1999 (Complete Remodel 2021)
- > **Power:** 2,000a/480v/3ph; Able to Receive Back-Up Generator
- > **HVAC:** 100% Heated & Cooled (RTUs new in 2018)
- > **Data:** Redundant Fiber Feeds (Comcast/AT&T)
- > **Parking:** 438 (5.7 per 1,000 SF)
- > **Lease Rate:** Please call for updated pricing and terms
- > **Taxes:** \$1.72 /sf/yr (2025)

## FOR SUB-LEASE

**CALL CENTER/OFFICE/MEDICAL BUILDING**  
Rockford, Illinois

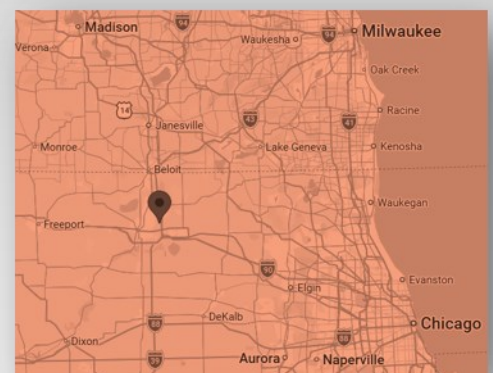
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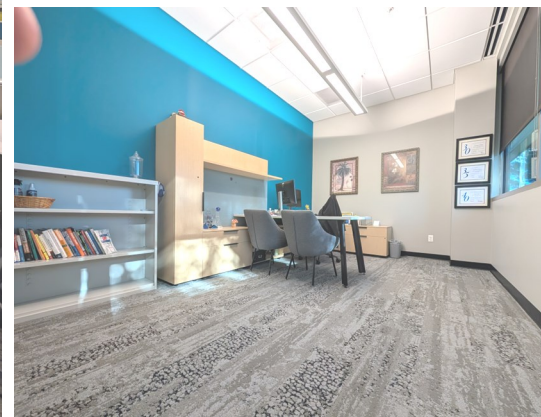


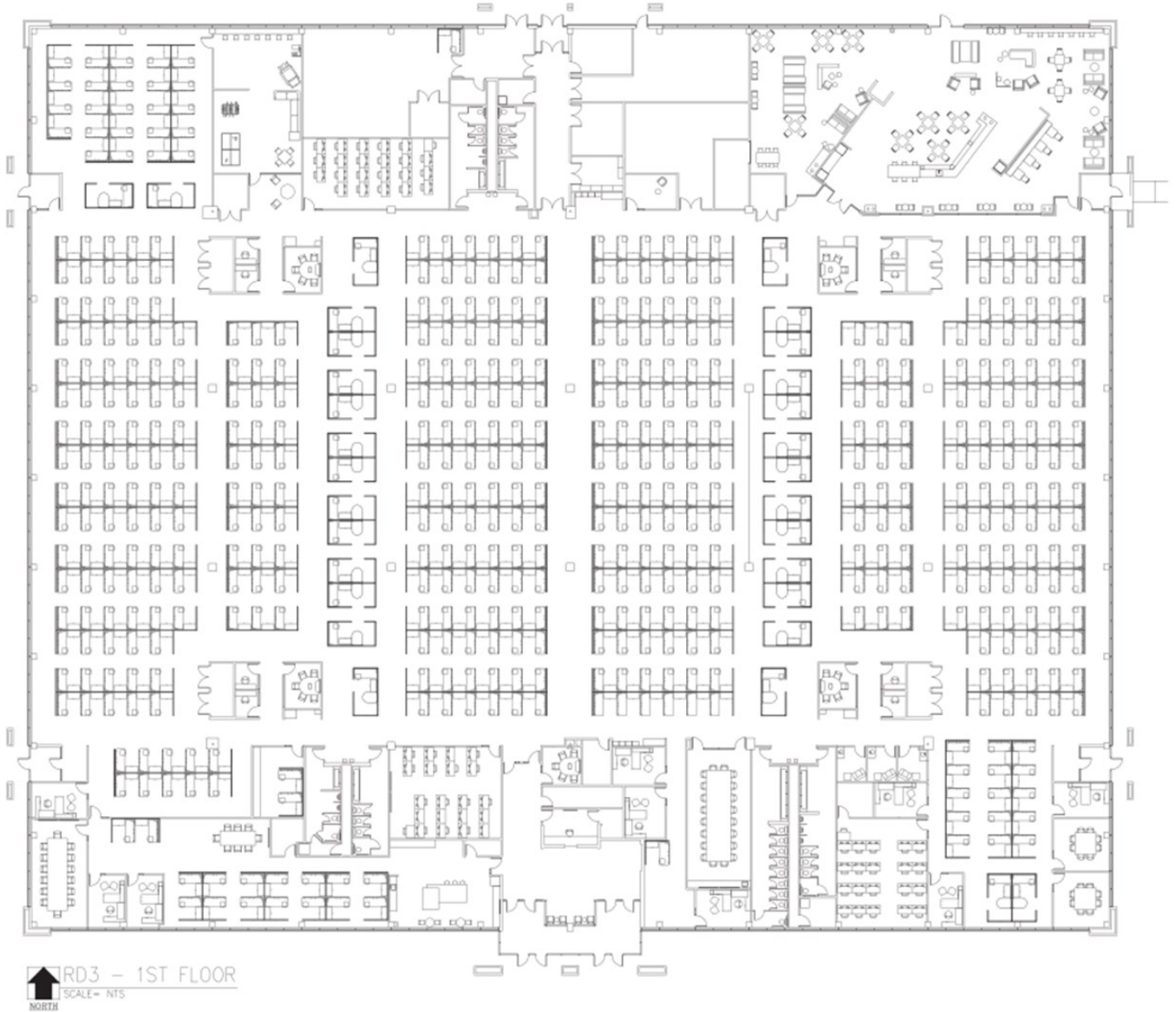
## PROPERTY LOCATION

LandMark Real Estate Group is pleased to present this beautifully appointed 77,200 SF, free-standing building in a private setting—currently serving as a national call center and suitable for many professional uses.

Located amongst newer, east side development, the subject is near retail, dining, grocery, banking and features great local and regional access — just off the 4-lane Perryville Rd locally and convenient to full I-90 access @ Riverside Blvd (1.85 mi) and E State St (2.85 mi).







## Rockford, Illinois at a Glance

**350,000+**

MSA  
population

**1 Million +**

regional  
workforce

**90 min**

to three major  
metros

**Direct  
access**

to I-90, I-39,  
US-20, I-80  
and I-88

**Top U.S. cargo  
airport**

## Greater Rockford, Illinois Awards and Recognition



WSJ

#1 US Real Estate  
Market



WSJ

#4 Healthcare  
Access & Home  
Affordability



Reader's  
digest

Top 15 Best  
Places to Move to  
In the Nation



US News

Top 130 Best  
Places To Live



TRAVEL + NOIRE

#8 Best Cities for  
Black Americans'  
Career Growth



IndustryWeek

#4 Best Places To  
Work In  
Manufacturing



INSURIFY

#1 Best City In IL  
For New  
Homeowners



LIVABILITY

#7 Best Cities To  
Live IN Outside of  
Chicago