

# WATERWORKS BUILDING

100 PARK AVENUE, ROCKFORD, IL 61101

FOR LEASE: 4,000–8,345 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



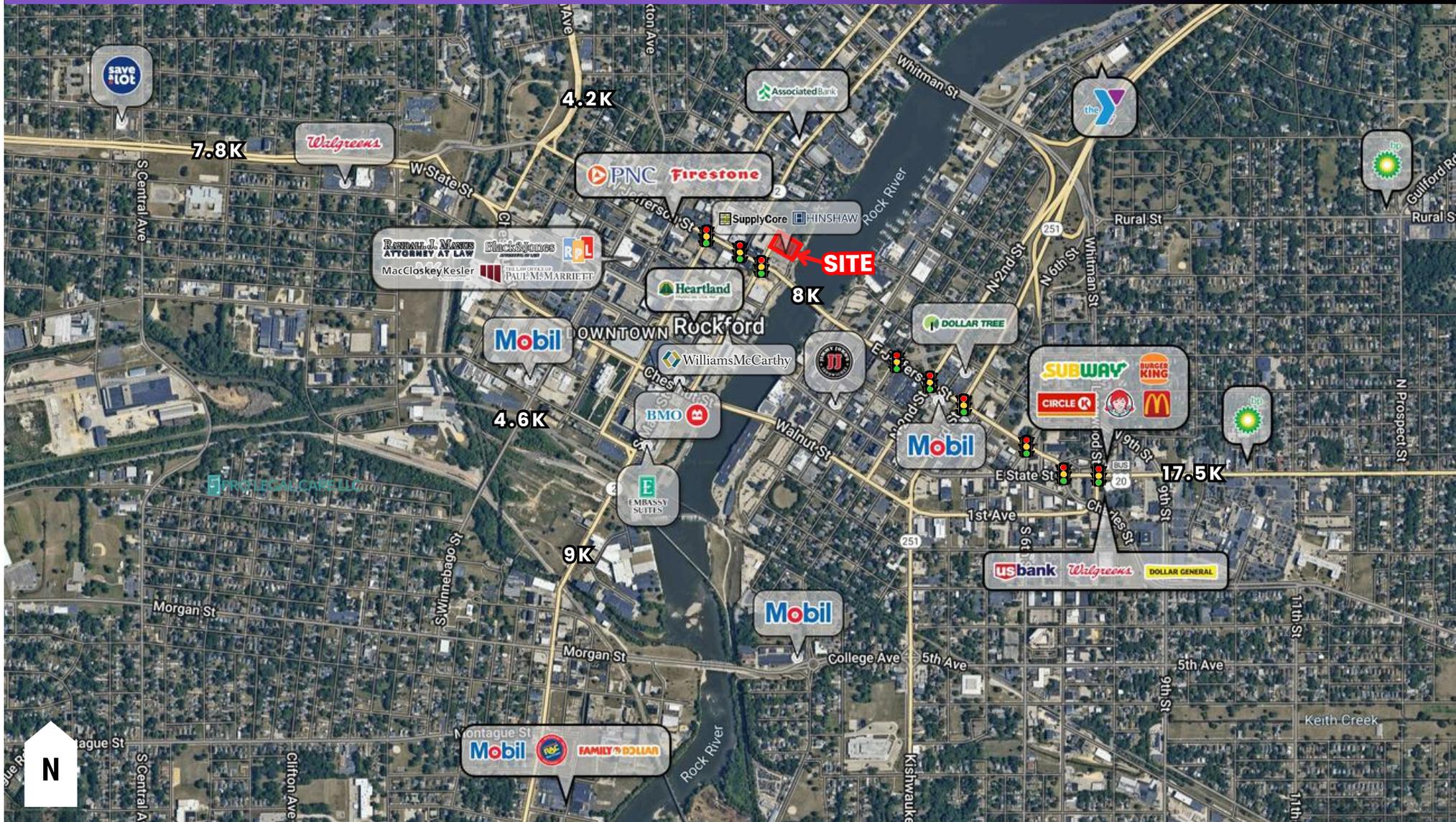
6801 Spring Creek Road, Rockford, IL 61114



First Midwest Group

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## WATERFRONT VIEWS ON THE ROCK RIVER



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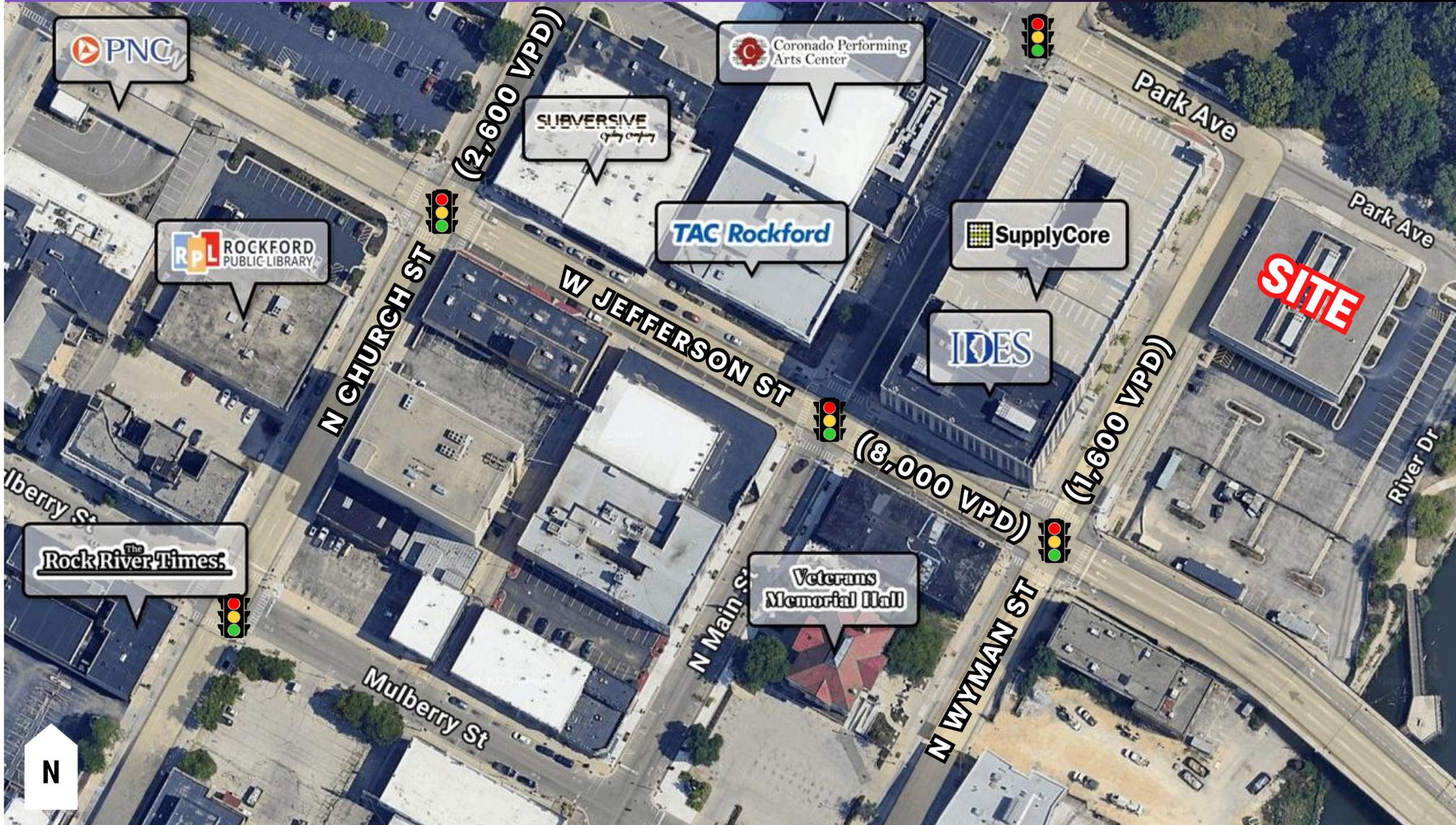


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# 100 PARK AVENUE, ROCKFORD, IL 61101 IDEAL CENTRAL DOWNTOWN LOCATION



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# FIRST FLOOR | SITE A & B: 4,000-8,345 SF

**SITE A: 5,601 SF**

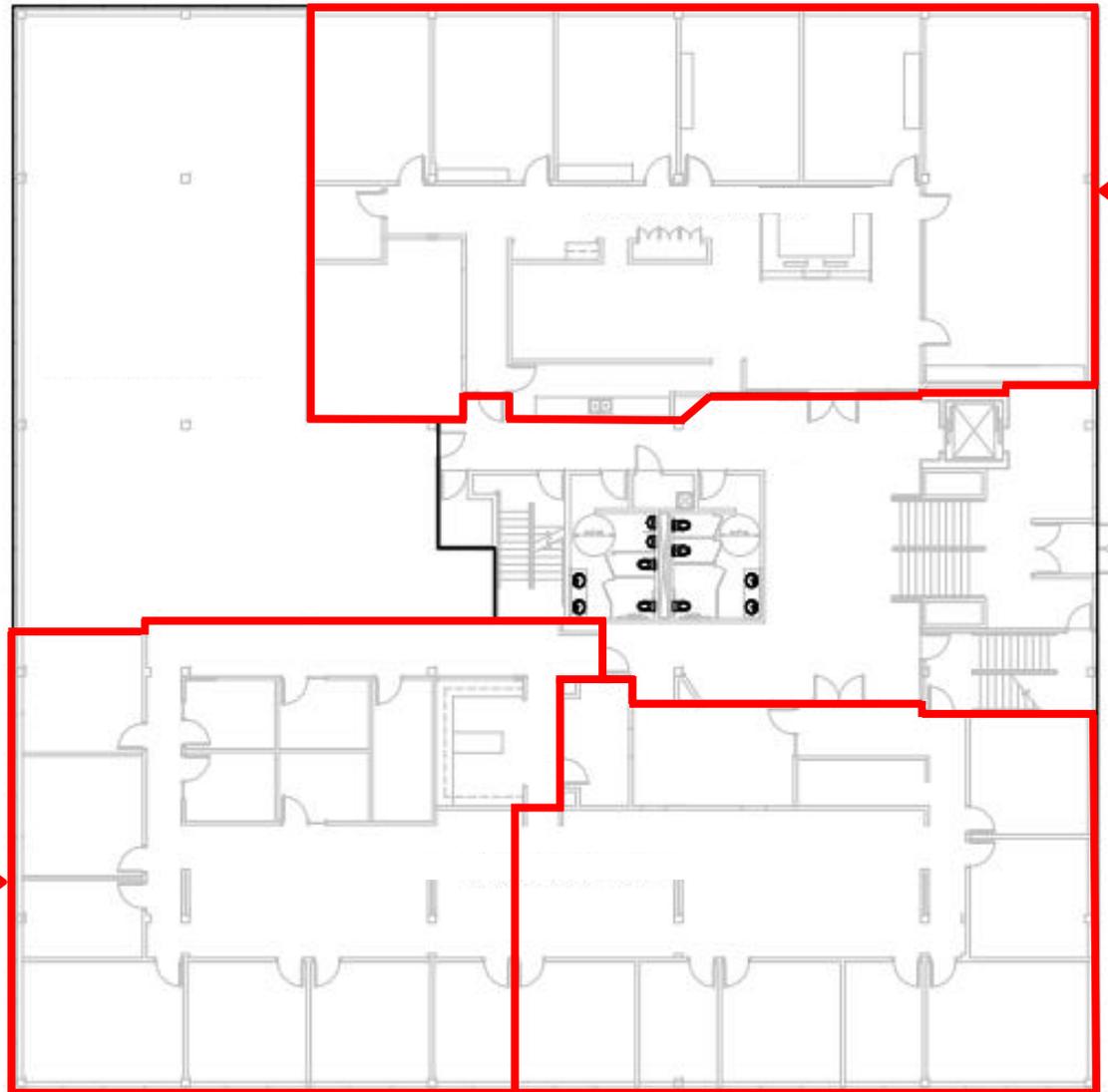


**CLICK TO VIEW  
VIRTUAL TOUR**

**SITE B: 4,000-8,345 SF**



**CLICK TO VIEW  
VIRTUAL TOUR**



**SITE A** →

**SITE B  
DIVISABLE** →



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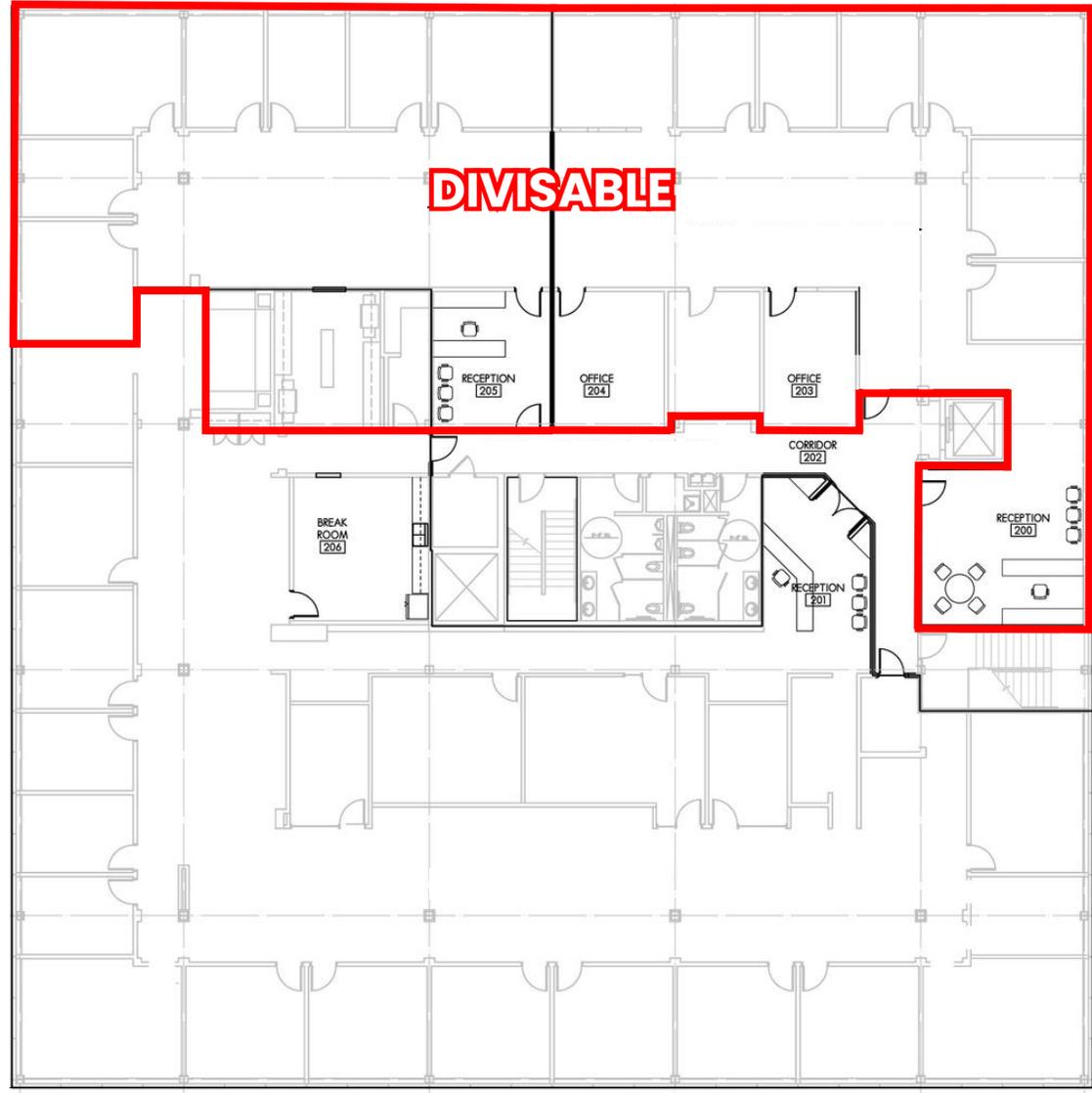
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100 PARK AVENUE, ROCKFORD, IL 61101  
**SECOND FLOOR DIVISIBLE: 8,315 SF**

**SITE: 8,315 SF**



**CLICK TO VIEW  
VIRTUAL TOUR**



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