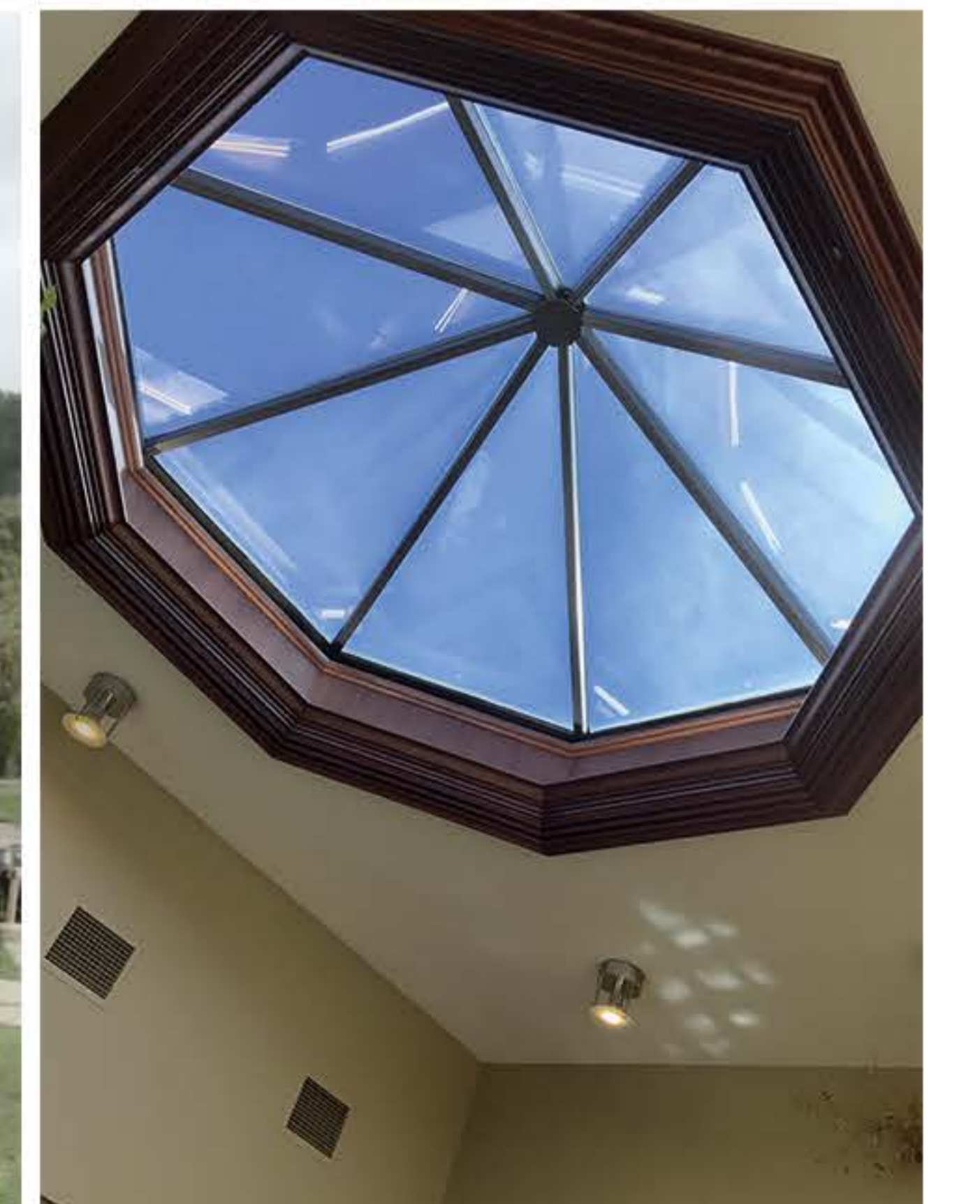




OFFICES AT CANAL PLAZA

102 EAST ROCK FALLS ROAD

AVAILABLE: 2,508 SF | MINIMUM: 1,200 SF



102 E. ROCK FALLS RD.

ROCK FALLS, IL 61071

OFFICE PROPERTY FOR LEASE | 2,508 SF

PROPERTY TYPE | OFFICE

YEAR BUILT | 1977

YEAR RENOVATED | 2018

OFFICE CLASS | CLASS A

FLOOR | FIRST FLOOR

LEASE TERM | NEGOTIABLE

DATA WIRING | CAT6A

GROSS LEASEABLE | 2,508 SF

MIN. LEASABLE | 1,200 SF

OCCUPANCY | IMMEDIATE

ACCESS | 24-HOUR

PROPERTY MANAGER | ON-SITE

EXTERIOR SIGNAGE | YES

SERVICE TYPE | FULL SERVICE GROSS, MODIFIED GROSS

PROPERTY SUBTYPE | PROFESSIONAL, FINANCIAL, MEDICAL

INTERNET CONNECTIVITY | 1000/1000 GIGABIT FIXED FIBER

- INTERSTATE/TOLL ROAD ACCESS: < 1 MILE TO I-88 AT IL-30, I-88 AT IL-40
- ILLUMINATED SIGNAGE OPPORTUNITY
- RECENT COMMON AREA/ATRIUM UPGRADES: WiFi, WATER FEATURES
- OPTIONAL MANAGED DATA AND VOICE SERVICES
- EXPANDABLE ON-PREMISES SERVER, STORAGE SPACE
- TRAFFIC COUNT: 10,300 (.01 MI TO IL-40), 6,700 (.01 MI TO IL-30)
- LED LIGHTING, NEW HVAC, SMART THERMOSTATIC CONTROLS, SECURITY



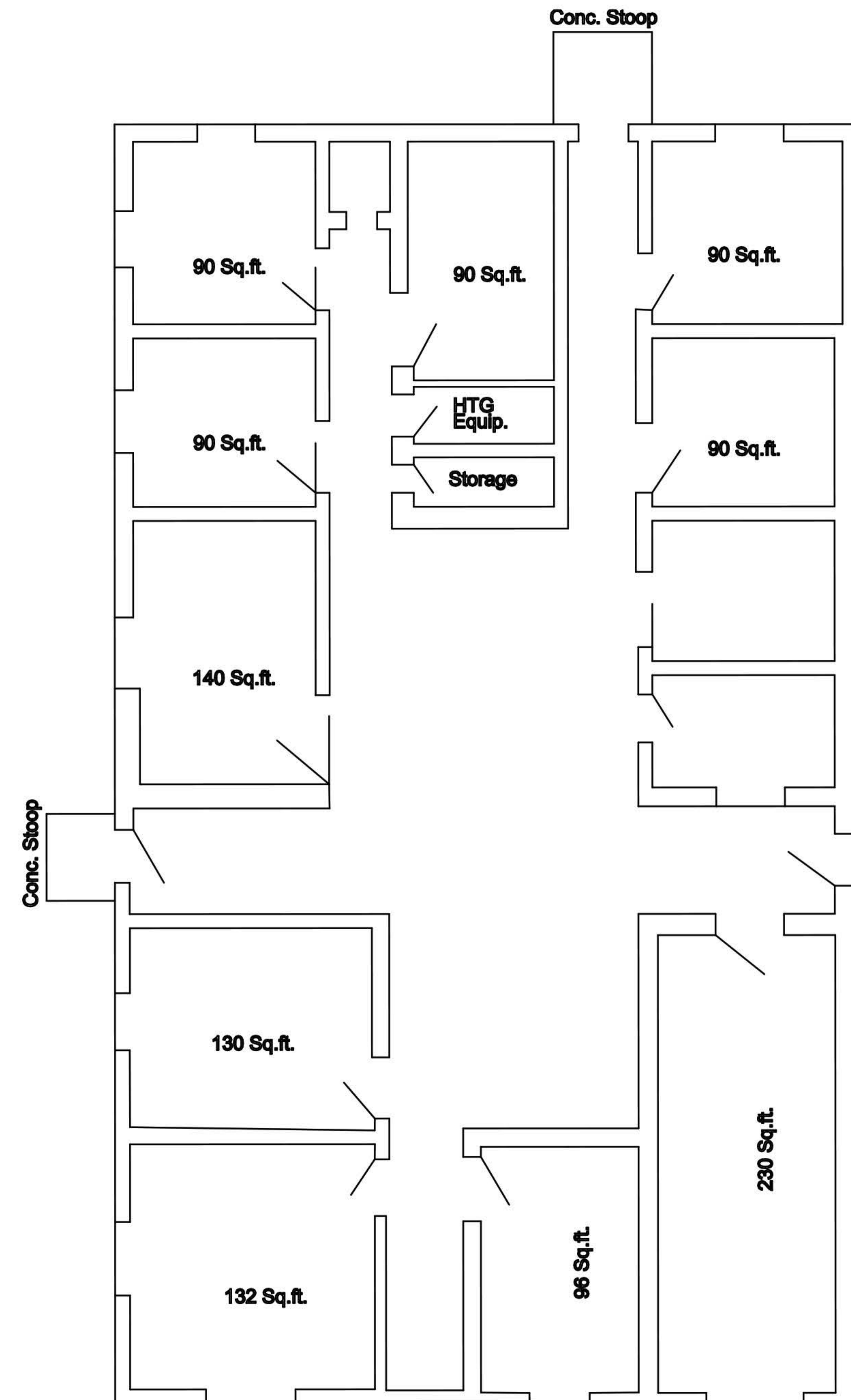
OFFICES AT CANAL PLAZA

PROFESSIONAL SUITES WITH ROBUST INFORMATION SERVICES

O 815.626.0501

F 815.626.0526

E CONTACT@NILAWYERS.COM



DISCLAIMER: Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Contact property owner for most current information and detail.



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