

FOR LEASE

# OFFICE SPACE/CALL CENTER 4021 MORSAY DR. ROCKFORD, ILLINOIS



## PROPERTY FEATURES

- + 16,305 SF total available
- + Well-known shopping center in the heart of Rockford's near east side shopping district
- + High E. State St. traffic counts
- + Pylon Signage available
- + Easy signalized ingress and egress
- + Co-tenants include Amazon, Salvation Army, Subway, CSL Plasma and Illinois Bank and Trust
- + Asking Rental Rates: \$6.00-\$8.00/SF NNN

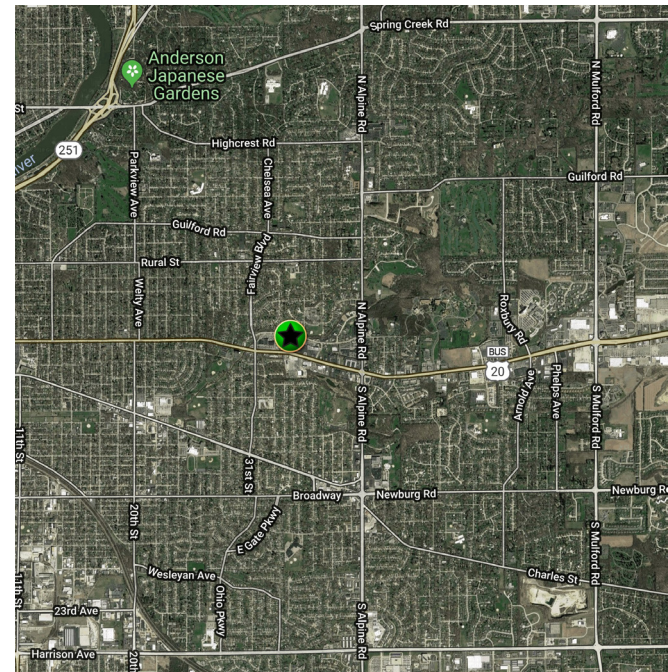


## TRAFFIC COUNTS

E. State St. 23,400 VPD

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	10,425	89,874	186,957
Households	4,487	37,608	75,664
Average Household Income	\$63,026	\$61,640	\$61,617
Daytime Population	4,877	51,997	107,431



## CONTACT US

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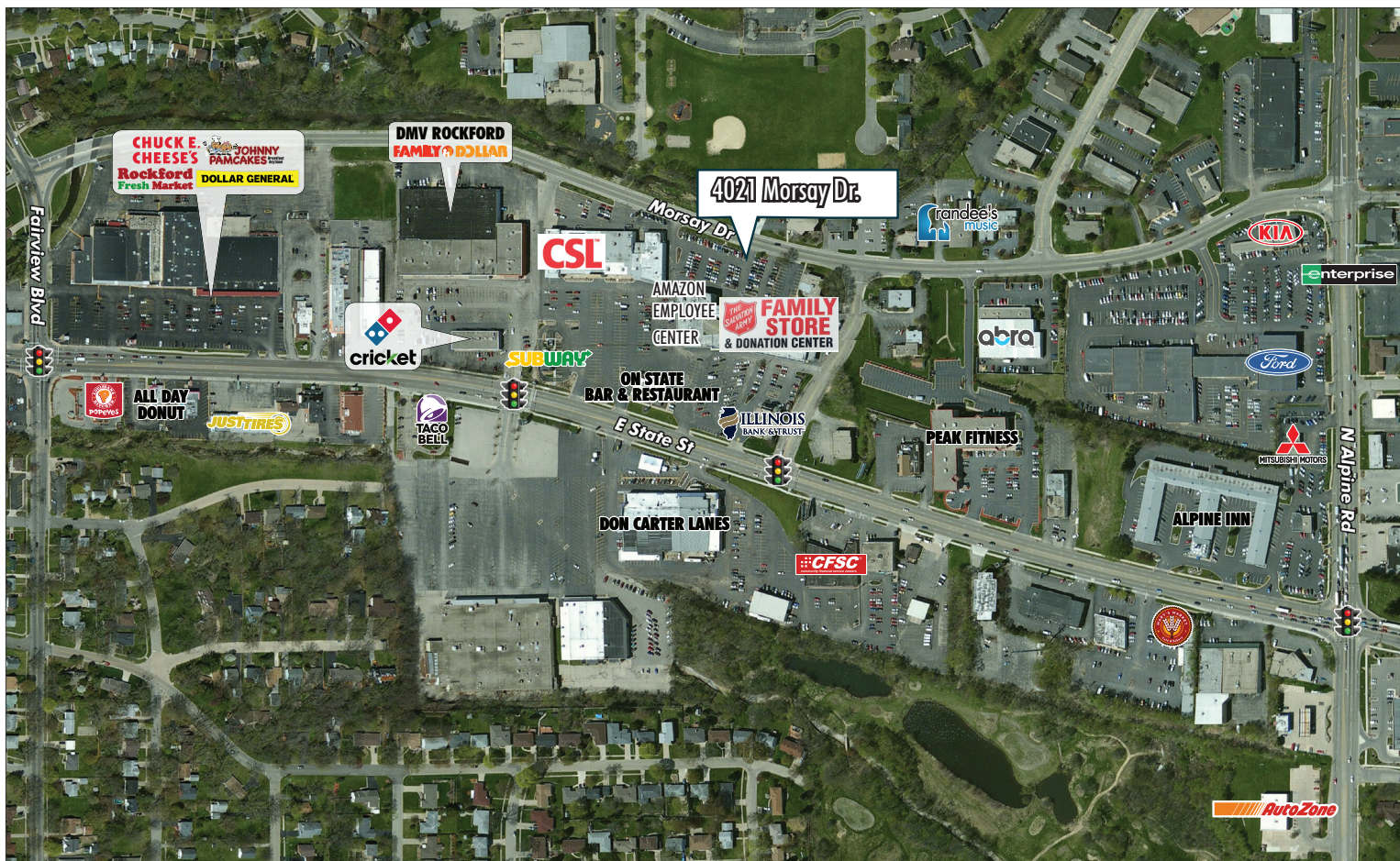
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IMMEDIATE AREA



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0 250 500 1,000 Feet **CBRE**



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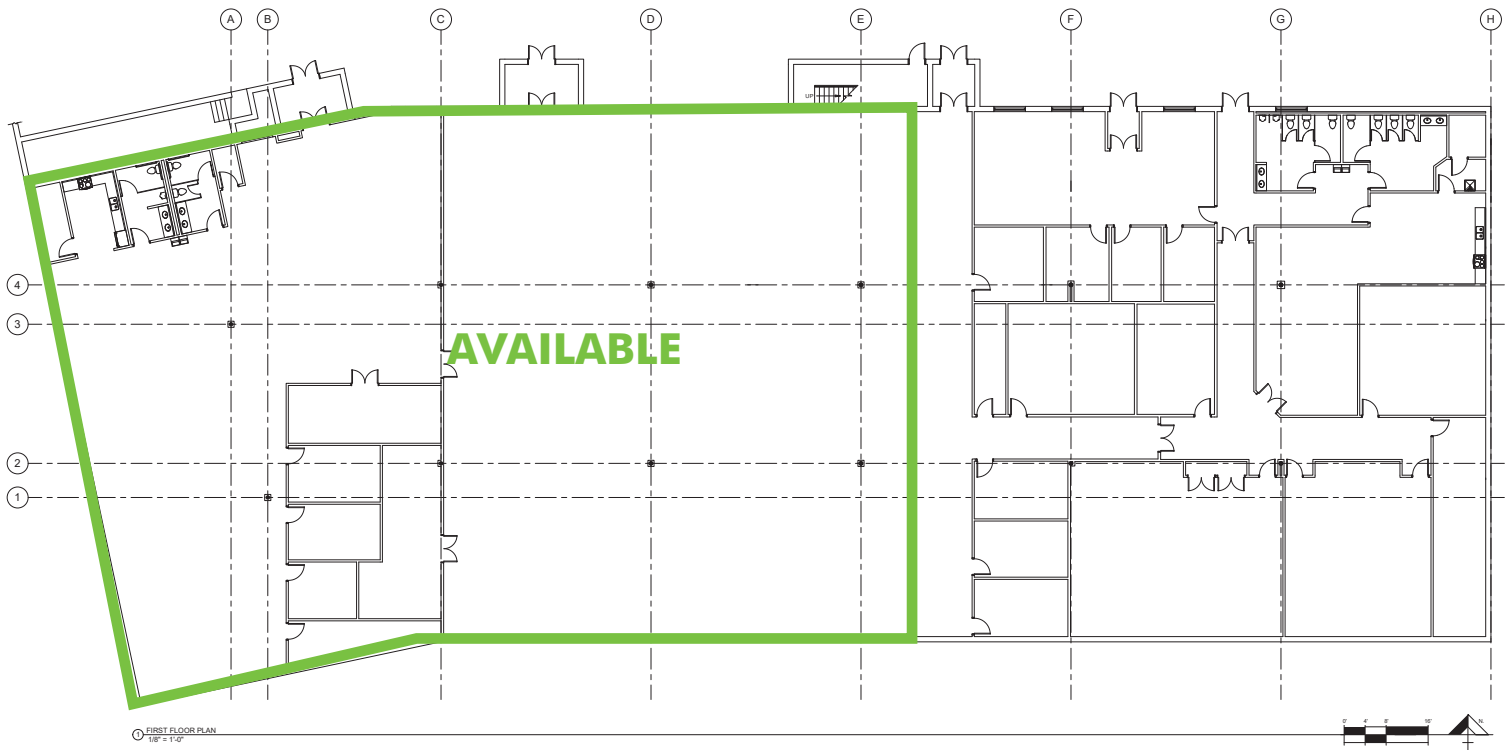


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## FLOOR PLAN

**AVAILABLE:**  
**Up to 16,305 SF AVAILABLE**



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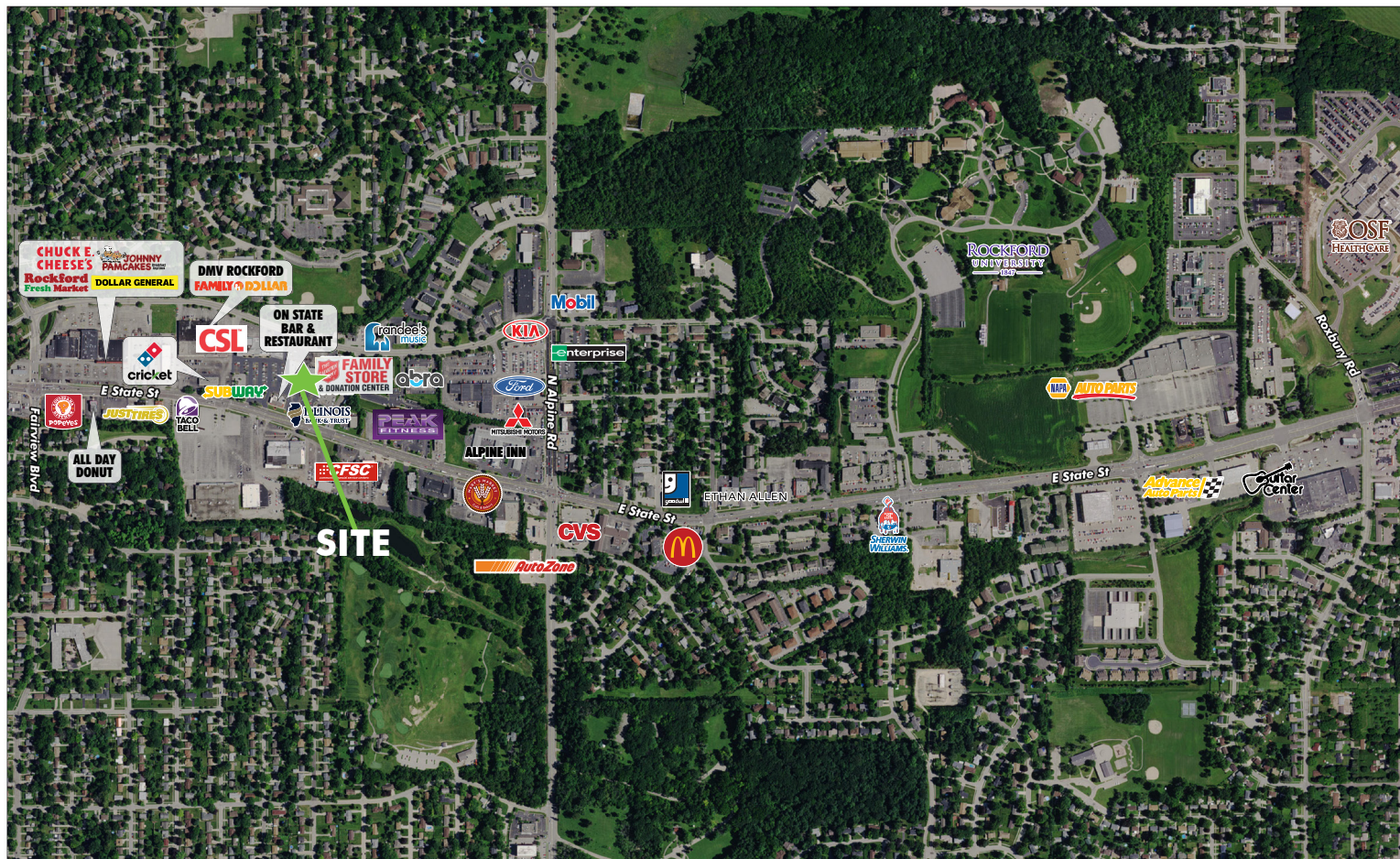


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### LOCAL AREA VIEW



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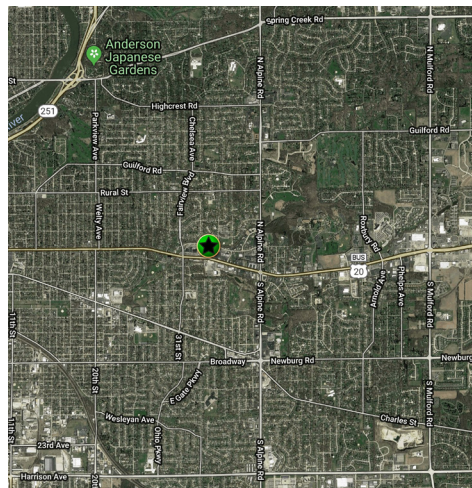
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