



# For Lease

22,000 r.s.f. plug and play call center

## Specifications

- 300+ Plug and Play seats
- 22,000 SF
- Asking \$13.50/SF Gross + Utilities
- 10.7/1,000 SF Parking Ratio
  - 230+ parking spaces
- Available Immediately
- Docks and drive-in doors can be added based on tenant requirements

## Features

- Former contact center with all infrastructure remaining
- Landlord willing to BTS (to lease or own) on adjacent land or sell existing building
- Signage available
- Generator and UPS in place
- Ample restrooms, training and break room space
- Full building security monitoring and alarm system
- Enterprise Zone location offers State income tax liability reduction of 0.5% and sales tax waiver on improvements to space

**9942 N. Alpine Road,  
Machesney Park, IL**

**Deanna Becker**

+1 312 228 2578

deanna.becker@am.jll.com

**Karen B. Walsh, CCIM**

+1 815 218 3438

karen.walsh@cbre.com

**Jennifer Berry**

+1 815 871 6156

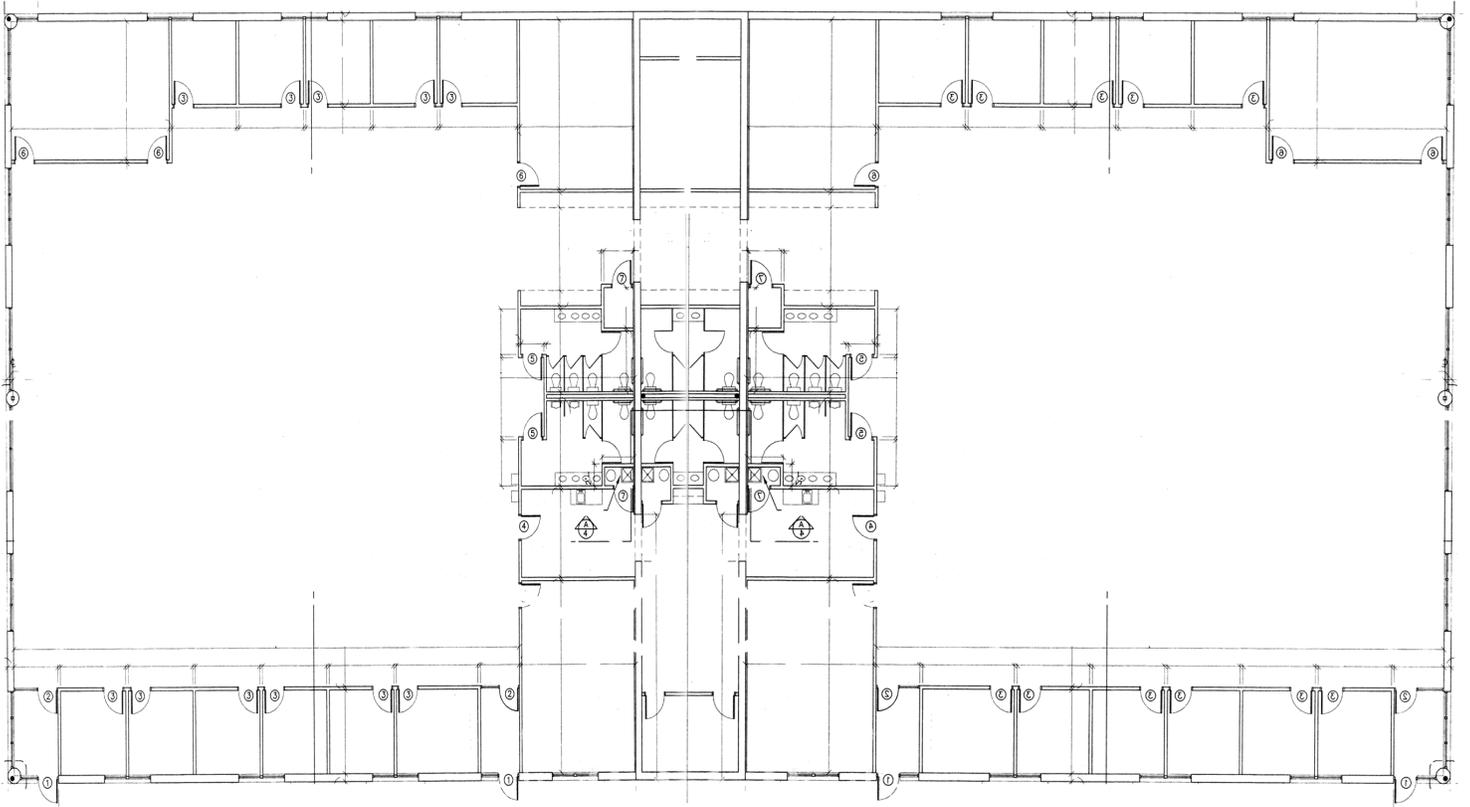
jennifer.berry@cbre.com





## Rockford Metropolitan Statistical Area Demographics

Total Population:	346,076
CSR 1 Entry wage (U.S. = \$11.65):	\$11.40
CSR 2 Entry wage (U.S. = \$13.85):	\$13.49
Population Growth (2011-2016):	-0.90%
CSR Count:	3,862
Unemployment (U.S. = 4.0%):	6.3%
Some College Education Index (U.S. = 100):	121
HS Education Index (U.S. = 100):	125
Right to Work:	No

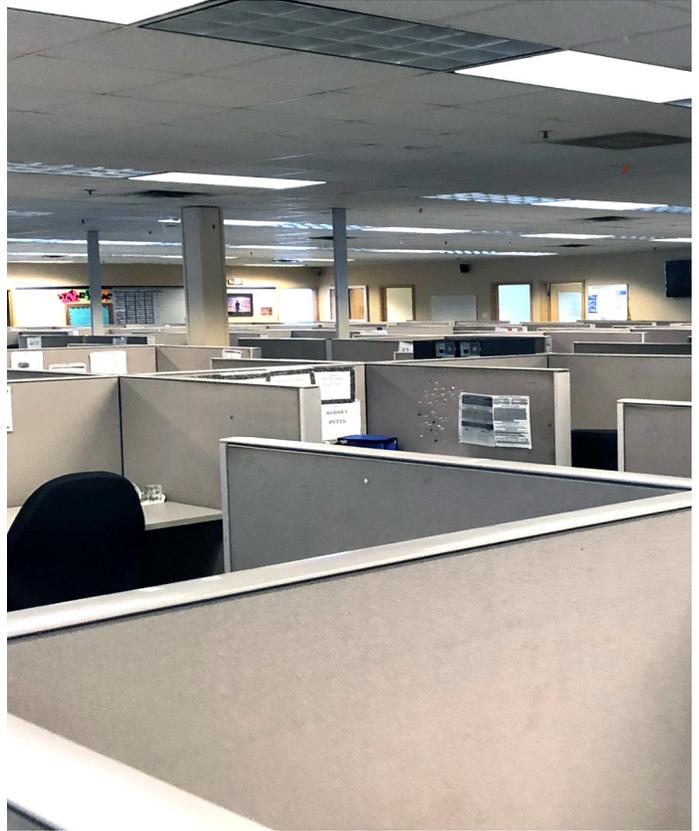


**DISCLAIMER**

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019. Jones Lang LaSalle IP, Inc. All rights reserved.



# Property Photos



**Deanna Becker**  
+1 312 228 2578  
deanna.becker@am.jll.com

**Karen B. Walsh, CCIM**  
+1 815 218 3438  
karen.walsh@cbre.com

**Jennifer Berry**  
+1 815 871 6156  
jennifer.berry@cbre.com

