

## 524 Building

524 W. Stephenson St. | Freeport, IL | US | Stephenson County  
Available SF: 12,388 | Lease Rate: \$12 | Lease Terms: Full Service



**GREATER  
FREEPORT  
PARTNERSHIP**

**ECONOMIC  
DEVELOPMENT**



Building Type:	Office
Available SF:	12,388
Total SF:	80,000
Number of Stories:	4
Expandable:	Unknown
Zoning:	Office, Commercial
Site Size:	4.00 Acres
Year Built:	1978
Specialty Features:	Call Center Ready, Data Center
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Concrete-Reinforced
Lease Rate:	\$12
Lease Terms:	Full Service
Lease Rate Note:	\$12.00 / gross rent
Last Updated:	Aug 17, 2023

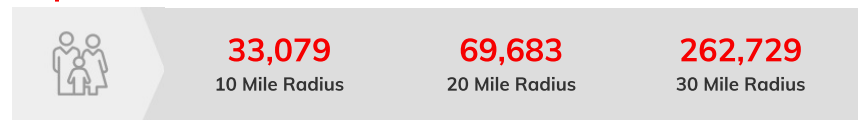
## Realtor/Owner Contact

John McConnel  
Uinta, LLC  
815-233-3400 | johnmcfarm@yahoo.com

## Property and Area Description

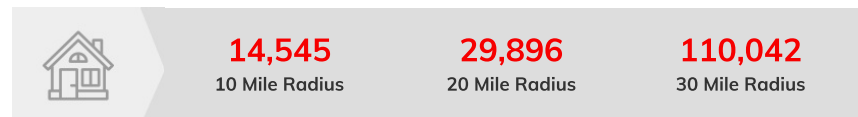
The 524 Building is Freeport's premier office building offering prestige, modern technology, and convenience at an amazingly affordable price. (for sale or lease) Locating your business in the 524 Building will express a positive statement about your company. The impressive architectural elegance and the classic artistic decor will say it all, providing your customers and vendors with the ambiance you desire for your business. Built in 1928, addition 1978. We have space available from single offices to luxury office suites complete with kitchens, break areas, and conference areas. Ample parking is always available. You can have your special meetings catered with on-site service. Enjoy discounted Fiber Optic internet service, complete with complimentary wireless backup. Take advantage of complimentary conference rooms. Enjoy the convenience and efficiency of our onsite cafeteria offering you and your employees \$5.00 hot lunches and \$3.00 salad bar. Feel secure with LED lighting outside and within providing bright lighting to nearly all areas. Security cameras are placed at front and rear entrances. And, off hours the building is electronically locked at each entrance and each floor which has a unique code key. Know that the building is very well maintained by two full time professionals and a myriad of vendors who are among the best of what they do in the region. Rents are full service and there are no CAM or other fees so many others have. Your rent is all you pay.

## Population



Source: ESRI®, 2024

## Households



Source: ESRI®, 2024

## Transportation

Rail Served: No  
Rail Served By: Other  
Rail Accessible: No  
Rail Infrastructure in Place: No

## Utilities

Electric: ComEd  
Natural Gas: Nicor  
Water: City of Freeport Water & Sewer  
Sewer: City of Freeport Water & Sewer

## Property Images



**Andrea Schultz Winter | Development Director | Greater Freeport Partnership**  
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