



Building Type:	Office
Available SF:	9,000
Total SF:	78,000
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:	Dec 17, 2024

Realtor/Owner Contact

John McConnel
Uinta, LLC
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Property and Area Description

This incredible data processing/call room space has appx. 8,100 square feet which includes 52 like new cubicles with desks, file cabinets and shelf in each. These are already wired for electrical and data. There are also conference/training rooms, private offices, kitchen/break room, equipment room, storage area, key card access, and private women's rest room (men's room just outside office entrance door). Perfectly lighted with quality LED lighting, high ceilings, large window areas. This space is conducive to production, supporting professional efforts. WE WILL HELP COVER MOVING COSTS! BUILDING HIGHLIGHTS Freeport's Premier Office space has various size office suites available. From 200 sq ft to our incredible data processing, call room with 8,100 sq ft The 524 Building is well located just west of the Freeport downtown area. The building has beautiful classical architecture with modern conveniences. There is ample free parking (200 spaces), on site cafeteria, professional business community, key card access to building, security cameras, etc. Our business community is open and welcoming with active community business groups working hard to help each business do better. The 524 Building is located just a block away from an excellent health club facility, The Freeport Health Club (formerly Fitness Lifestyles). Freeport, IL is located in beautiful northwest Illinois, known for it's natural beauty, historical significance, lush agricultural landscape, many state and national parks, nearby Mississippi river. Sport enthusiasts will enjoy the many hiking paths, bicycle paths, camping, fishing, hunting, touring and serene countryside. We also boast central location to various larger cities like Rockford, Dubuque, Madison, Chicago metropolitan area, etc. all within a easy drive to enjoy immense shopping, cultural, and business opportunities. Freeport is a medical hub for its region that is aligned with Rockford, Madison and other prominent medical facilities. There is an extensive public park system that includes swimming pools, playgrounds, baseball fields, outdoor concert facilities, tennis, basketball, and baseball. There are numerous truly small towns within easy commute reach that will allow for true country living in small town America! Get out of the congestion of large city life and enjoy a better, more serene lifestyle with lower costs to do business and live.

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

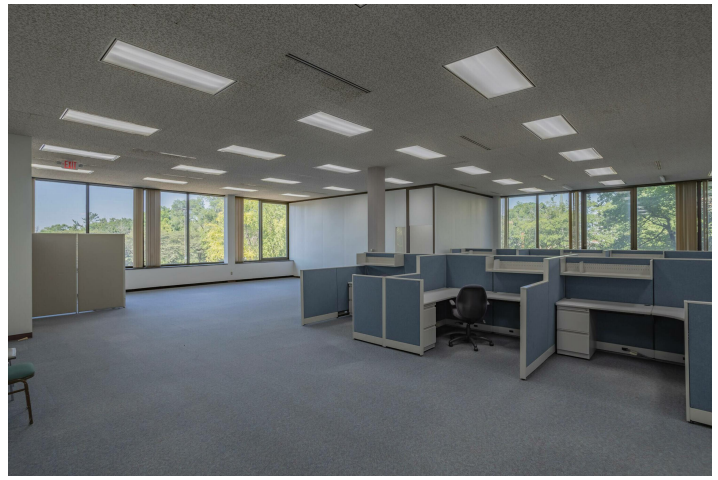
Water: City of Freeport Water & Sewer

Sewer: City of Freeport Water & Sewer

Property Images







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