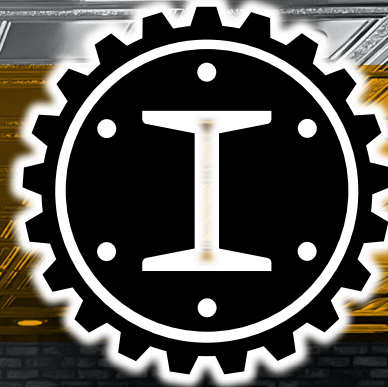


OFFICE SPACE FOR LEASE

655 & 690

3RD STREET, BELOIT, WI



OWNED & MANAGED BY

HENDRICKS
COMMERCIAL PROPERTIES

IRONWORKS



**CUSHMAN &
WAKEFIELD**

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IRONWORKS

OVERVIEW

For nearly 150 years, the site was home to the Beloit Corporation, an economic powerhouse that manufactured the world's finest paper-making machines. Like many other industries in the region, Beloit Corporation struggled through an economic downturn and ultimately closed its doors in 1999.

In 2001, Ken and Diane Hendricks purchased the property and began a remarkable transformation. Renamed "Ironworks" to reflect its historic roots, renovation of the 750,000+ SF property began in 2002. The former office and storage buildings, foundry, and various manufacturing bays have been fully reimagined into attractive loft-style offices and creative spaces. Exposed brick walls and open truss ceilings showcase a unique industrial character.

Ironworks is now home to a variety of different businesses, from engineering and golf simulation to software and E-commerce.

LOCATION

- Ironworks Campus sits on the banks of the Rock River in the heart of Beloit's City Center
- Just 1 hour from Madison, 1 hour and 10 minutes from Milwaukee, and 1 hour and 45 minutes from the Chicago area
- Minutes from the I-39/90 and I-43 corridor
- A new pedestrian bridge connects Ironworks Campus to businesses across the Rock River. Downtown coffee shops, restaurants and boutique hotels, perfect for business travel, are within a five-minute walk of campus.

AMENITIES



Unique loft-style space with historic character



Flexible size options & built-to-suite offices



High-speed Internet & fiber options



YMCA on-site, offering full fitness & daycare facilities



Responsive ISP



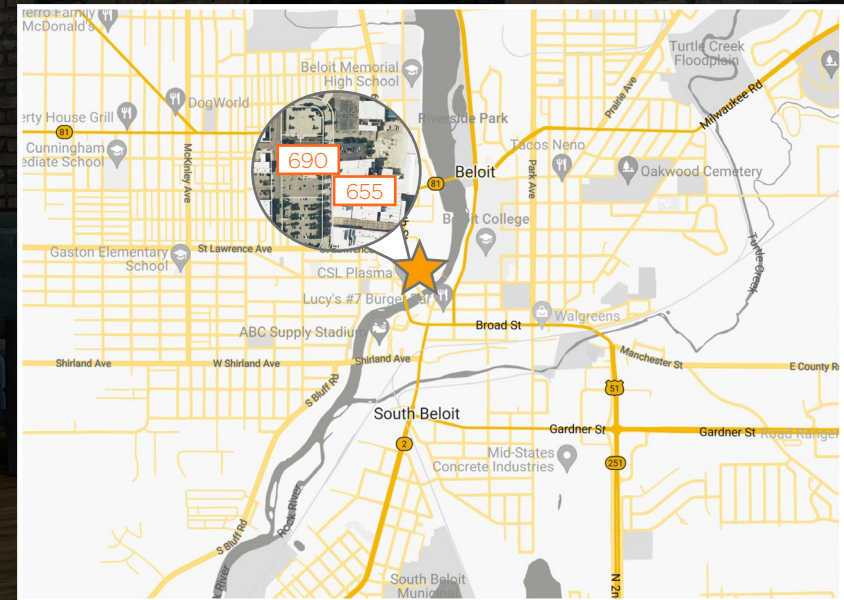
Reliable energy provider



Golf Simulation



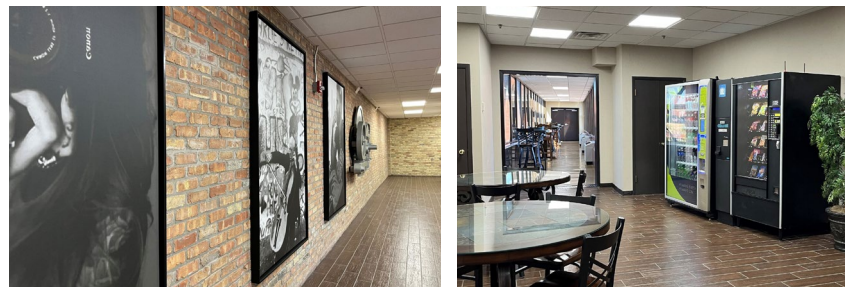
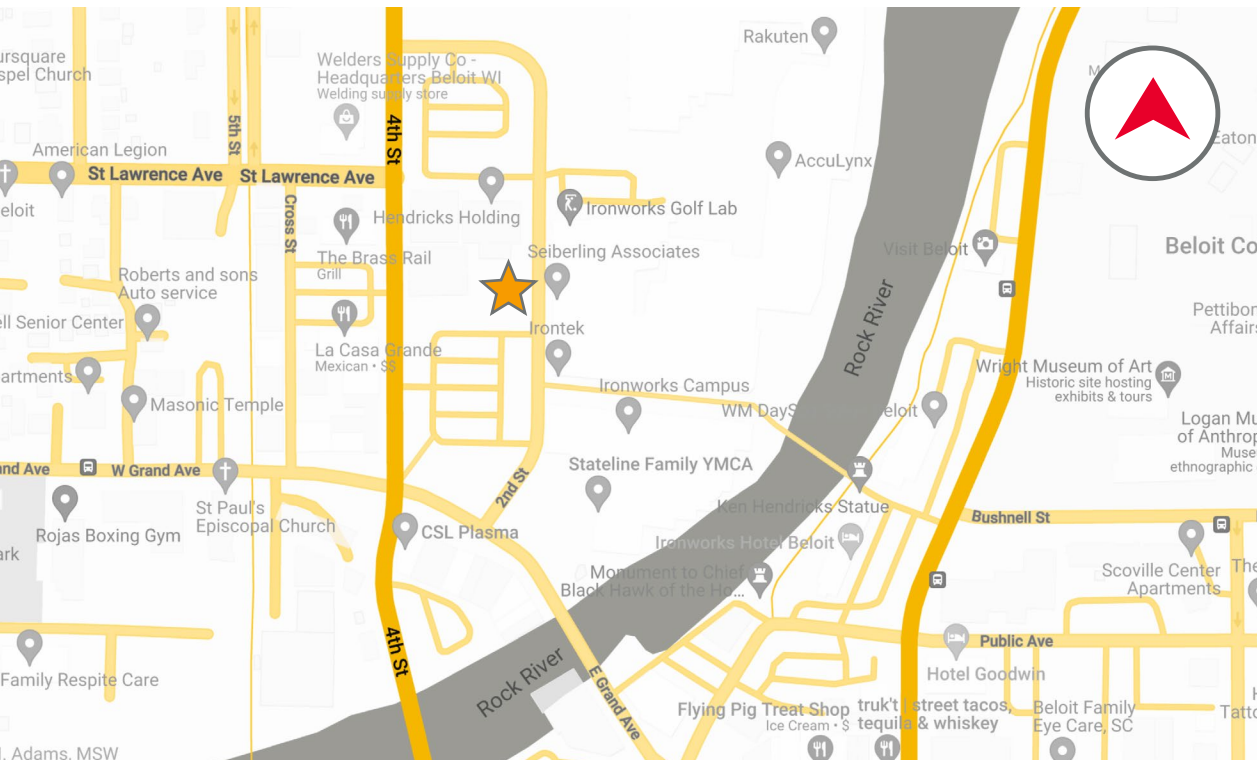
Co-working & incubation



655 THIRD STREET

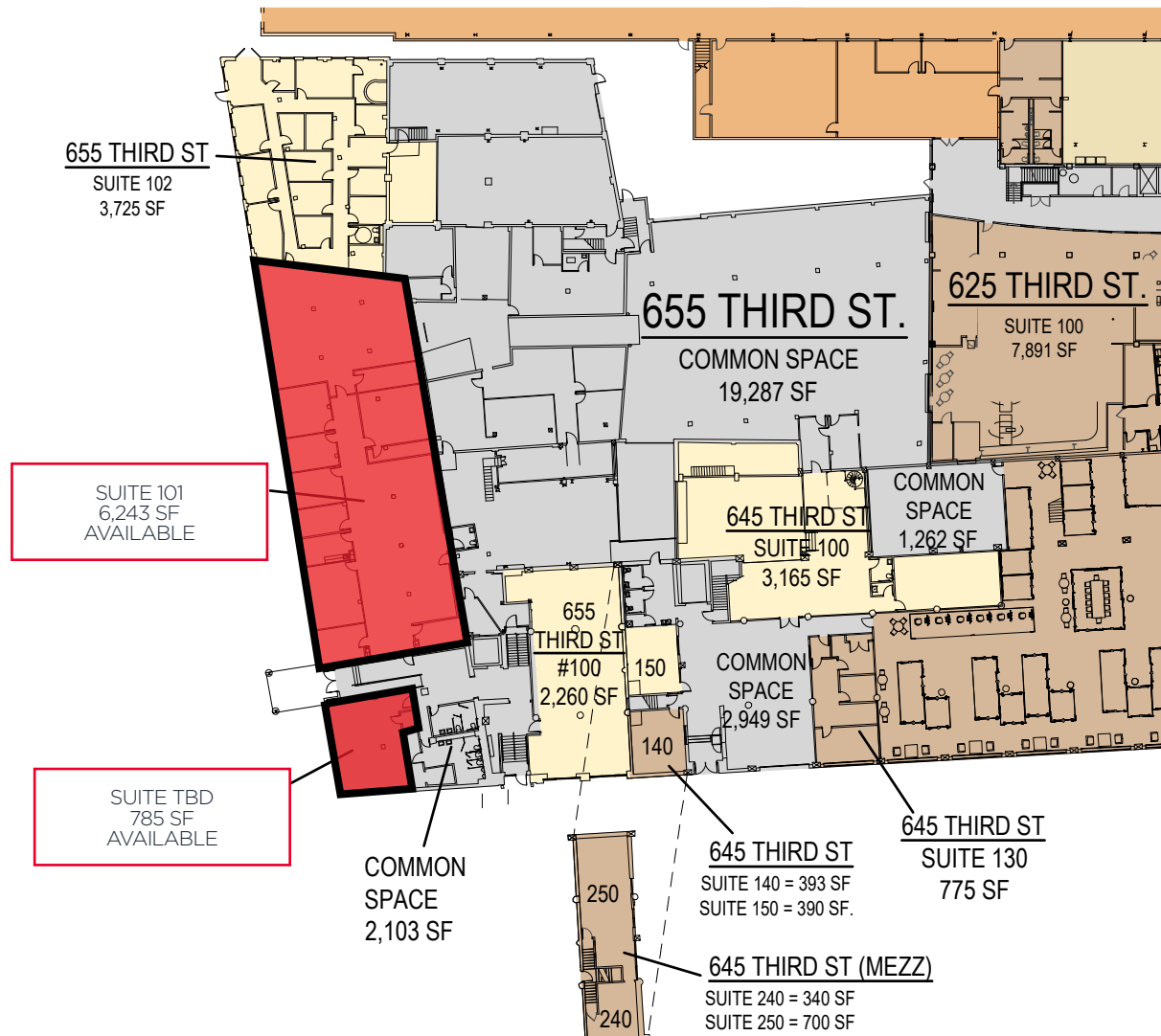
OVERVIEW

SF Available:	SUITE 101 - 2,700 SF SUITE TBD - 785 SF (Build out to be done end of Q1 2023) SUITE 200 - 16,090 SF SUITE 202 - 11,309 SF SUITE 302 - 12,327 SF
Total Building SF:	384,114 SF
Year Built	1902
Stories:	3



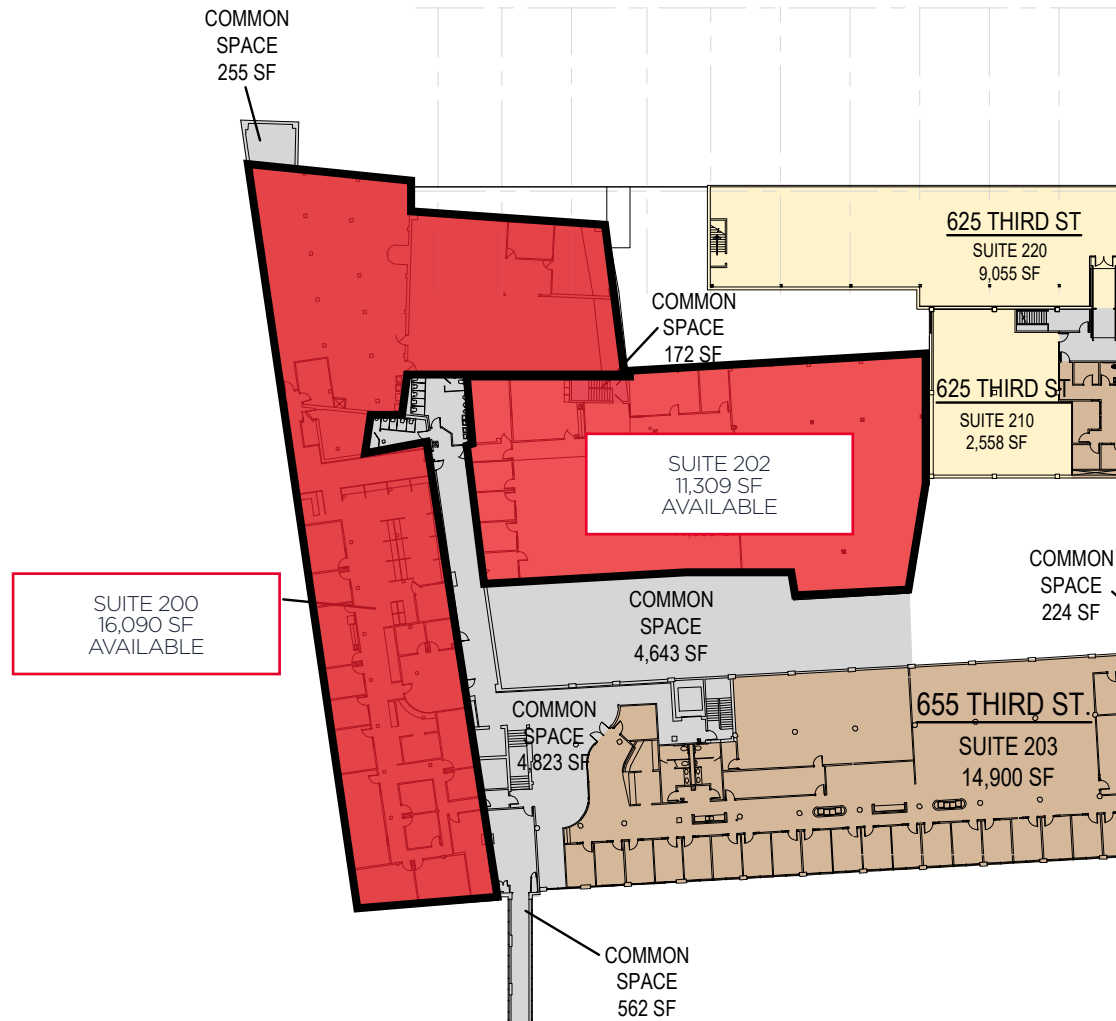
FLOOR PLAN

655 THIRD STREET - 1ST FLOOR



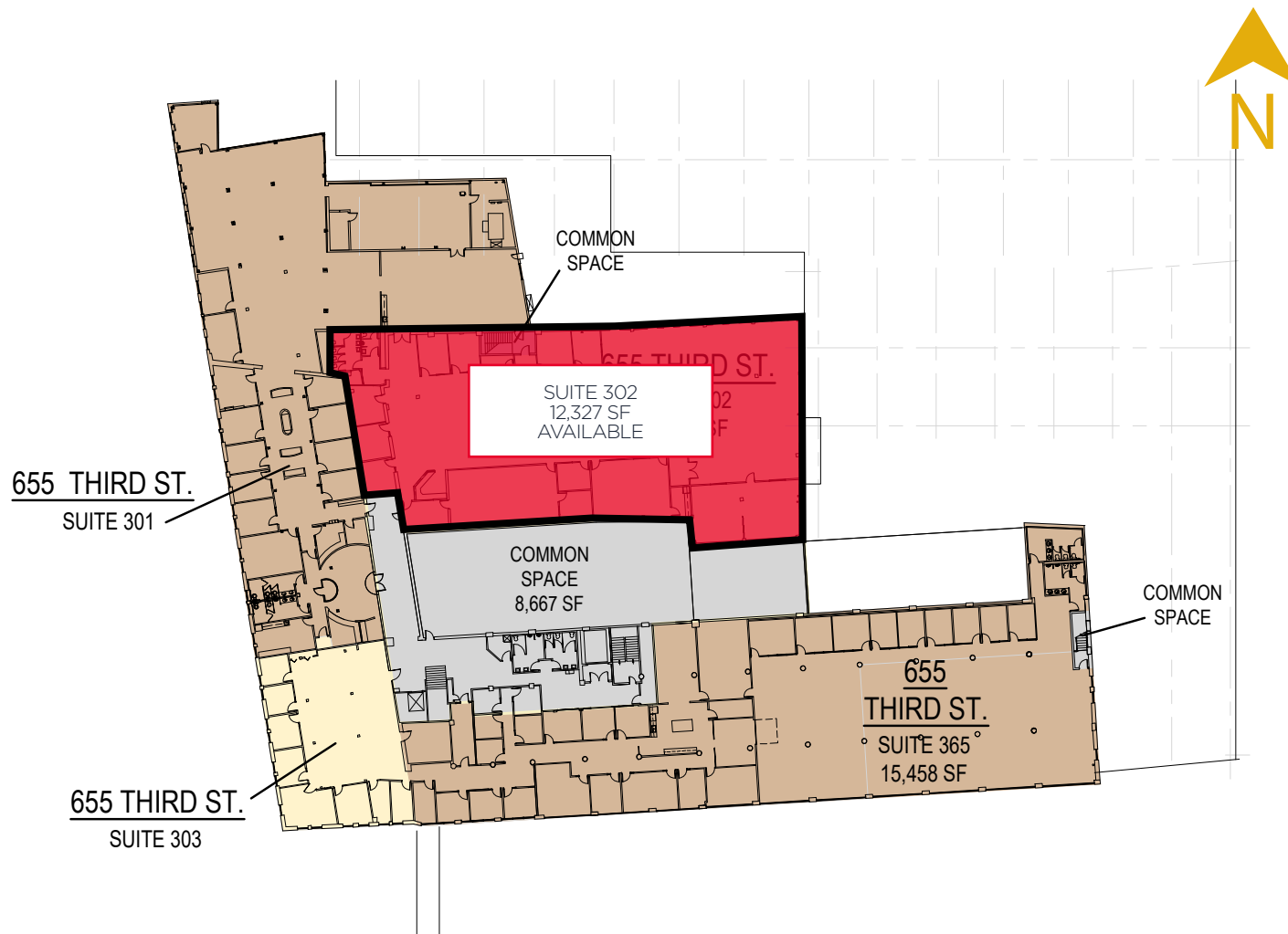
FLOOR PLAN

655 THIRD STREET - 2ND FLOOR



FLOOR PLAN

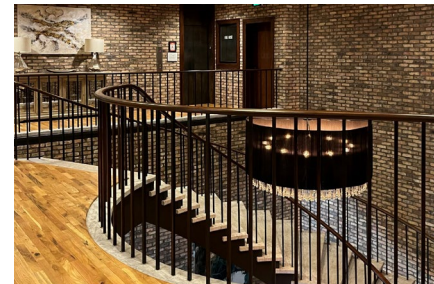
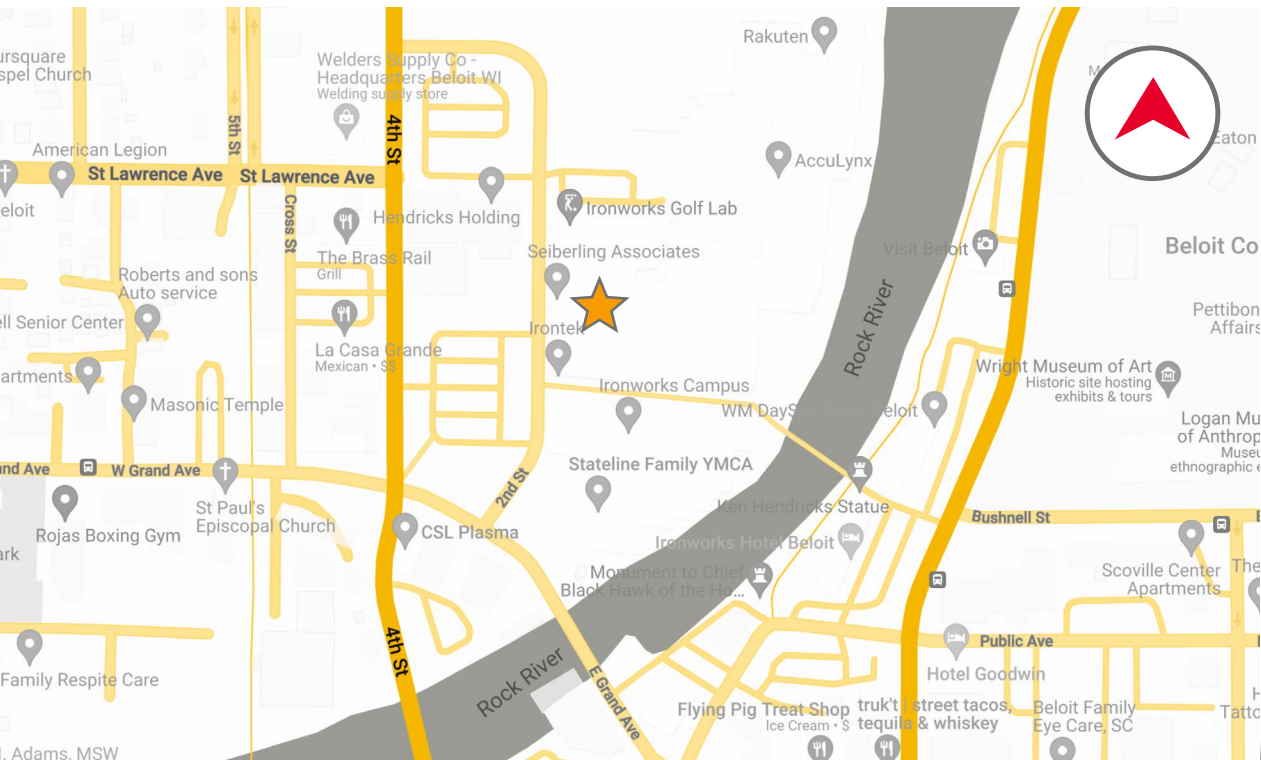
655 THIRD STREET - 3RD FLOOR



690 THIRD STREET

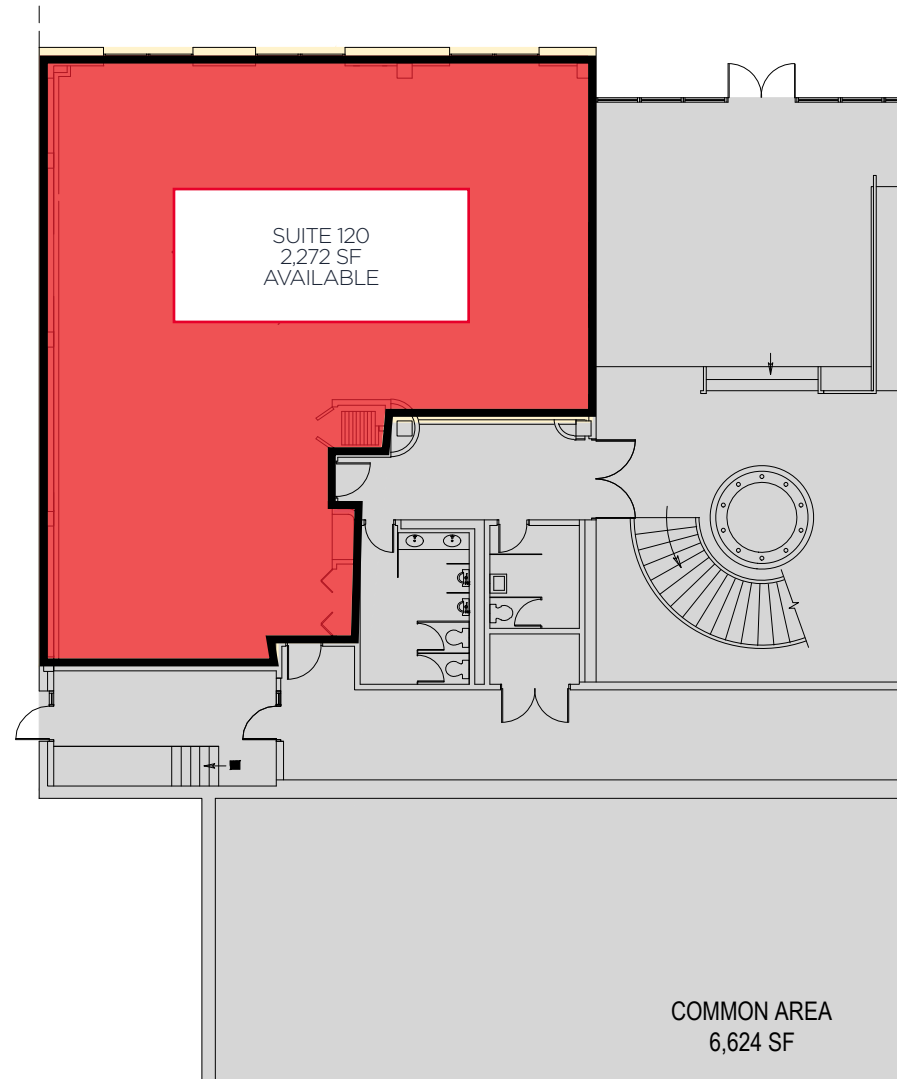
OVERVIEW

SF Available:	SUITE 120 - 2,272 SF (Build-out to be done end of Q1 2023) SUITE 200 - 5,600 SF (Build-out to be done end of Q1 2023) SUITE 250 - 1,768 SF
Total Building SF:	39,799 SF
Year Built	1963
Stories:	3
Lease Rate:	\$19.00 / SF Gross



FLOOR PLAN

690 THIRD STREET - 1ST FLOOR



FLOOR PLAN

690 THIRD STREET - 2ND FLOOR

