

FOR LEASE

ECLIPSE CENTER

600

HENRY AVENUE

Beloit, WI 53511



PROPERTY FEATURES

The Eclipse Center is a recent redevelopment project that has transformed the former Beloit Mall into a high-quality retail/office center. The Eclipse Center is situated along Highway 51 overlooking the Rock River in Beloit, WI. The exterior of the center has nearly all new facade, and the interior is wide open for retail, office/call center, or other complimentary uses. Great visibility and access from Henry Avenue and Riverside Drive (Hwy 51).

- + Available spaces: 1,000 - 27,950 SF
- + Lease Rate: \$9.75 - 10.75/SF NNN
- + Operating Expenses: Est. \$2.50/SF (2016)
- + Utilities paid by Tenant
- + Tenant improvements negotiable pending lease term, size, etc.
- + Column spacing: 24'x24'
- + Tall ceilings in most spaces (approx. 15')
- + Parking: Over 1200 parking spaces on-site (redone in 2012-2016)
- + Recent facade renovations
- + Landscaping redone recently
- + Beloit Public Library onsite



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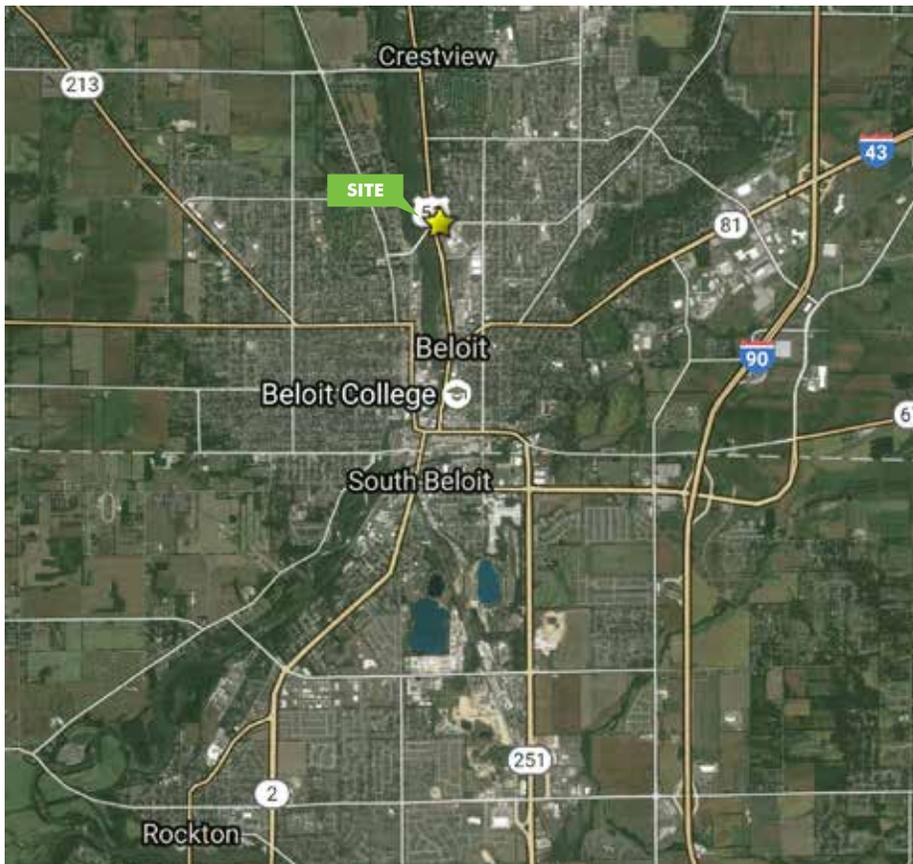
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FOR LEASE OFFICE & RETAIL SPACE

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LOCATION MAP



CONTACT US

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Owned and Managed By:



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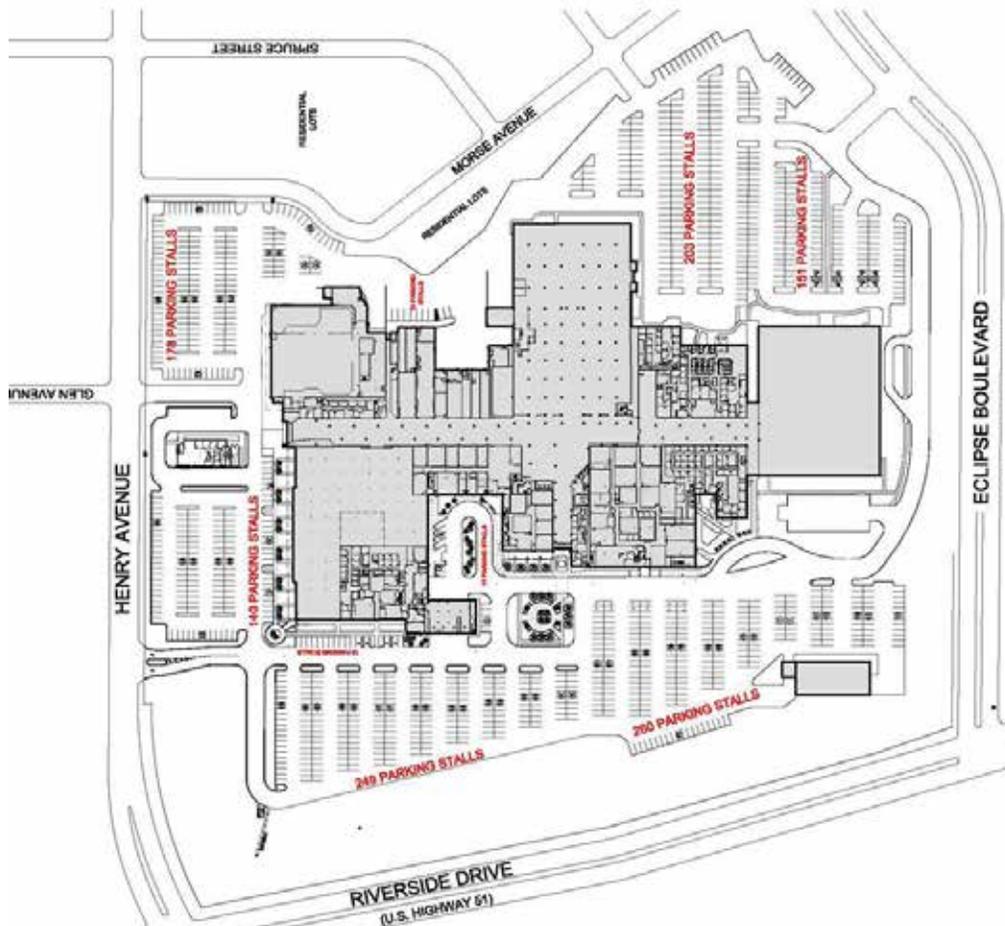
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SITE PLAN



AREA DEMOGRAPHICS AND TRAFFIC

2016 Estimated Demographics	1 mile	3 miles	5 miles
Population	10,641	47,934	6,335
Avg. Household Income	\$45,246	\$52,492	\$58,244
Average Age	36.0	37.9	38.1
Traffic Counts			
Riverside Drive (Hwy 51)		11,300 VPD	
Henry Avenue		7,800 VPD	

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FACTS AND STATS

ADDITIONAL TENANTS INCLUDE:

- + Beloit Public Library
- + Clean Sweep
- + Community Action
- + Energy Services
- + School District of Beloit
- + School District of Beloit
- + Rock County Tech College
- + Blackhawk Tech College
- + Community Health
- + Call Center
- + Elder Beerman

Available Spaces			
Suite 3	4,025 SF	Suite 106	1,196 SF
Suite 25	3,732 SF	Suite 109	1,512 SF
Suite 27	4,000 SF	Suite 110	4,267 SF
Suite 98	3,034 SF	Suite 116	575 SF
Suite 100	27,950 SF	Suite 120	1,562 SF
Suite 101	933 SF	Suite 125	29,170 SF
Suite 104	1,112 SF	Suite 200	741 SF

*Several spaces can be combined



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ADDITIONAL PHOTOS



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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.*
- *The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.