

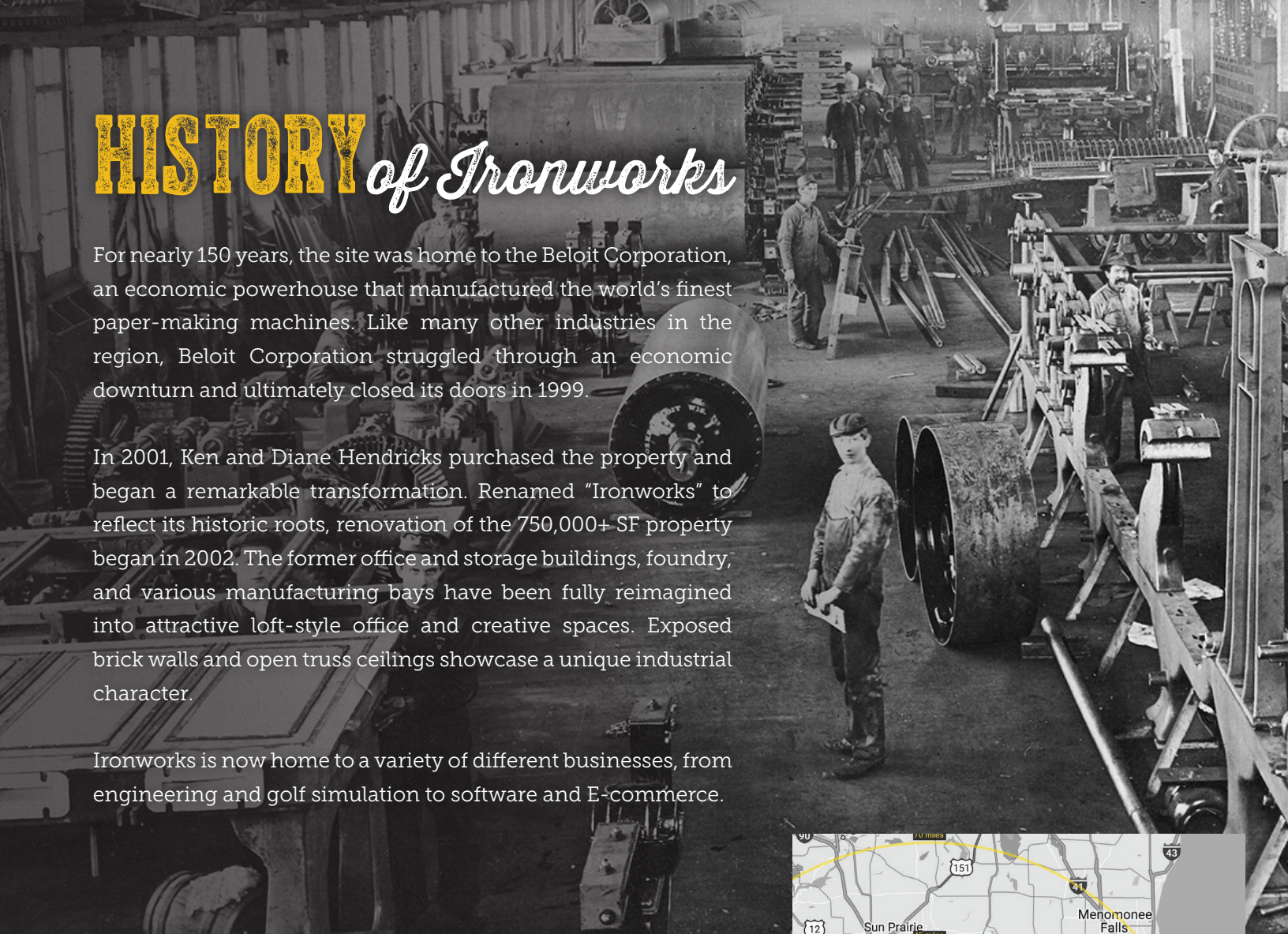


IRONWORKS

525-705 THIRD STREET | BELOIT, WI

**INNOVATIVE, PROFESSIONAL
& CREATIVE SPACE**
with unique industrial character.



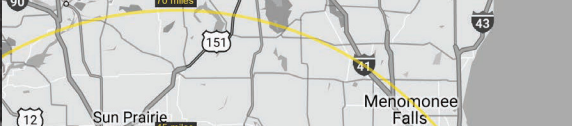


HISTORY *of Ironworks*

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 reimaged into attractive loft-style office and creative spaces. Exposed brick walls and open truss ceilings showcase a unique industrial character.

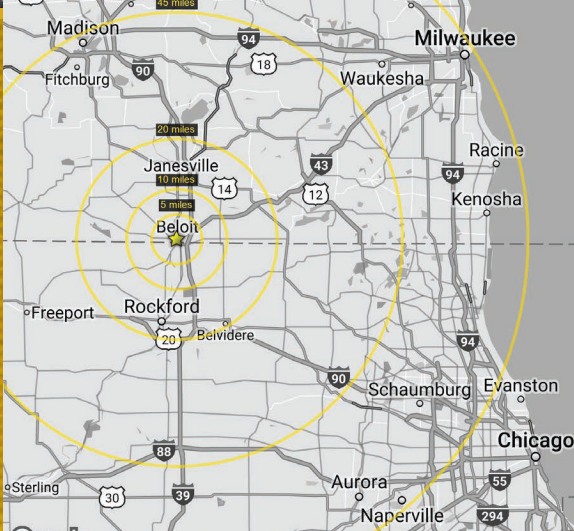
Ironworks is now home to a variety of different businesses, from engineering and golf simulation to software and E-commerce.



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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



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BUILDING *details*

- River views available from some suites
- Modern windows and building systems throughout
- Each space is unique and ready for your vision

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IRONWORKS *amenities*



Unique loft-style space
with historic character



Flexible size options &
build-to-suite offices



High-speed internet
& fiber optics



YMCA onsite, offering full
fitness & daycare facilities



Responsive ISP



Reliable energy provider



Golf simulation

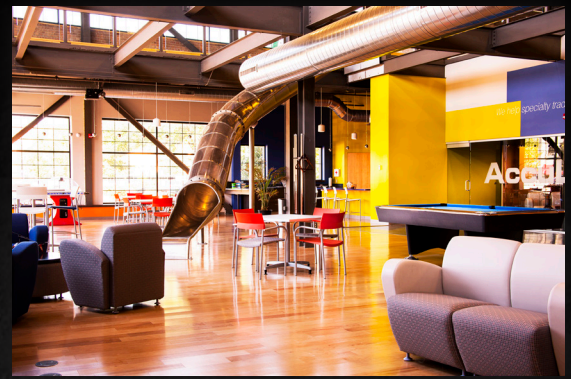
ironontek

Coworking & incubation

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.

COMMUNITY *amenities*

- Urban living without the big-city hassle
- Award-winning farmers' market
- Year-round events and entertainment
- Beloit College campus
- Area golf courses & shopping
- Riverside Park & Walkway
- Free Downtown parking



SPACE *availability*

IRONWORKS CENTRAL 601 THIRD STREET

SUITE 601-A: 72,473 SF

625 THIRD STREET

SUITE 220: 9,055 SF

SUITE 210: 2,558 SF

645 THIRD STREET

SUITE 100: 3,742 SF

SUITE 140: 393 SF

SUITE 150: 390 SF

655 THIRD STREET

SUITE 100: 2,260 SF

SUITE 102: 3,725 SF

SUITE 202: 11,309 SF

SUITE 303: 3,289 SF

IRONWORKS SOUTH 525 THIRD STREET

SUITE B: 9,861 SF

SUITE 300: 12,272 SF

IRONWORKS WEST 690 THIRD STREET

SUITE 120: 2,272 SF

SUITE 200: 5,600 SF

SUITE 250: 1,768 SF

IRONWORKS NORTH 705 THIRD STREET

SUITE 300: 16,982 SF

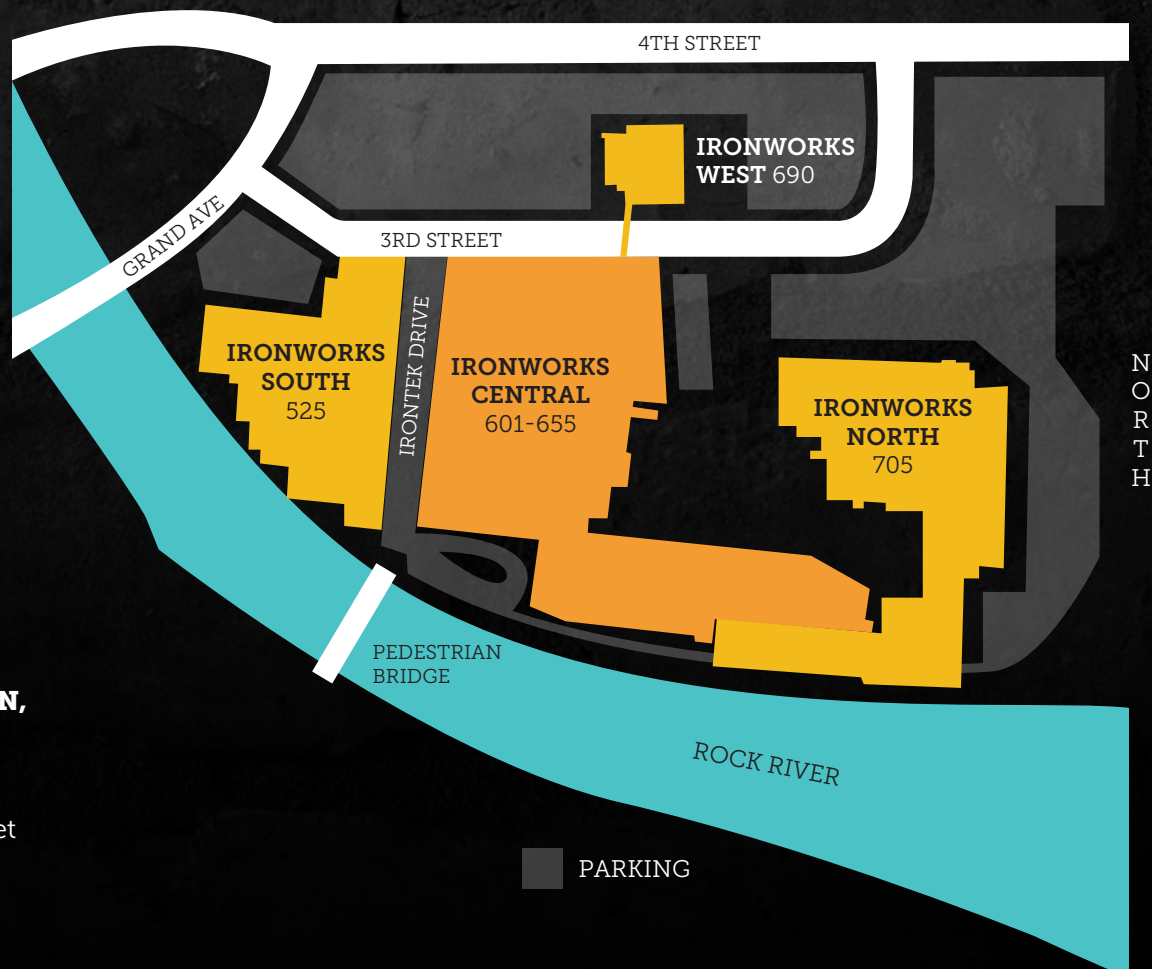
SUITE 380: 9,922 SF

SUITE 340: 17,608 SF

SUITE 400: 18,664 SF

DID YOU KNOW?

The Milken Institute recently ranked the Beloit-Janesville MSA #4 among small cities in the country, looking at the area's job growth, wage growth and number of high-tech industries.



**FOR MORE INFORMATION,
PLEASE CONTACT:**

leasing@hendricksgroup.net

+1 608 466-5414

hendricksgroup.net

FUTURE *of Ironworks*



HENDRICKS COMMERCIAL PROPERTIES

Established more than 40 years ago by Ken and Diane Hendricks, Hendricks Commercial Properties (HCP) now owns and manages over 10 million square feet of real estate in 33 states. With vision, integrity and hard work, HCP has established a reputation for developing spaces with distinctive style and unmistakable quality. HCP aims to exceed expectations, and Ironworks Campus in Beloit is a result of such unwavering dedication. At HCP, the promise is not only to partner with you to develop an exceptional space filled with character and value, but also to match you with the right resources you need to help secure a successful future.

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