



# For lease

1,415 – 46,745 SF available

50 Eclipse Center | Beloit, WI 53511

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## The Eclipse Center

### From retail to renewal: Local mall reimagined as a dynamic health, education, and wellness destination

The Eclipse Center, formerly Beloit Mall, has been transformed into a mixed-use development focusing on community health, wellness, and education. Originally opened in 1966 as Rock County's first major shopping center, the 400,000 SF mall occupied 30 acres overlooking Riverside Drive (US-51) and the Rock River. Today, the revitalized complex houses the Beloit Public Library, Rock County government offices, a convention center, and The Lincoln Academy, Wisconsin's newest public charter school. With a population of 1.5 million within 60 minutes, the Eclipse Center is perfectly positioned for growth and collaboration.

## Local demographics



1.5M population



60.9% working-age population



741,743 daytime population



575,005 total households with anticipated growth to 591,415 by 2029



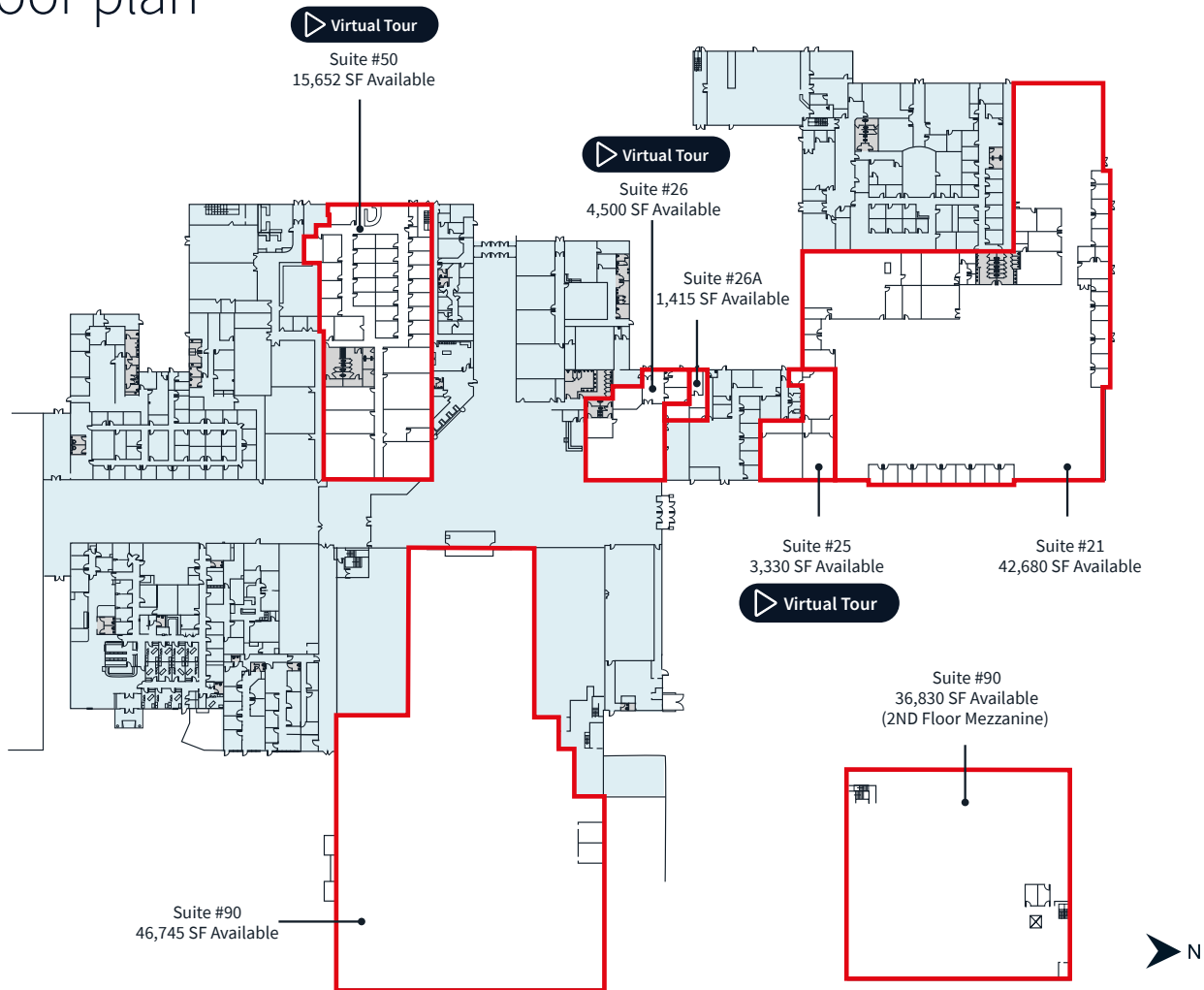
39.4 median age













\$78,845 total household income



# Floor plan



## Specifications

- |   |  |
|---|--|
|  296,731 SF total building                 |  Suite 50 offers in-suite restrooms and is divisible to 8,000 SF    |
|  1,415 – 46,745 SF available               |  On-site bank, convention center, public charter school and library |
|  2 stories                                 |  Lease rate: \$12.00 - \$14.00 FSG                                  |
|  Ample parking- 5:1 ratio                  |  Available now  |
|  1965 construction. Renovated early 2000's |  3.8 miles from I-90  |

## Local access



### Regional connectivity:

- 30 minutes from Rockford
- 60 minutes from Madison
- 70 minutes from Milwaukee
- 105 minutes from the Chicago area

### Transportation links:

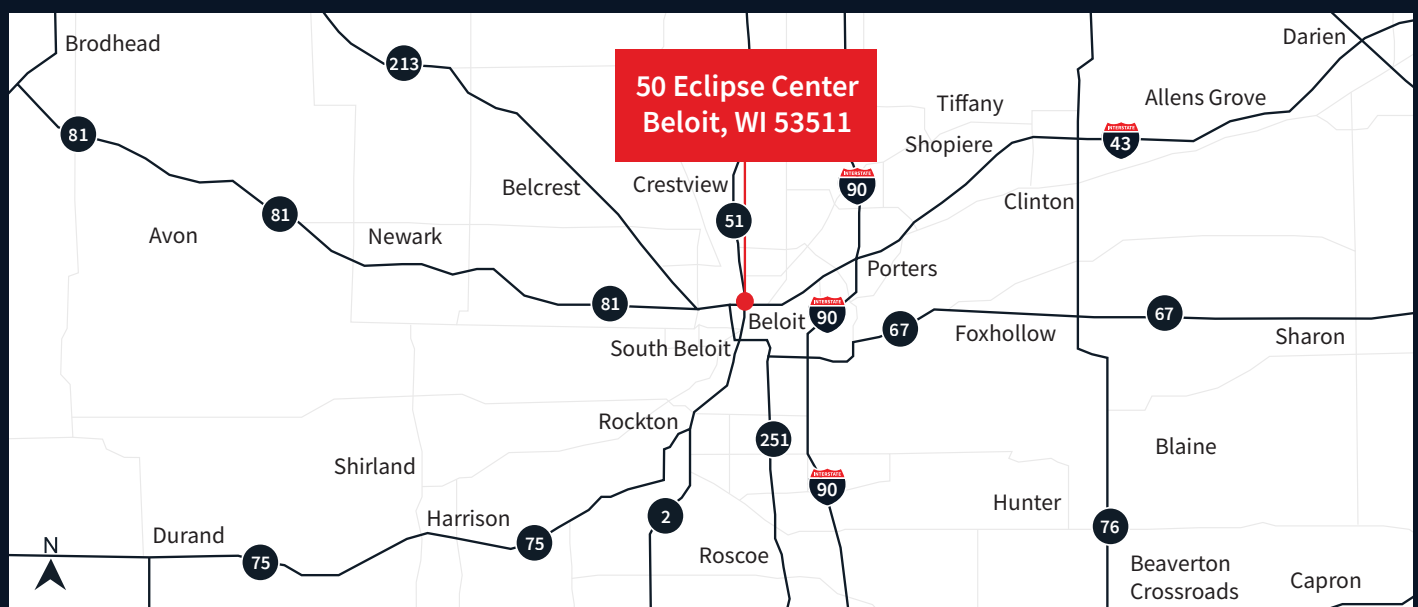
- Immediate proximity to the I-39/90 and I-43 corridor

### Within a 5-minute walk:

- Diverse selection of downtown coffee shops
- Array of dining options
- Boutique hotels ideal for business travelers

### Local amenities:

- A recently constructed pedestrian bridge provides direct access to businesses across the Rock River





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