



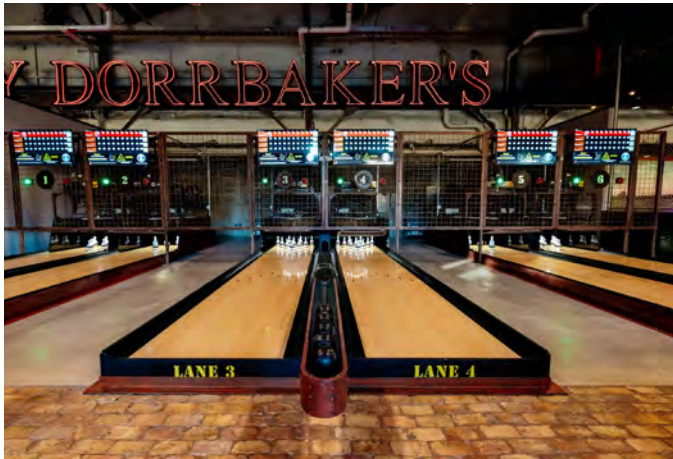
IRONWORKS

Premier Office Space Available

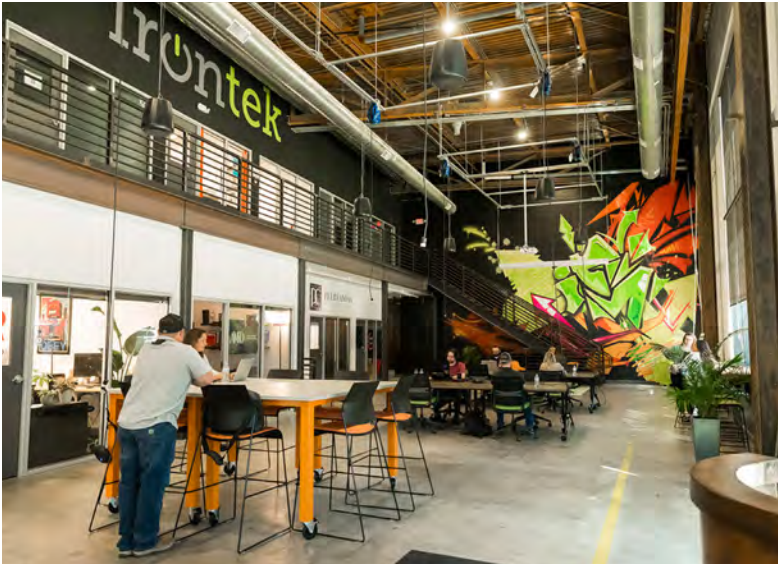
655,690, 705 & 525 3rd Street | Beloit, WI



NEWLY OPENED HENRY DORRBAKER'S!



IRONTEK CO-WORKING SPACE



IRONWORKS

OFFICE SPACE THAT WORKS

From industrial powerhouse to innovative business center, this property embodies the spirit of reinvention. For nearly 150 years, it was the beating heart of the Beloit Corporation, a global leader in paper-making machinery. When economic shifts forced the company's closure in 1999, the site stood poised for a new chapter.

Enter Ken and Diane Hendricks, who acquired the property in 2001 with a bold vision. Honoring its legacy, they christened it "Ironworks" and set about transforming the vast 750,000+ square foot complex. Since 2002, the property has undergone a remarkable metamorphosis. Former industrial spaces—from offices and storage areas to the foundry and manufacturing bays—have been artfully converted into cutting-edge loft-style offices and creative hubs.

The renovation masterfully preserves the site's industrial DNA. Exposed brick walls and open truss ceilings serve as reminders of its storied past, while providing a unique backdrop for modern business. Today, Ironworks thrives as a diverse business ecosystem, housing everything from engineering firms and golf simulation centers to software developers and e-commerce enterprises. It stands as a living testament to the power of vision, offering a distinctive blend of historical character and contemporary functionality for forward-thinking companies.



UNIQUE LOFT-STYLE SPACE
WITH HISTORIC CHARACTER



HIGH-SPEED INTERNET &
FIBER OPTIC OPTIONS



RELIABLE ENERGY
PROVIDER



FLEXIBLE SIZE OPTIONS
& BUILT-TO-SUIT OFFICES



YMCA ON-SITE OFFERING FULL
FITNESS & DAYCARE FACILITIES



GOLF SIMULATOR

IRON WORKS CAMPUS



A PRIME LOCATION

Ironworks Campus enjoys a prime position on the banks of the Rock River, nestled in the vibrant heart of Beloit's City Center. This location offers the perfect blend of urban amenities and strategic accessibility:

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

LOCAL AMENITIES:

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

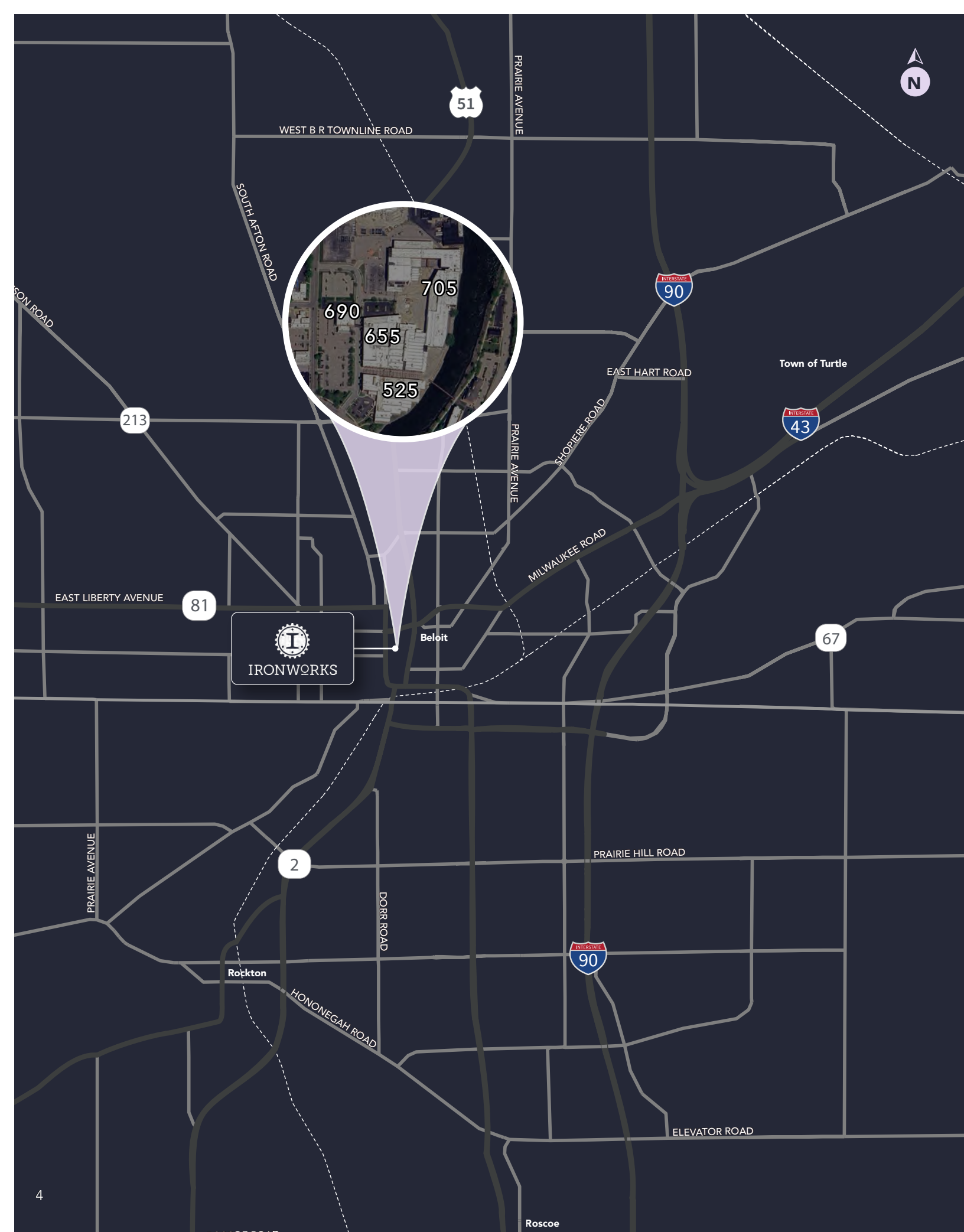
WITHIN A 5-MINUTE WALK:

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

LOCAL DEMOGRAPHICS

With a population of 1.5 million within 60 minutes, this dynamic hub is perfectly positioned for growth and collaboration.

	1.5M POPULATION		741,743 DAYTIME POPULATION
	39.4 MEDIAN AGE		60.9% WORKING-AGE POPULATION
	575,005 TOTAL HOUSEHOLDS 591,415 PROJECTED BY 2029		\$78,845 AVG. HH INCOME





CAMPUS AVAILABILITIES

- **Utilities included in rental rate***
- **In-suite janitorial, phone, cable & internet tenant responsibility**
- **Rental rate: \$18.00 - \$20.00 FSG**

*Suite 360 (former Rakuten space) tenant responsible for utilities.

525 3rd Street

Spaces Available:

SUITE B	9,861 SF
(BUILT-TO-SUIT OPPORTUNITY)	

Total Building SF: 75,179 SF
Year Built: 1860
Stories: 3

655 3rd Street

Spaces Available:

SUITE 200	12,048 SF
SUITE 202	11,309 SF

Total Building SF: 384,114 SF
Year Built: 1902
Stories: 3

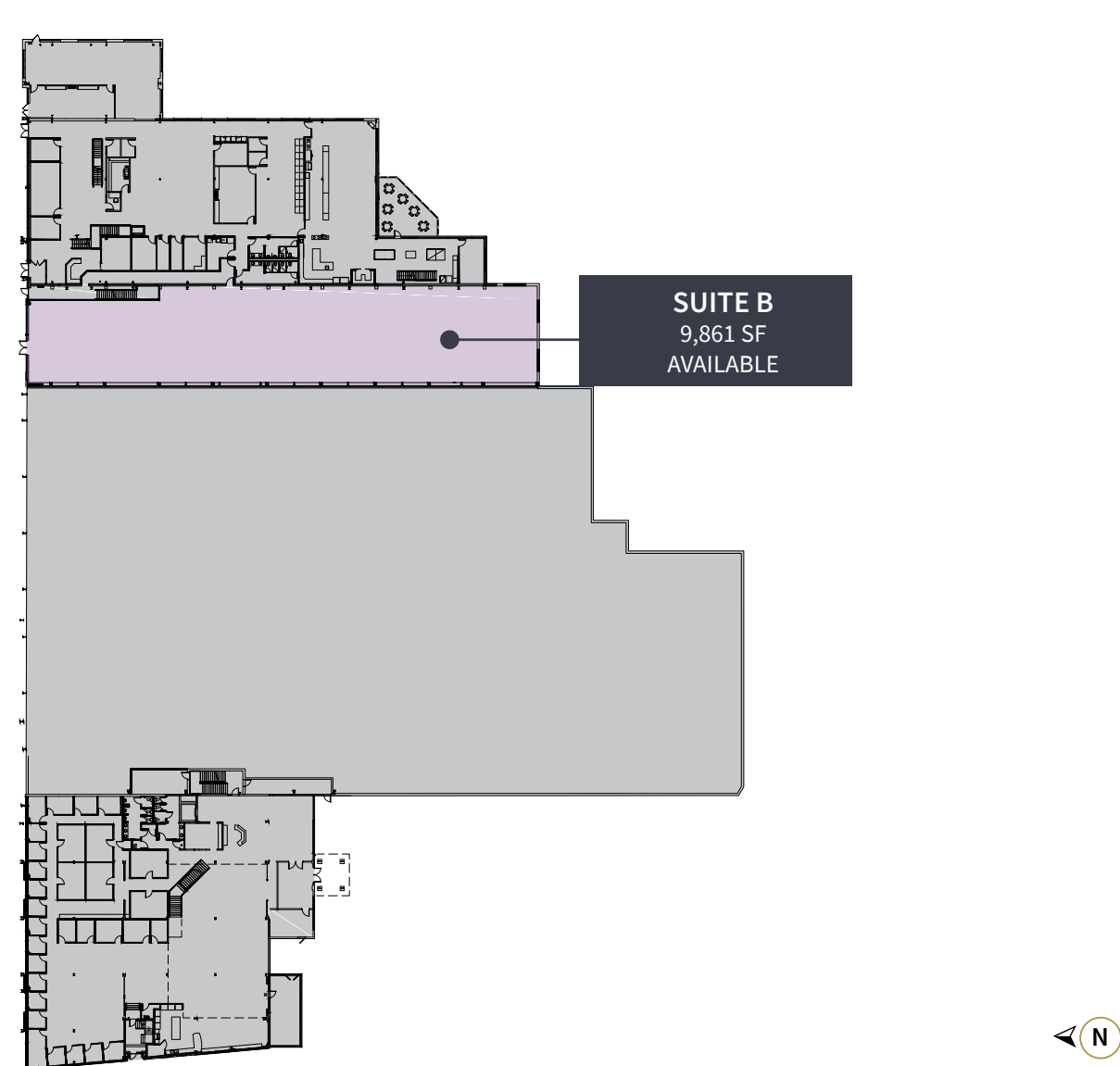
705 3rd Street

Spaces Available:

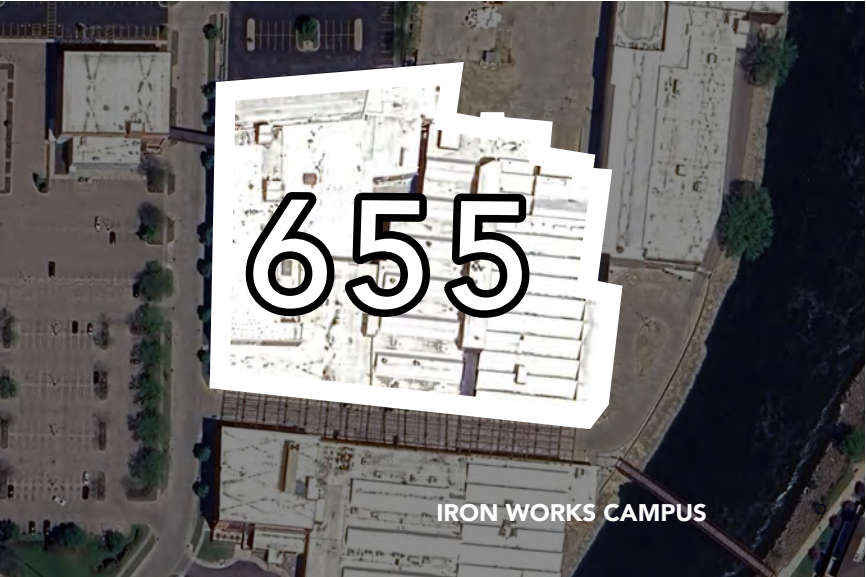
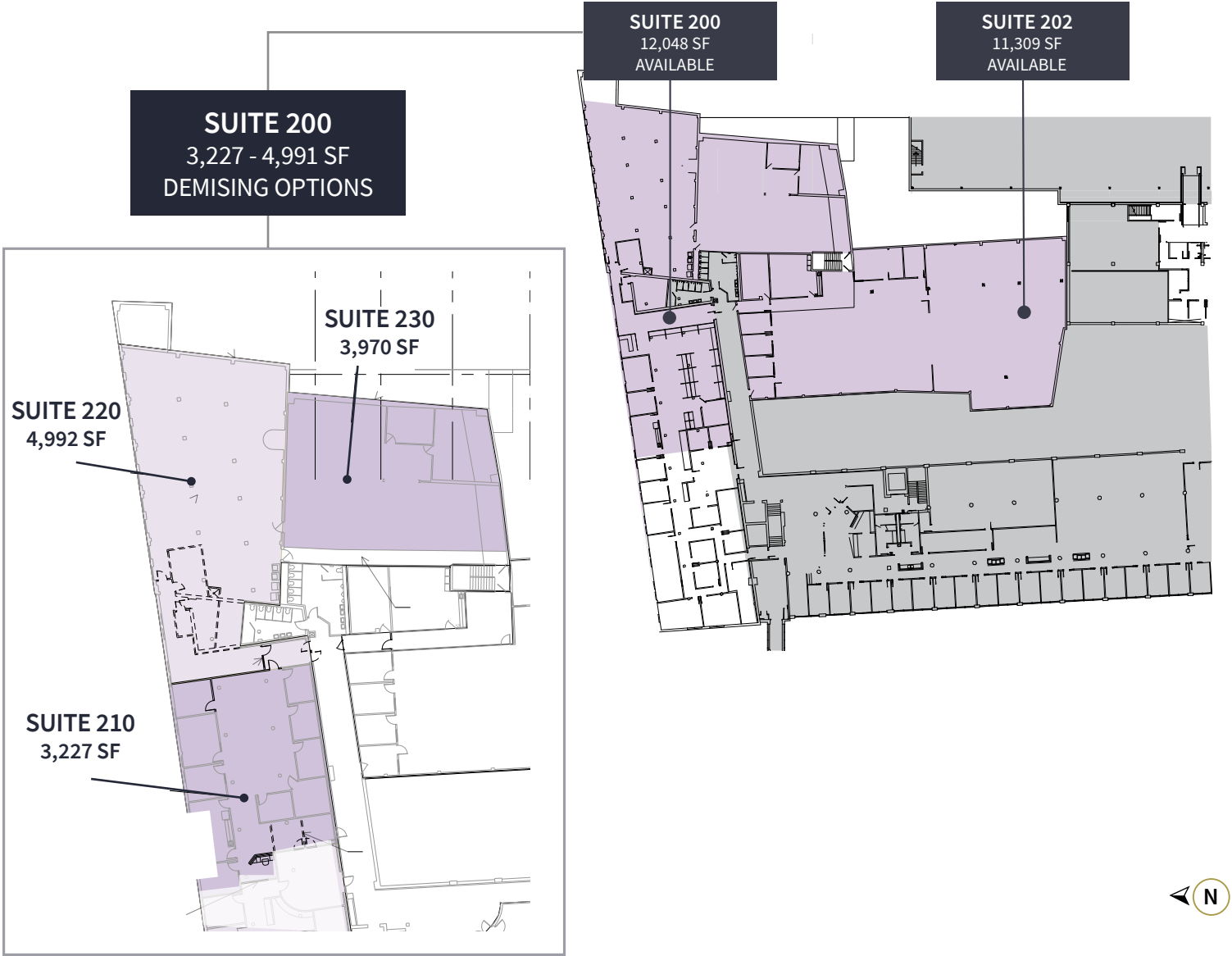
SUITE 360	36,783 SF
(FORMER RAKUTEN SPACE)	

Total Building SF: 150,196 SF
Year Built: circa 1850
Stories: 4

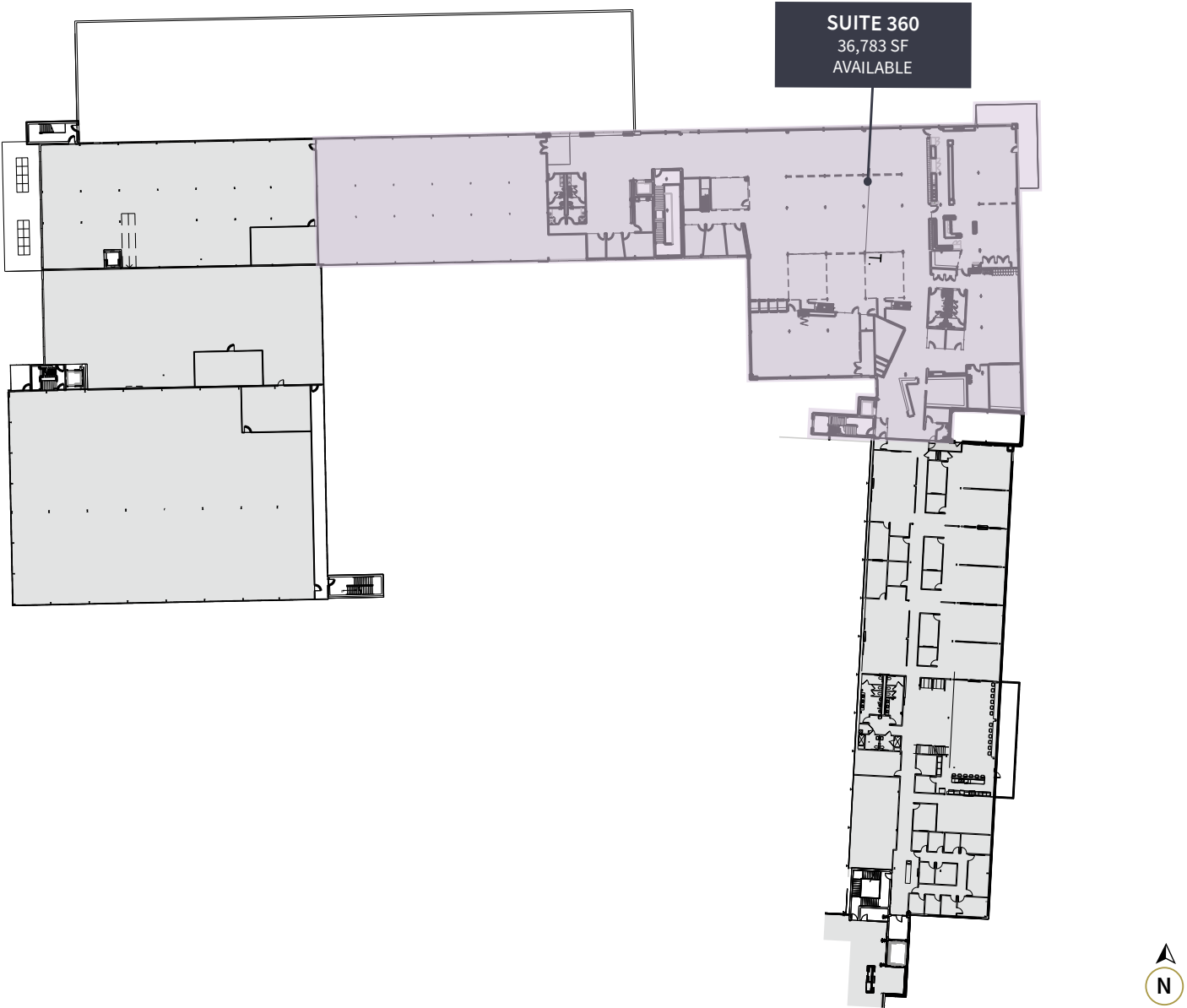
525 3RD STREET - 1ST FLOOR



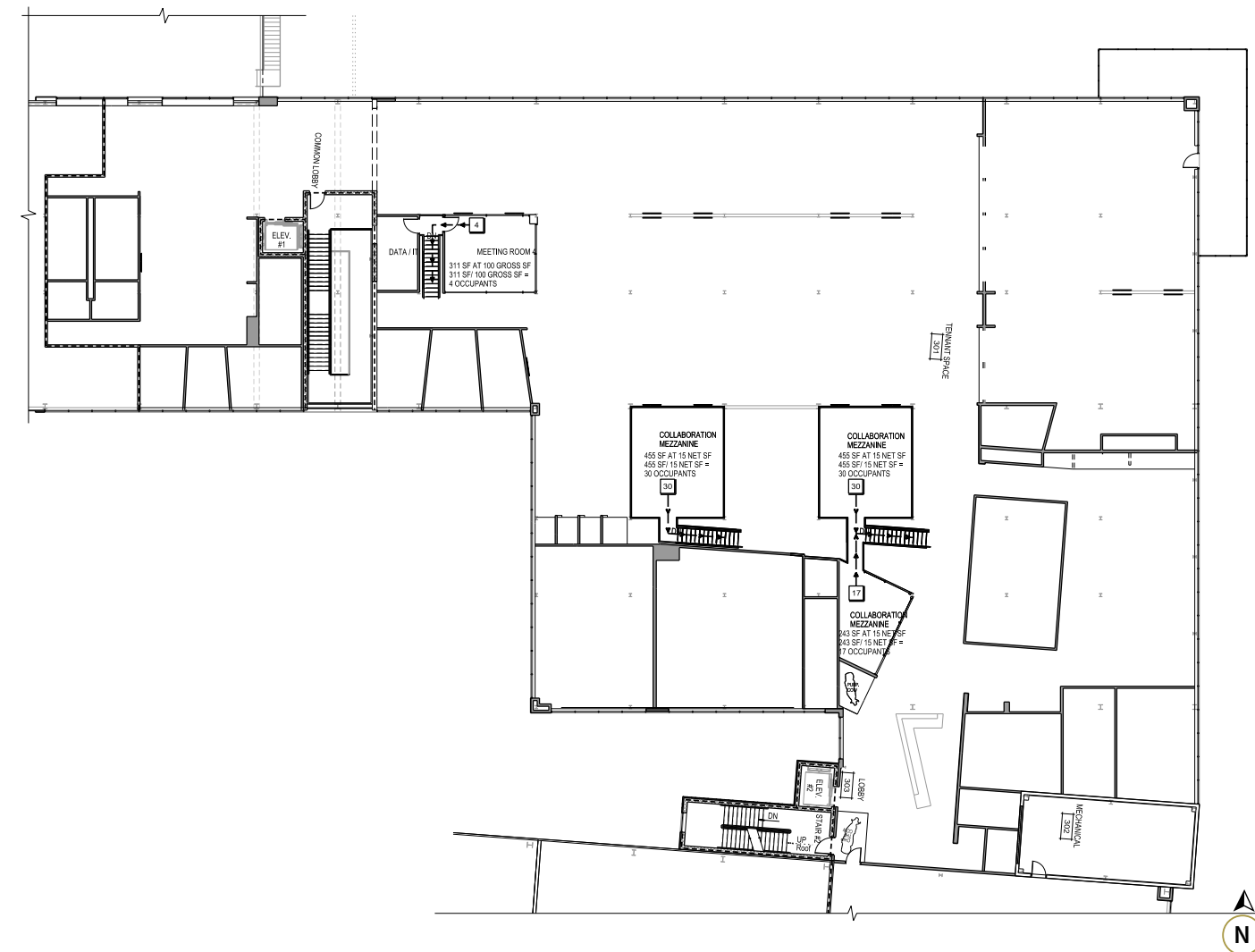
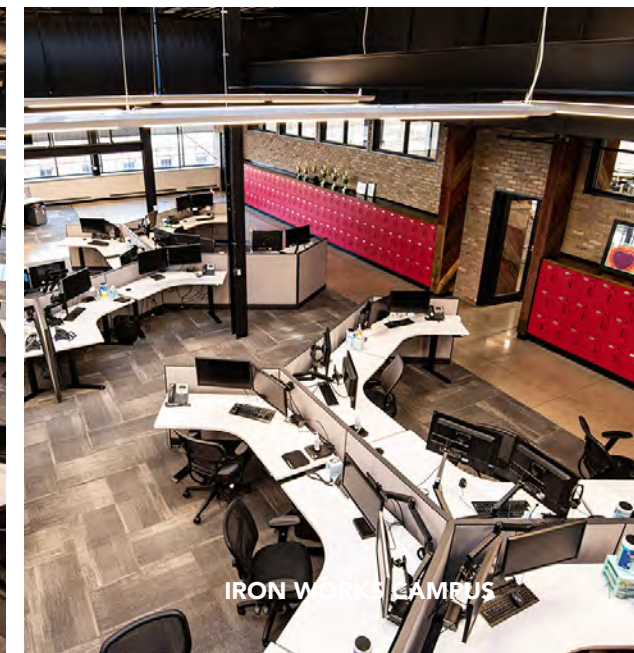
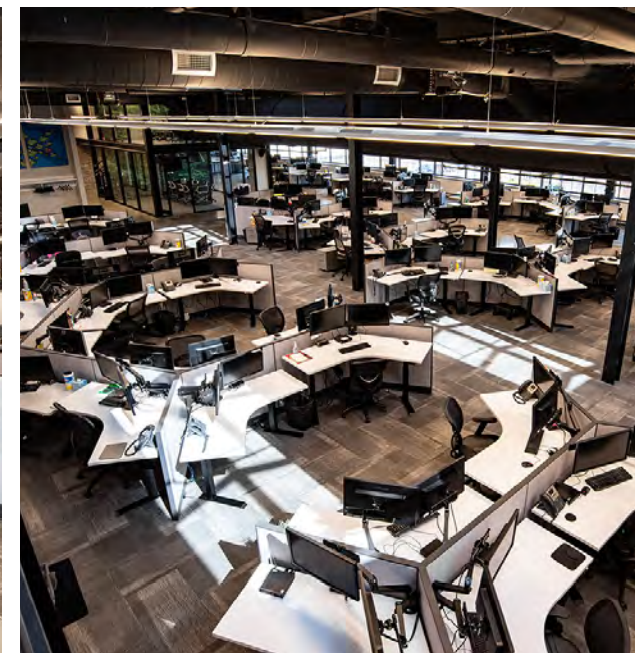
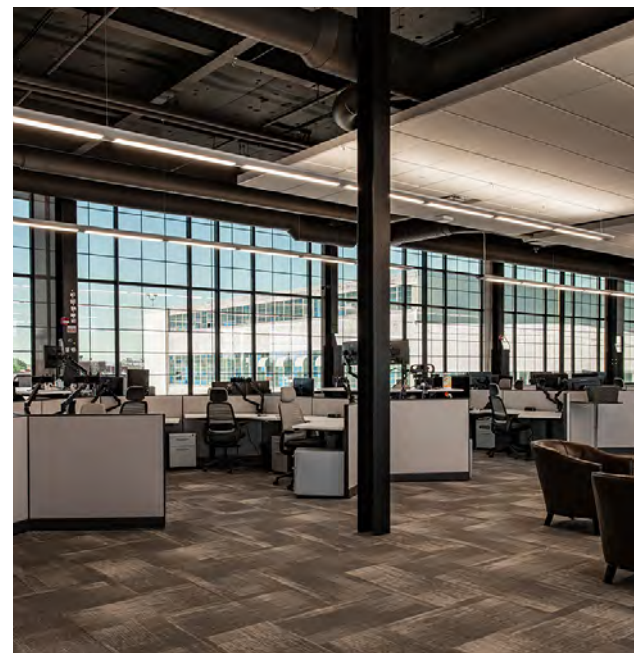
655 3RD STREET - 2ND FLOOR



705 3RD STREET - 3RD FLOOR



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IRONWORKS

BELOIT

IRONWORKS

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