

ECLIPSE CENTER

RETAIL/OFFICE SPACE FOR LEASE

600 HENRY AVENUE | BELOIT, WI 53511



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).

FEATURES

- Available spaces: 1,000 - 41,608 SF
- Lease Rate: \$7.50 - 10.00/SF NNN
- Operating Expenses: Est. \$1.40/SF (2015)
- Utilities paid by Tenant
- "White Box" office finish
- Additional improvements negotiable pending term, size, etc.
- Parking: Over 1,200 parking spaces onsite (redone in 2012)
- Recent facade renovations
- Landscaping redone recently
- Tall ceilings in most spaces (approx. 15')
- Beloit Public Library onsite
- Column spacing: 24'x24'

FOR MORE INFORMATION PLEASE CONTACT

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Owned and Managed By:



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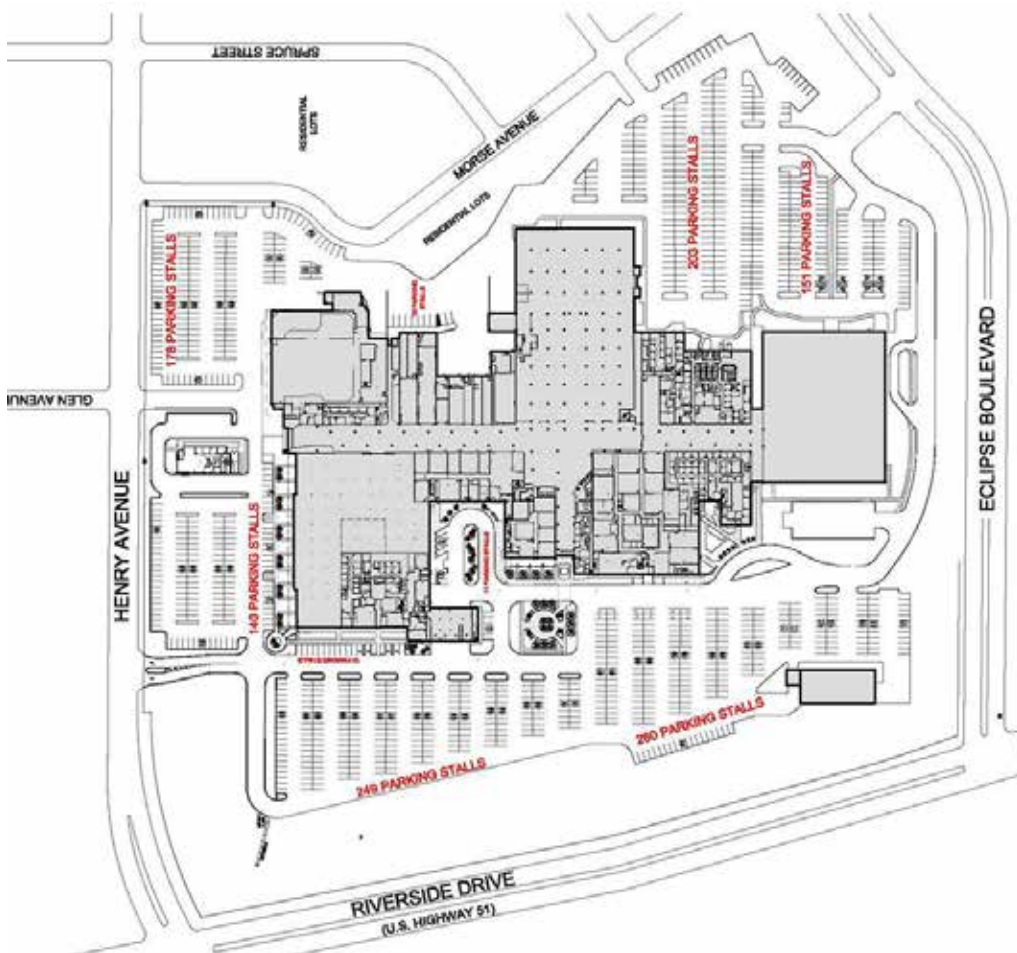
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SITE PLAN



ADDITIONAL TENANTS INCLUDE:

- Beloit Public Library
- Community Action
- SBD
- Cardinal Stritch University
- Rock County Tech College
- Community Health
- Elder Beerman
- Clean Sweep
- Energy Services
- School District of Beloit
- Blackhawk Tech College

AVAILABLE SPACES

- | | | | |
|----------------------|-----------|--|-----------|
| • Suite 21/20A | 41,608 SF | • Suite 119 | 4,267 SF |
| • Suite 25 | 3,732 SF | • Suite 116 | 575 SF |
| • Suite 98 | 3,034 SF | • Suite 120 | 1,562 SF |
| • Suite 100 | 27,950 SF | • Suite 125 | 29,170 SF |
| • Suite 101 | 933 SF | • Suite 200 | 741 SF |
| • Suite 104 | 1,112 SF | • Also Available: Approx. 6,000 SF freestanding former bank building for single tenant. (Approx. 4,000 SF office/bank and approx. 2,000SF garage/storage.) | |
| • Suite 106 | 1,196 SF | | |
| • Suite 107 | 1,861 SF | | |
| • Suite 109 | 1,512 SF | | |

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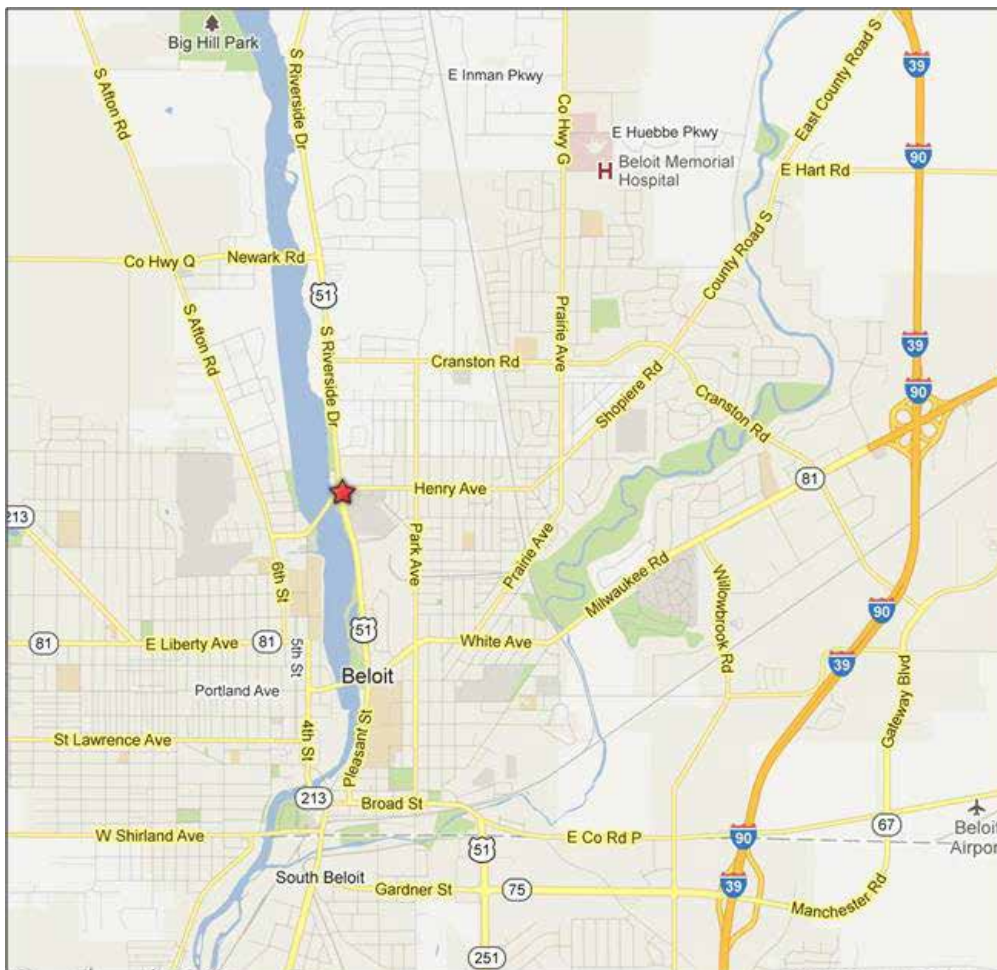


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AERIAL MAP & DEMOGRAPHICS



2015 Estimated Demographics	1 mile	3 miles	5 miles
POPULATION	10,668	47,905	64,341
AVERAGE HOUSEHOLD INCOME	\$44,680	\$51,161	\$57,308
AVERAGE AGE	35.79	37.64	37.76
TRAFFIC COUNTS			
RIVERSIDE DRIVE (HWY 51)	10,274	91,281	12,500
HENRY AVENUE	\$70,811	\$74,865	9,600

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BROKER DISCLOSURE TO CUSTOMERS

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

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

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 55-63).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 55-63).
 - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 CONFIDENTIAL INFORMATION: _____

36 _____

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

38 _____

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 List Home/Cell Numbers: _____

45 **SEX OFFENDER REGISTRY**

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

48 BY SIGNING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND

49 THAT Chase Brieman and CBRE, Inc. are working

50 Sales Associate ▲ Firm Name ▲

51 as: (Owner's/Listing Broker's Agent) (~~Buyer's/Tenant's Agent or Buyer's Broker's Agent~~) **STRIKE ONE**.

52 SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.

53 _____

54 Signature ▲ Date ▲ Signature ▲ Date ▲

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 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
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 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
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 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
63 agreement made concerning the transaction.