



**BRYANT**  
COMMERCIAL GROUP

2102 Freeman Pkwy. Beloit, WI 53511

# FOR LEASE

## Premier Medical Office

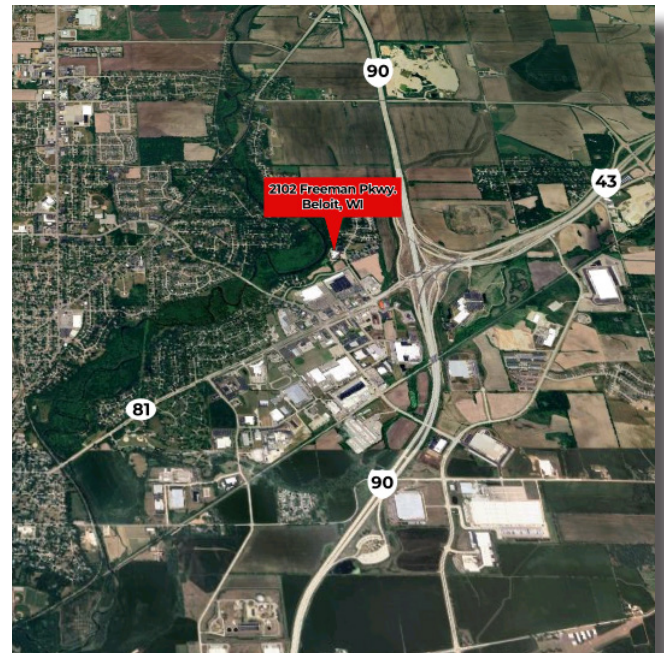
In Cooperation with Ken Redeker, Keller Williams Realty Signature



Now leasing 6,145 SF of newly constructed Class A medical office space in a high-growth corridor of Beloit, WI. This turnkey suite features multiple patient rooms, private offices, a reception desk, staff lounge, and spacious waiting area.

Designed for operational efficiency and patient comfort, the layout supports both primary and specialty care practices. Located near major residential developments and access to key transportation routes.

Join a vibrant and expanding medical and commercial hub in one of southern Wisconsin's most rapidly revitalizing cities.



### NATHAN BRYANT, CCIM

*Licensed Real Estate Broker & CEO*

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### KELLER WILLIAMS REALTY SIGNATURE

4201 Galleria Dr. Loves Park, IL 61111



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*Each Office is Individually Owned & Operated*





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## PROPERTY HIGHLIGHTS

Available SF:	6,145 SF
Asking Lease Rate:	<i>Call For Details</i>
Lease Type:	NNN
Lease Term:	5 years min
Building SF:	26,571 SF
Lot Size:	6.91 AC
Parking Count:	129



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## LOCATION HIGHLIGHTS



# Beloit

WISCONSIN

**Housing Boom** - Multiple affordable and market-rate residential developments (subdivisions, townhomes, apartments totaling hundreds of new units) have been completed or are underway bringing fresh demand for healthcare services.

**Downtown Revitalization** - Redevelopment projects like Edney Innovation Center and State Street studio apartments underline a broader patient base potential.

**Public Transit** - Beloit Transit operates 7 routes including regional express services. Introduced automated fareboxes, hybrid buses, and now provides 95,000–110,000 annual rides. This investment supports long-term growth.

**Ho-Chunk Gaming Beloit** - A \$405–500M project on 33 acres includes a casino, 300-room hotel, convention center, and sports betting. Projected to create 3,000 construction jobs and 1,500 permanent positions ensuring sustained job growth.

**Access-Improvement Initiatives** - \$13.5M invested to upgrade Willowbrook Road, bike paths, pedestrian bridges to improve connectivity to the upcoming casino.



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