



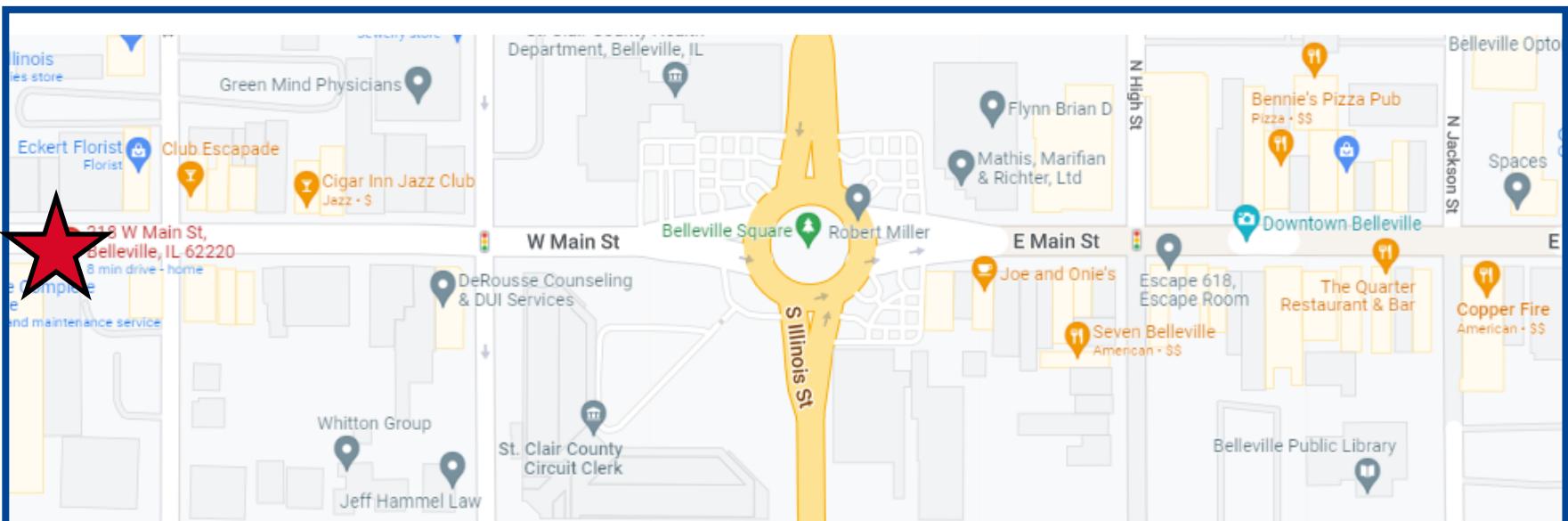
FOR SALE OR FOR LEASE

Downtown Belleville Office Suites

218-222 West Main Street Belleville, IL 62220

- Multiple Suites Available in Beautifully Renovated Historic Building in Downtown Belleville
- Total Square Footage Available: 18,024 SF
Minimum Divisible: 488 SF
- Full Service Lease Rates
- Tenant responsible for Janitorial, Communication/IT
- Located 2 Blocks from St. Clair County Court House
- Private & Public Parking in Close Proximity
- Zoned C-2 Heavy Commercial
- Parcel # 08-21.0-442-017

SALE PRICE: \$1,950,000.00 (SEE "FOR SALE" FLYER)



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/ Lessee's Independent Investigation.

Linda Miller, Broker
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1668 Windham Way
O'Fallon, IL 62269
PreferredCommercialRE.org

218-222 West Main Street

Belleville, IL 62220

FLOOR PLAN (FIRST FLOOR)

SUITE A: 1,408 SF



W. Washington Street Entrance



Suite A: 1,408 Square Feet on First Floor (Highlighted in Red on Floor Plan)

Lease Rate: \$12 per SF (Full Service) Tenant is responsible for Janitorial, Communication / IT

Entrance off of W. Washington Street

Reception Area with Window

ADA Compliant Restroom

Kitchenette

Side Door on West Side of Building for Deliveries, etc.

Large Open Area



Side Entrance

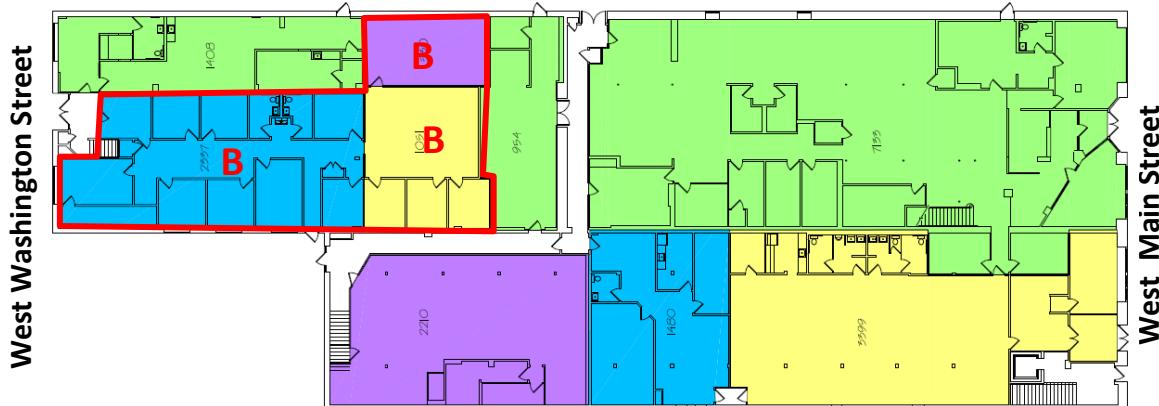
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FLOOR PLAN (FIRST FLOOR)
SUITE B: 3,918 SF



W. Washington Street Entrance



Suite B: 3,918 Square Feet on First Floor (Highlighted in Red on Floor Plan)

Lease Rate: \$14 per SF (Full Service) Tenant is responsible for Janitorial, Communication / IT

Entrance off of W. Washington Street

Most Recent Use: Law Office

Reception Area with Window

9 Private Offices

Two Large Open Rooms

Two (2) ADA Compliant Restrooms

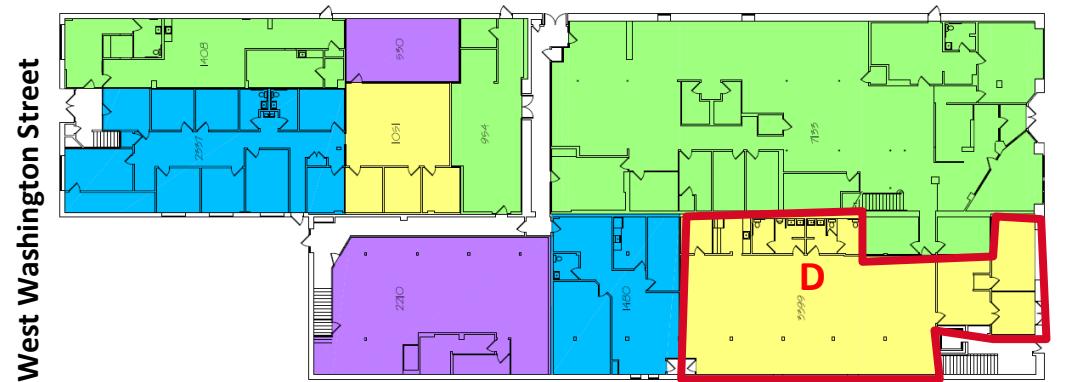
Kitchen



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SUITE D: 3,399 SF FURNISHED OFFICE SPACE



West Main Street Entrance

Suite D: 3,399 Square Feet Beautifully Renovated Furnished Office Space on First Floor

Lease Rate: \$16 per SF (Full Service) Tenant is responsible for Janitorial, Communication / IT

Entrance off of W. Main Street into Secured Foyer with Window

3 Private Offices

27 Cubicles

Two (2) ADA Compliant Restrooms

Kitchen



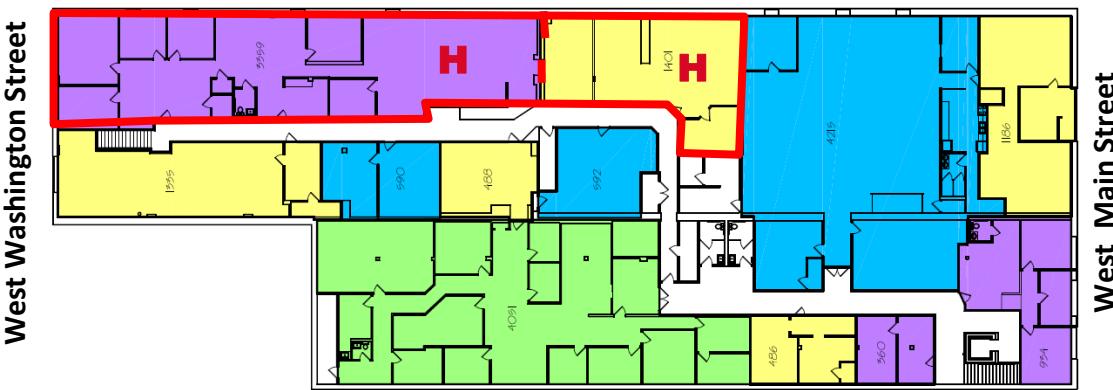
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FLOOR PLAN (SECOND FLOOR)
SUITE H: 4,760 TOTAL SF FURNISHED OFFICE SPACE
DIVISIBLE BY: 1,401 SF & 3,359 SF



W. Main Street Entrance



Suite H: 4,760 Total Square Feet of Beautifully Renovated Furnished Office Space on the Second Floor. Divisible by 1,401 SF & 3,359 SF

Lease Rate: \$16 per SF (Full Service) Tenant is responsible for Janitorial, Communication / IT

Entrance off of W. Main Street into Secured Foyer
Elevator or Stair Access to Second Floor

7 Total Private Offices

42 Cubicles



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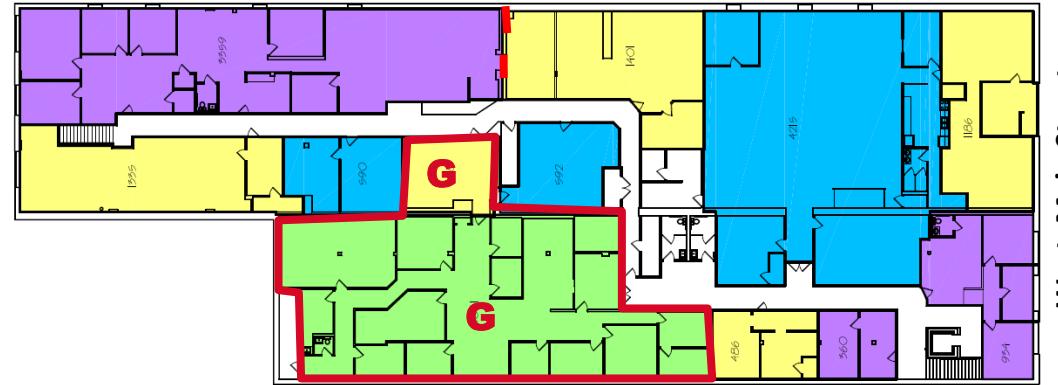
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**SUITE G: 4,539 TOTAL SF OFFICE SPACE
DIVISIBLE BY: 4,051 SF & 488 SF**



W. Main Street Entrance

West Washington Street



West Main Street

Suite H: 4,539 Total Square Feet of Unfurnished Office Space on the Second Floor.

Divisible by 4,051 SF & 488 SF

Lease Rate: \$14 per SF (Full Service) Tenant is responsible for Janitorial, Communication / IT
Entrance off of W. Main Street into Secured Foyer

Elevator or Stair Access to Second Floor

Large Reception Area with Waiting Room

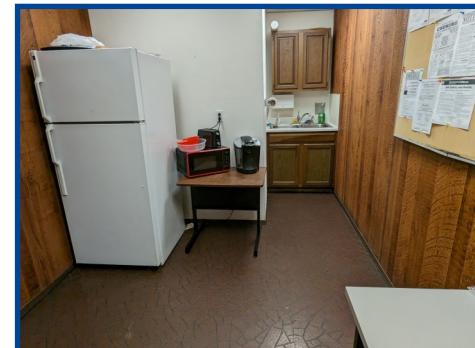
10 Private Offices

2 Conference Rooms (1 Large and 1 Small)

Private Kitchenette

1 Private Restroom

Common Area Restrooms



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Market Overview

Belleville, Illinois is the seat of St. Clair County. Belleville is the eighth-most populated city in Illinois outside of the Chicago Metropolitan Area and the most populated city south of Springfield in the state of Illinois. It is also the seat of the Roman Catholic Diocese of Belleville and the National Shrine of Our Lady of the Snows. Belleville is known for annually hosting one of the Best Art Shows in the Country.

Belleville is the most populated city in the Metro-East region of the St. Louis Metropolitan Area and in Southern Illinois. Due to the proximity to Scott Air Force Base, the population receives a boost from military and federal civilian personnel, defense contractors and military retirees.

Belleville leaders are long-standing supporters of Scott Air Force Base. The Belle-Scott Committee has been in existence since 1950 working to promote good relationships between Belleville and Scott Air Force Base.

Southwestern Illinois College has a large campus in Belleville. The City's top employers include Scott Air Force Base, Memorial Hospital and Southwestern Illinois College.



St. Clair County Court House on Belleville Public Square

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Art On The Square



| 2018 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|----------|
| POPULATION | 10,285 | 51,612 | 108,509 |
| EMPLOYEES | 5,870 | 26,736 | 52,346 |
| MEDIAN HH INCOME | \$37,879 | \$54,175 | \$56,836 |