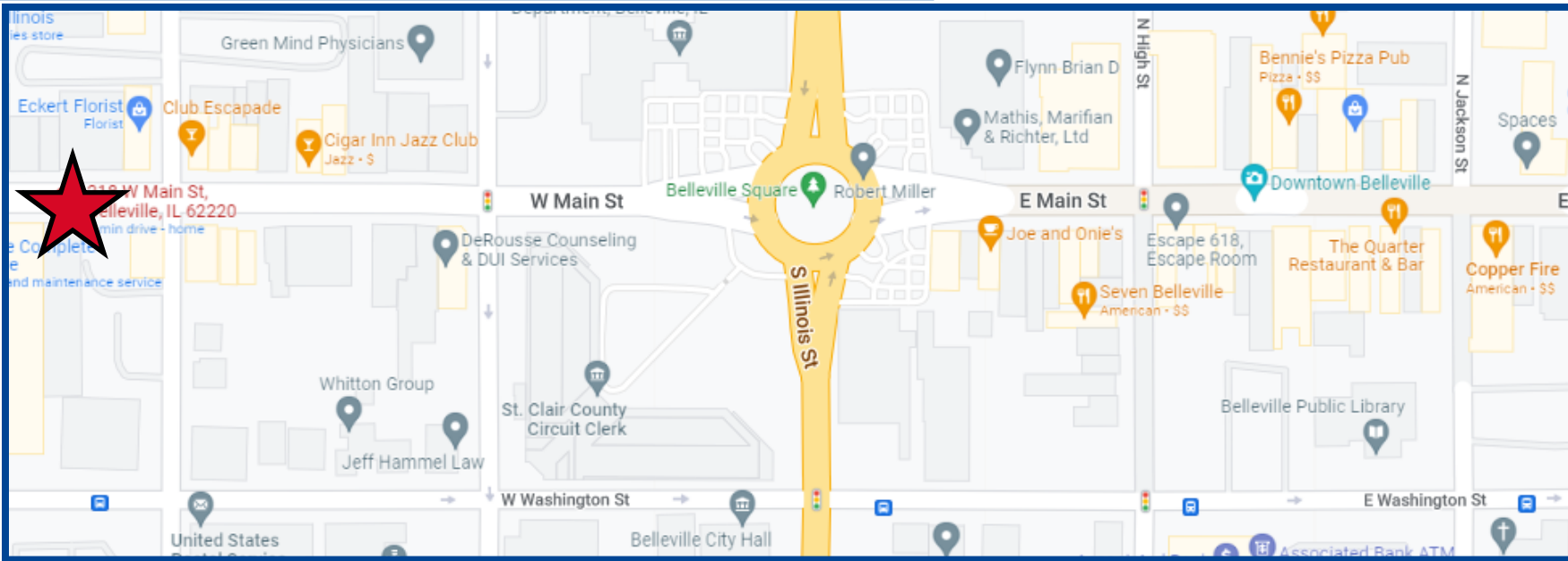


Downtown Belleville Office Suites

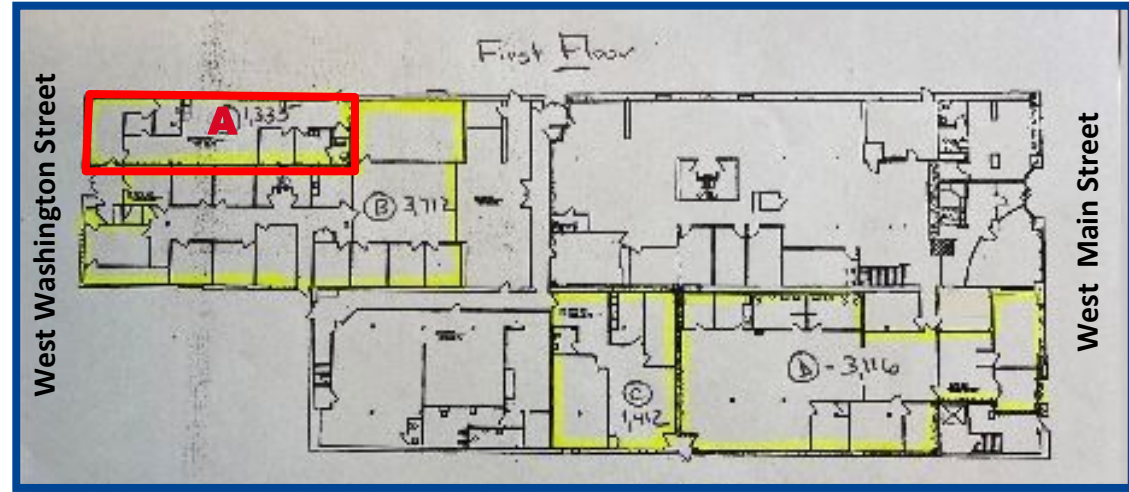
218-222 West Main Street
Belleville, IL 62220

- ❑ 6 Suites Available in Beautifully Renovated Historic Downtown Belleville Building
- ❑ Available Square Footage of Each Suite:
340 SF, 715 SF, 1,335 SF, 3,116 SF, 3,712, & 5,146 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





W. Washington Street Entrance



Suite A: 1,335 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

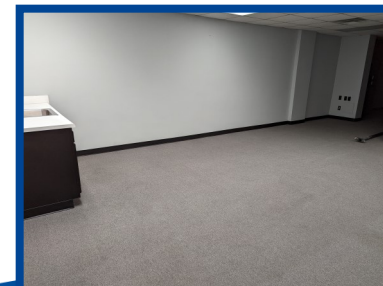
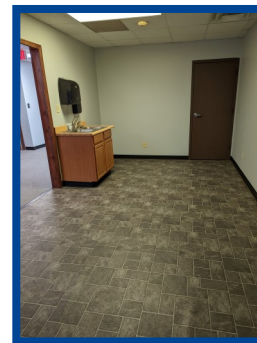
Reception Area with Window

ADA Compliant Restroom

Kitchenette

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

Large Open Area



Linda Miller, Broker

618.444.3888

LindaM.remmaxcommercial@gmail.com

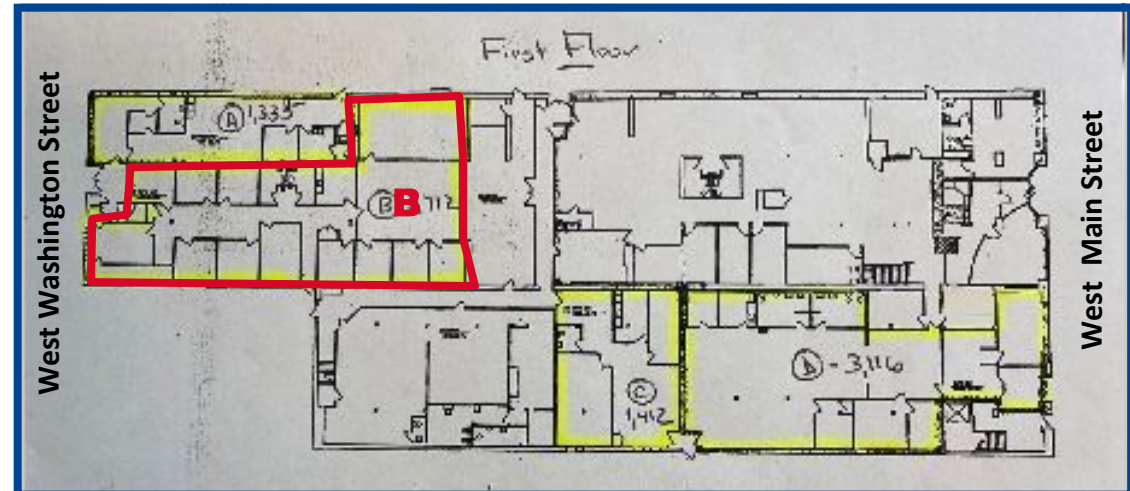
1668 Windham Way

O'Fallon, IL 62269

PreferredCommercialRE.com



W. Washington Street Entrance



Suite B: 3,712 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

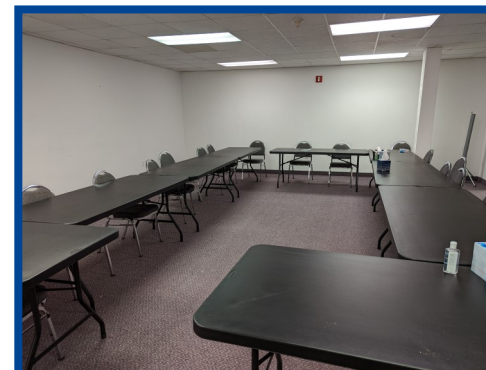
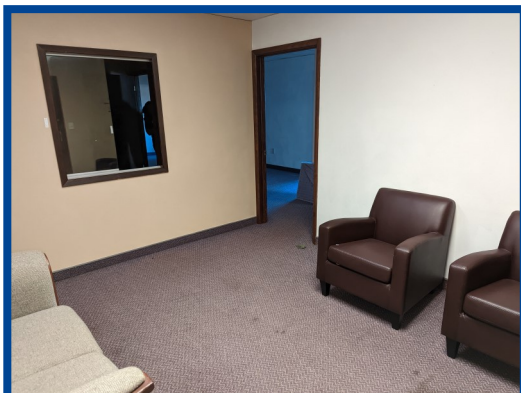
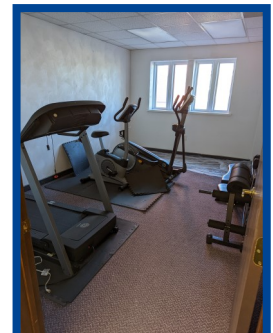
Reception Area with Window

9 Private Offices

Two Large Open Rooms

Two (2) ADA Compliant Restrooms

Kitchen



Linda Miller, Broker

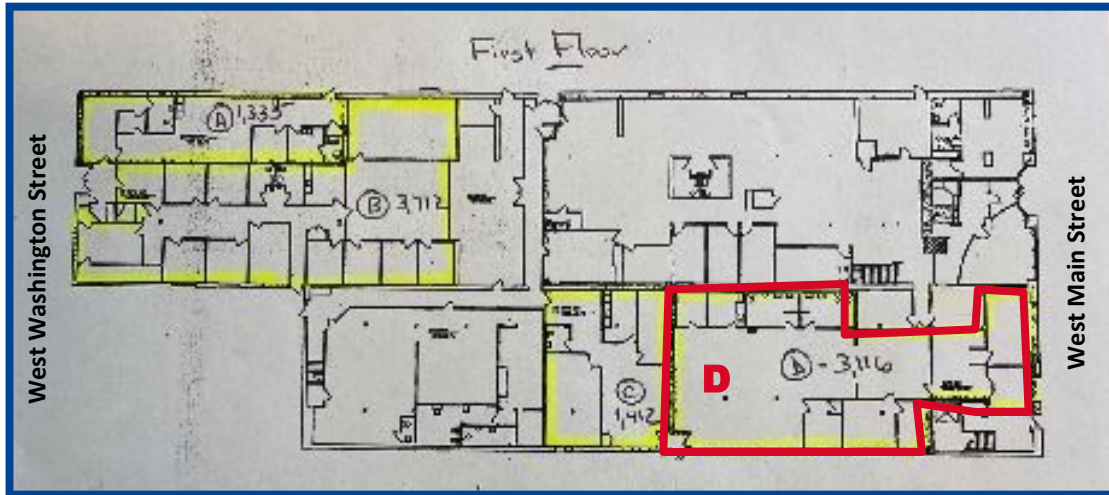
618.444.3888

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W. Main Street Entrance

Suite D: 3,116 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



Linda Miller, Broker

618.444.3888

LindaM.remmaxcommercial@gmail.com

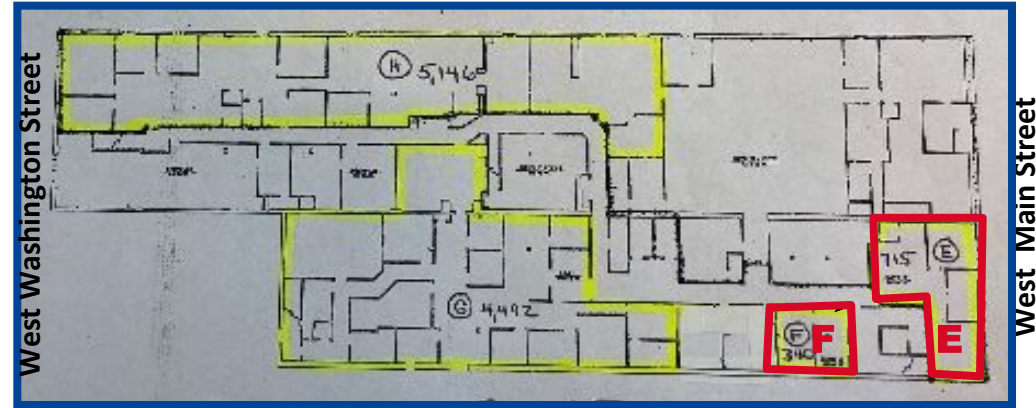
1668 Windham Way

O'Fallon, IL 62269

PreferredCommercialRE.com



W. Main Street Entrance



Suite E: 715 Square Feet Furnished Office Space on Second Floor

Lease Rate: \$15 per SF (Full Service) Tenant is responsible for Janitorial, Communication / IT

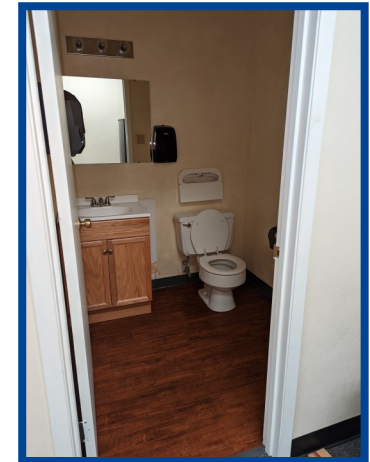
Entrance off of W. Main Street into Secured Foyer

Elevator or Stair Access to Second Floor

3 Private Offices

Conference Room

One (1) Restroom



Suite F: 340 Square Feet Furnished Office Space on Second Floor

Lease Rate: \$500 per Month (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

2 Private Offices

Common Area Restrooms



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1668 Windham Way

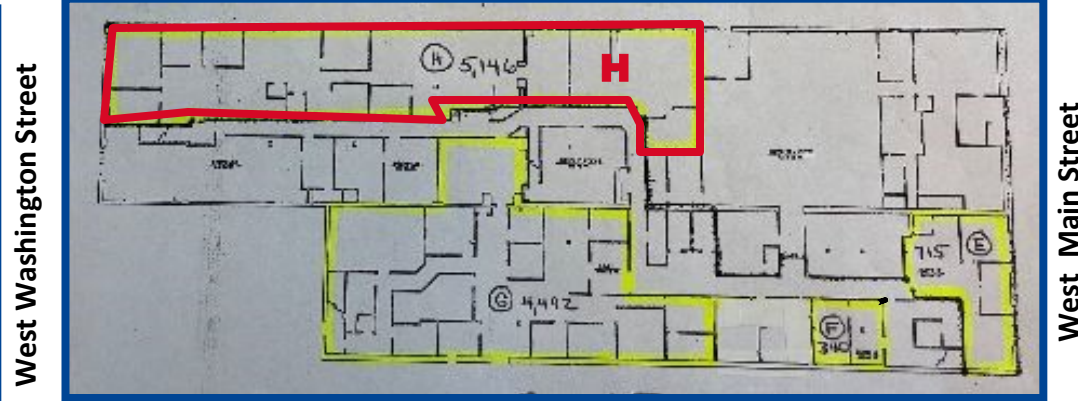
O'Fallon, IL 62269

PreferredCommercialRE.com

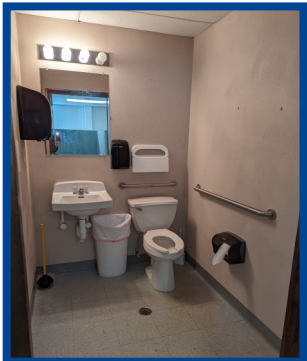
SUITE H: 5,146 SF FURNISHED OFFICE SPACE



W. Main Street Entrance



Suite H: 5,146 Square Feet Beautifully Renovated Furnished Office Space on the Second Floor
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 Private Offices
 42 Cubicles
 One ADA Compliant Private Restroom plus Common Area Restrooms
 Kitchen



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 O'Fallon, IL 62269
 PreferredCommercialRE.com

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.

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.



Art On The Square



St. Clair County Court House on Belleville Public Square



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

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