

1,365 SF OFFICE SUITE

7008 West Main Street, Belleville, Illinois 62223

FOR LEASE



BARBERMURPHY

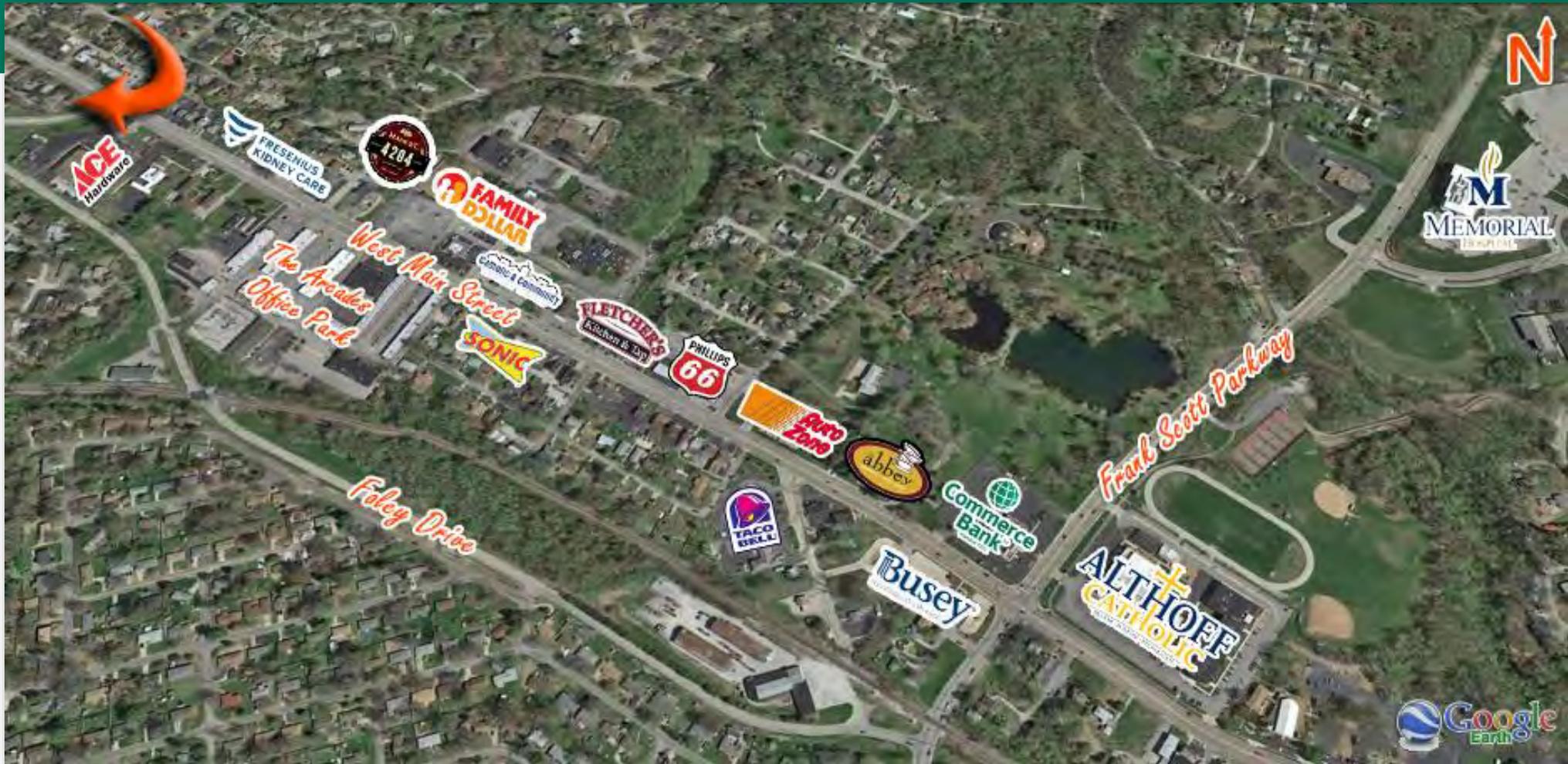
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP



PROPERTY SUMMARY

- 1,365 SF professional office suite
- 3 private offices with open reception and kitchenette
- Located at the lighted corner of West Main Street and Foley Drive
- 12,300 ADT

LEASE RATE: \$11.00/SF, Modified Gross

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IMAGES



Listing No: 1758

Office

Retail

7008 West Main Street
Belleville, IL 62223

SALE INFORMATION:

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$11.00

Lease Type: Modified Gross

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

Professional services office suite with access from both Foley Drive and W Main Street. 3 private offices, large reception and kitchenette / breakroom. Modified Gross lease. Tenant pays all utilities. Existing tenant's lease expires March 31st, 2023.

Comments

Total SF Available: 1,365 SF

Min Divisible SF: 1,365 SF

SQUARE FOOT INFO:

Building Total: 1,365 SF

Total Available: 1,365 SF

Direct Lease: 1,365 SF

Sublease: 0 SF

Office: 1,365 SF

Retail: 1,365 SF

Min Divisible: 1,365 SF

Max Contiguous: 1,365 SF

LAND MEASUREMENTS:

Acres: 0.13

Frontage: 50 FT

Depth: 140 FT

PROPERTY INFORMATION:

Parcel No: 07-01.0-415-006

County: St. Clair

Zoning: B-1

Zoning By: City of Belleville

Complex:

Prior Use: Law Office

TIF: Yes

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

Parking: 4

Surface Type: Asphalt

Traffic Count: 12,300

Property Tax: \$1,420.02

Tax Year: 2022



STRUCTURAL DATA:

Year Built: 1927 **Clearance Min:** 8 **Exterior:** Siding

Rehab Year: 1985 **Clearance Max:** 8 **Bay Spacing:**

Floors: 1 **Floor Drains:** **Sprinklers:**

Class: C

Listing Broker(s)

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