

FOR LEASE

1801 N Belt West
Belleville, IL 62226



(2) OFFICE SUITES FOR LEASE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Cell: (618) 407-4240
tonys@barbermurphy.com



AREA MAP

1801 N Belt West, Belleville, IL 62226



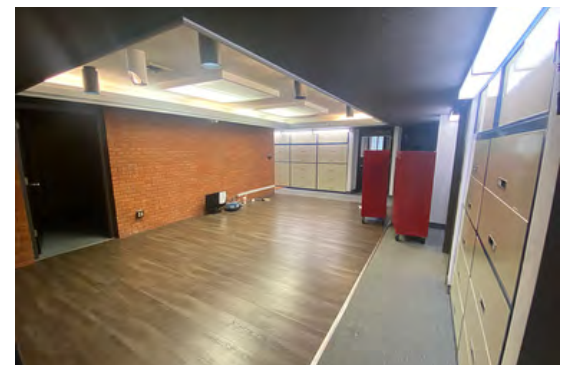
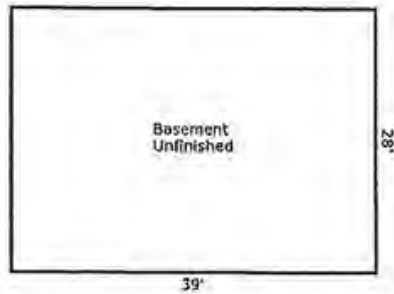
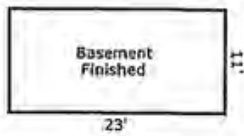
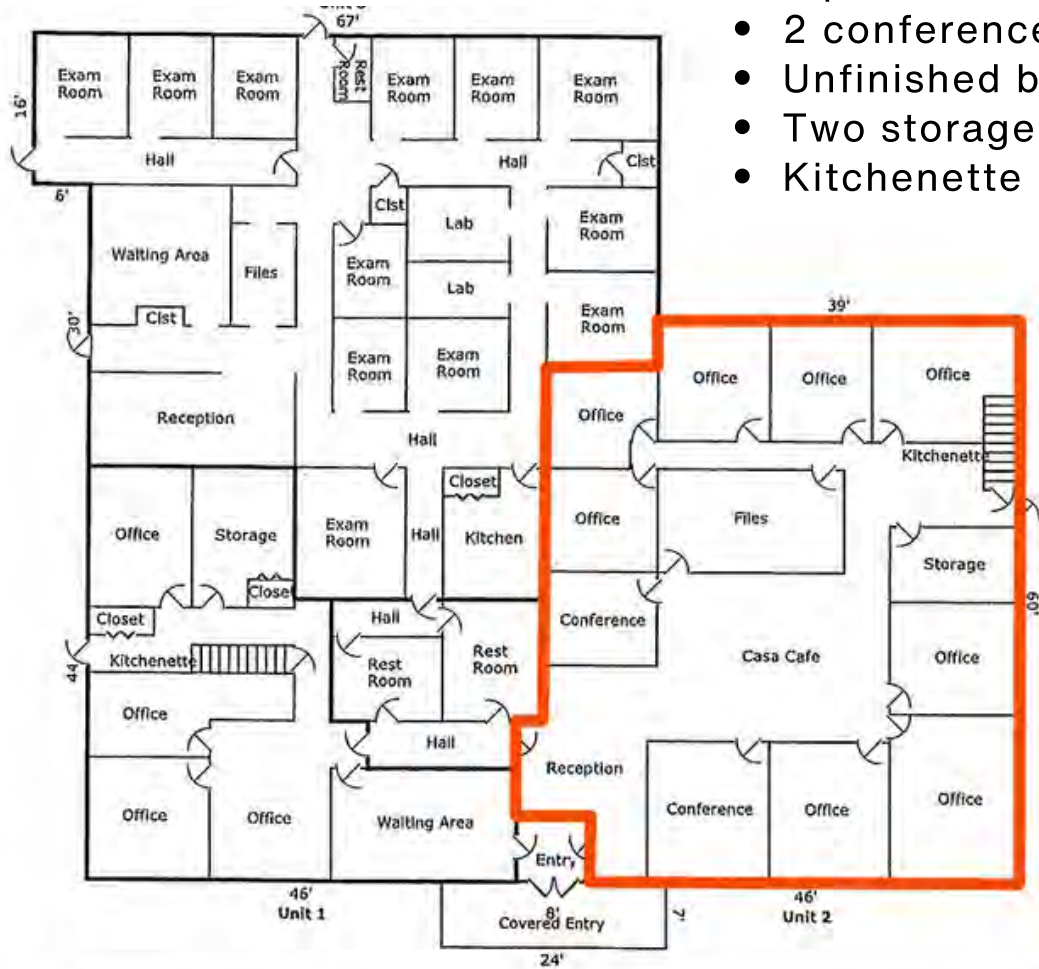
LOCATION OVERVIEW

Located at the corner of North Belt West and Chaucer Dr. with 15,000 ADT on N Belt West. Just west of IL Route 161. N Belt West is a heavy Office/Retail corridor in Belleville.

SUITE 2 - 2,995 SF

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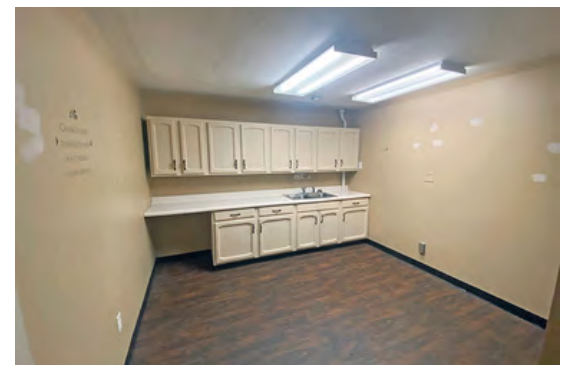
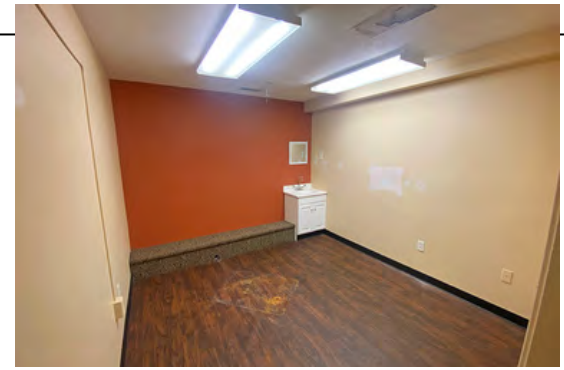
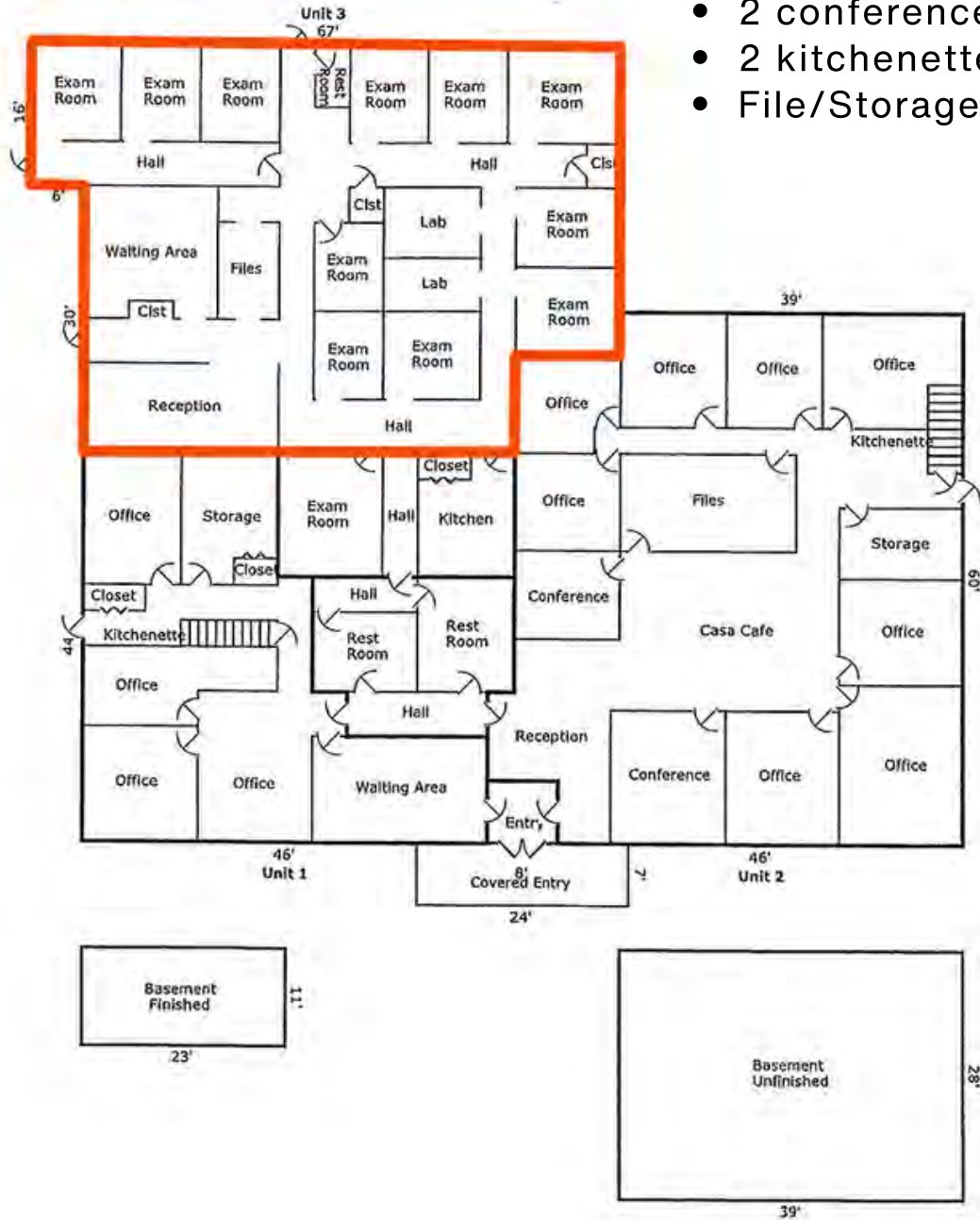
- Reception area
- 8 private offices
- 2 conference rooms
- Unfinished basement
- Two storage rooms
- Kitchenette



SUITE 3 - 3,148 SF

1801 N Belt West, Belleville, IL 62226

- Reception area
- 11 office/exam rooms
- 2 conference rooms
- 2 kitchenettes
- File/Storage area



OFFICE PROPERTY SUMMARY

1801 N Belt West, Belleville, IL 62226

#2861

SALE INFORMATION:

For Sale: Yes
Sale Price: \$317,000
Sale Price/SF: \$39.99
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$11.00/SF
Lease Type: Modified Gross
Net Charges:
Cam Charges:
Lease Terms: Negotiable

SQUARE FOOT INFO:

Building Total: 7,926 SF
Total Available: 7,926 SF
Direct Lease: 6,143 SF
Sublease: 6,143 SF
Office: 6,143 SF
Min Divisible: 2,995 SF
Max Divisible: 3,148 SF

LAND MEASUREMENTS:

Acres: 0.79 AC
Frontage: 243 FT
Depth: 145 FT

PROPERTY INFORMATION:

Parcel No: 08-08-0-415-012
County: St. Clair
Zoning: C-2
Prior Use: CASA Office
Complex:
Parking: 38
Traffic Count: 15,000
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey:
Property Tax: \$9,008
Tax Year: 2022

STRUCTURAL DATA:

Year Built: 1960
Rehab Year: 1975
Building Class: C
Clearance Min: 8'
Clearance Max: 8'
Roof:
Exterior: Brick
Floors: 1
Signage: Yes



TRANSPORTATION:

Interstate: I-255
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

(2) Office Suites for Lease (1) 2,995 SF & (1) 3,148 SF Space. Spaces can be combined. Building has marquee signage, common area restrooms and shared parking.
*Building is also for Sale making this an ideal Owner/User Opportunity.



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