

# FOR LEASE

1801 N Belt West  
Belleville, IL 62226



**(2) OFFICE SUITES FOR LEASE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP

1801 N Belt West, Belleville, IL 62226



## LOCATION OVERVIEW

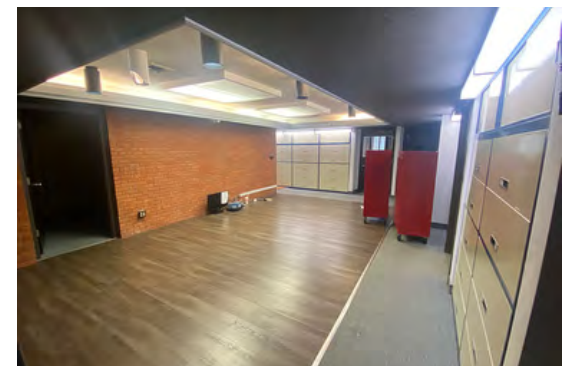
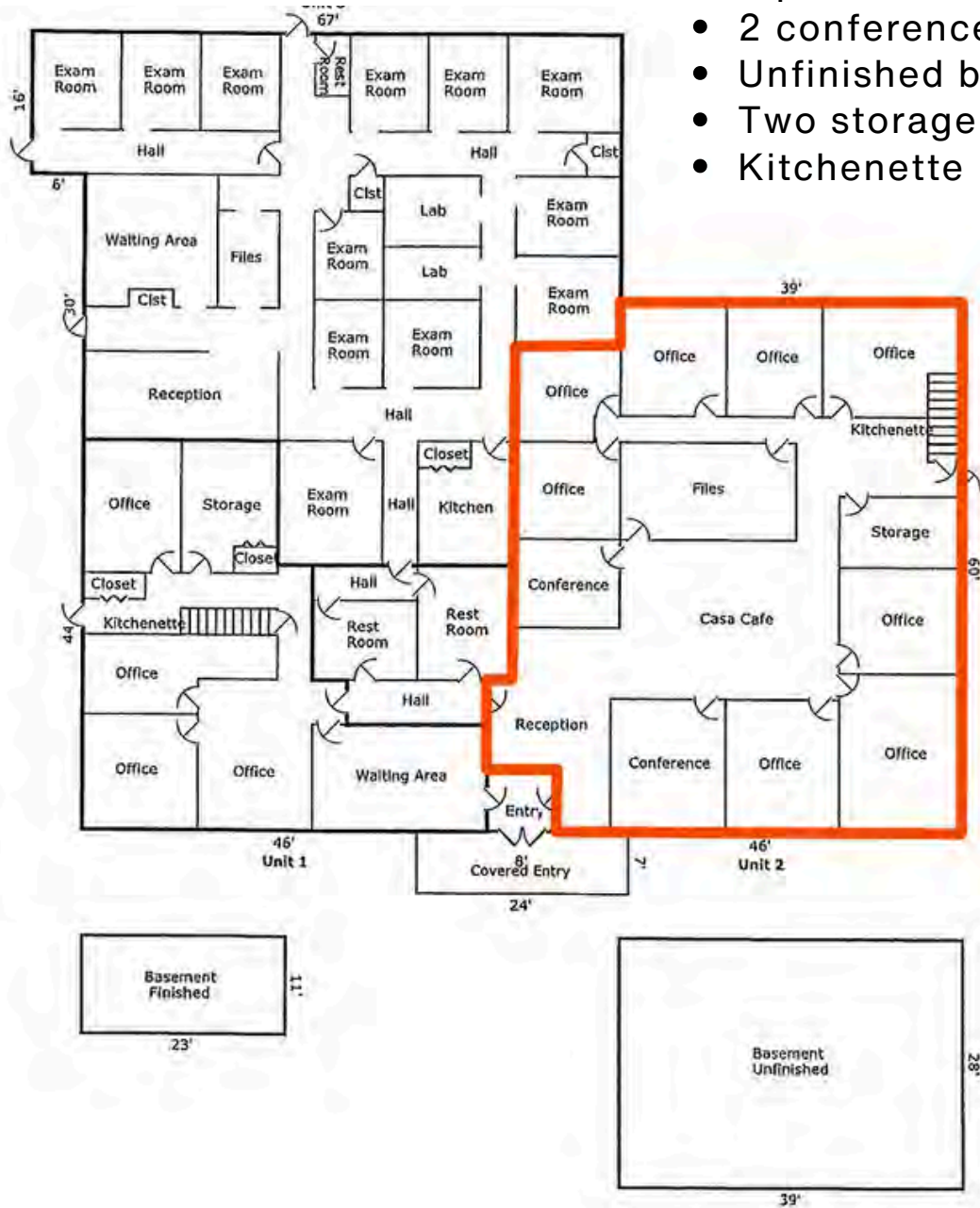
Located at the corner of North Belt West and Chaucer Dr. with 15,000 ADT on N Belt West. Just west of IL Route 161. N Belt West is a heavy Office/Retail corridor in Belleville.



# SUITE 2 - 2,995 SF

1801 N Belt West, Belleville, IL 62226

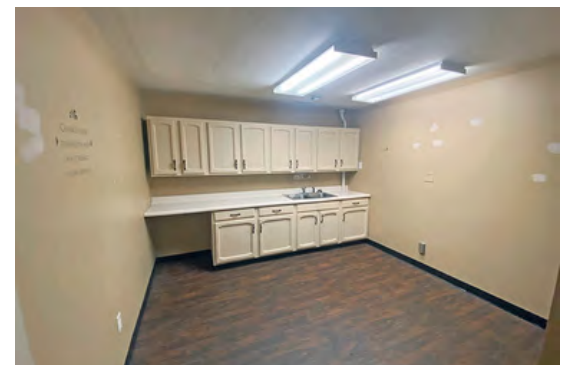
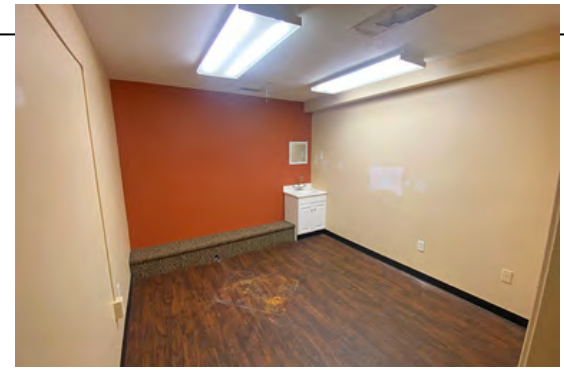
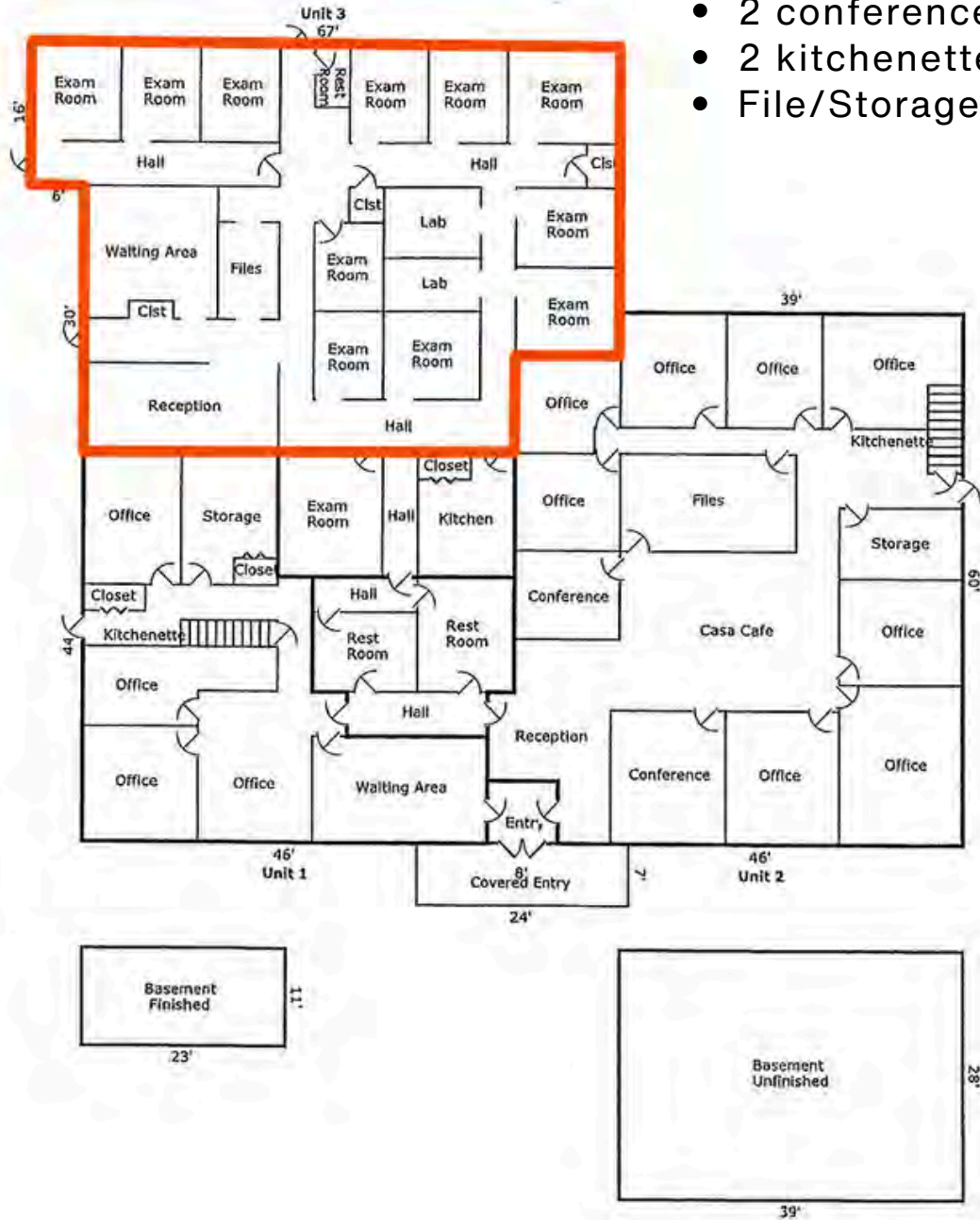
- Reception area
- 8 private offices
- 2 conference rooms
- Unfinished basement
- Two storage rooms
- Kitchenette



# 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/RETAIL PROPERTY SUMMARY

1801 N BELT W

**LISTING #** 2861

## LOCATION DETAILS:

**Parcel #:** 08-08-0-415-012  
**County:** IL - St. Clair  
**Zoning:** C-2

## PROPERTY OVERVIEW:

**Building SF:** 7,926  
**Vacant SF:** 6,143  
**Usable Sqft:** 7,926  
**Min Divisible SF:** 2,995  
**Max Contig SF:** 6,143  
**Office SF:** 7,926  
**Signage:** Monument  
**Lot Size:** 0.79 Acres  
**Frontage:** 243'  
**Depth:** 145'  
**Parking Spaces:** 38  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1960  
**Yr Renovated:** 1975  
**Building Class:** C  
**Ceilings:** 8'  
**Construction Type:** Combination,Brick

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** Yes



## SALE/LEASE INFORMATION:

**Lease Rate:** \$11.00 - \$11.00  
**Lease Type:** Modified Gross

## FINANCIAL INFORMATION:

**Taxes:** \$9,008.80  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 15,000

## PROPERTY DESCRIPTION:

7,926 SF Building For sale or Lease  
Building has marquee sign, common area restrooms and shared parking.  
Suite 1: 1,348 SF with a waiting room, 5 private offices, kitchenette, unfinished basement and a storage room - Occupied  
Suite 2: 2,995 SF with a reception area, 8 private offices, 2 conference room, unfinished basement and two storage rooms - Available for Lease.  
Suite 3: 3,148 SF with a reception/waiting room, 11 offices/exam rooms with water, 2 kitchenettes and file storage area - Available for Lease.

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