

Richland Executive Plaza

PROFESSIONAL EXECUTIVE OFFICE SPACE ON

WEST MAIN STREET

521 & 525 West Main Street
Belleville, IL 62220



AVAILABLE FOR LEASE

Property Features

Office
Suites

Electronic Security
Systems

Abundant Free
Parking Spaces

High-End
Finishes

Monument
Signage

On-Site
Security

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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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.

Belleville Main Street

LIVE. WORK. SHOP. PLAY.

All within walking distance

Scan to visit
www.bellevillemainstreet.net



Richland Executive Plaza
5 Blocks

eat shop live

M E E T U S O N
MAIN STREET
In Downtown Belleville

Shopping

- Abe's Gourmet Popcorn - 1
- Artisans Off Main - 2
- Blanquart's Jewelers - 3
- Blanquart's Rusty Gem - 4
- Circa Boutique - 5
- Collector's Corner/I Had That - 6
- Community Kindness - 7
- Cosmic Comics - 8
- Down the Hall Homebrew - 9
- Eckert's Florist - 10
- Elated Hearts - 11
- Eye on Design - 12
- Grimm & Gorty Florists & Gifts - 13
- JSB Designs - 14
- Keit's Clock Shop - 15
- Local Lucy's - 16
- Sawdust & Glitter - 17
- Too's Cake & Candy Supply - 18

Dining

- Bennie's Pizza Pub - 19
- Big Daddy's 618 - 20
- Casa Maria Mexican Grill - 21
- Cigar Inn - 22
- Club Escapade - 23
- Copper Fire - 24
- Grafted Wine Bar - 25
- Gruv Bistro & Wine Bar - 26
- Joe & Onie's - 27
- Lexis BFF - 28
- Margarita's Mexican Restaurant - 29
- Papa Vito's - 30
- Pour@322 - 31
- Seven Belleville - 32
- Shoehorn Brewing - 33
- SPACES - 34
- Sugar High Bakery & Cafe - 35
- Tavern On Main - 36
- The Office Lounge - 37
- Venue On Main - 38

Services

- All Star Carpet & Upholstery - 39
- Ambassador Travel - 40
- Avenue Realty - 41
- Egyptian Workspace Partners - 42
- Farnsworth Group - 43
- Firestone - 44
- Governor French Academy - 45
- Hair on Main - 46
- Heartland's Conservancy - 47
- Integrity Tattoos - 48
- Kaskaskia Engineering Group - 49
- Liese Lumber - 50
- Lochmueller - 51
- Mathis, Marifian & Richter - 52
- Nester Realty - 53
- Precision Practice - 54
- Raymond James & Associates Inc. - 55
- St. Clair County Courthouse - 56
- St. Clair County Health Department - 57
- Scheffel Boyle - 58
- Stages Wellness Holistic Center - 59
- The Bungalow - 60

Other

- Belle City Fitness - 61
- Belleville Public Library - 62
- Escape 618 - 63
- Gabrielle's Step by Step Dance Studio - 64
- Green Root Gallery - 65
- The Lincoln Theatre - 66

Public Parking Lot

FOLLOW @BELLEVILLEMMAINST
BELLEVILLEMMAINSTREET.NET

Located in Belleville's thriving Main Street business district, these office spaces sit just blocks from the St. Clair County Courthouse, offering prime accessibility for legal and professional services firms. The business district combines government offices, law firms, financial institutions, and local commerce, supported by nearby dining and parking infrastructure.

LOCATION HIGHLIGHTS

- OFFICE HUB
- DINING NEARBY
- RETAIL MIX
- 25 MINUTES TO ST. LOUIS
- CONVENIENT ACCESS TO MAJOR ROADS
- 30 MINUTES TO ST. LOUIS AIRPORT



Location OVERVIEW

Located in downtown Belleville, IL at 521 & 525 West Main Street, the property sits in a prime commercial district. The buildings offer bright office space with natural lighting throughout.

- The location offers convenient access to I-64, Route 15 and Illinois Route 159, positioning it approximately 25 minutes from downtown St. Louis and 30 minutes from St. Louis Lambert International Airport.
- MetroLink and St. Clair County Transit District provide public transportation services to Belleville and surrounding areas.
- Five blocks from the Public Square in a vibrant area with a variety of shops, restaurants, cafes, and entertainment venues, providing a perfect blend of work and leisure for those who work, live and visit the area.
- Diverse dining establishments within 1 mile.
- Directly across the street from the Police Station and within 5 blocks of the St. Clair County Courthouse.

Richland Executive Plaza

521 & 525 West Main Street

Belleville, IL 62220



Parking Spaces
+/- 200 parking spaces available



Monument
Signage



Brick
Exterior



Electronic
Security systems



Computer-Controlled
energy management
systems



Daily cleaning
Services



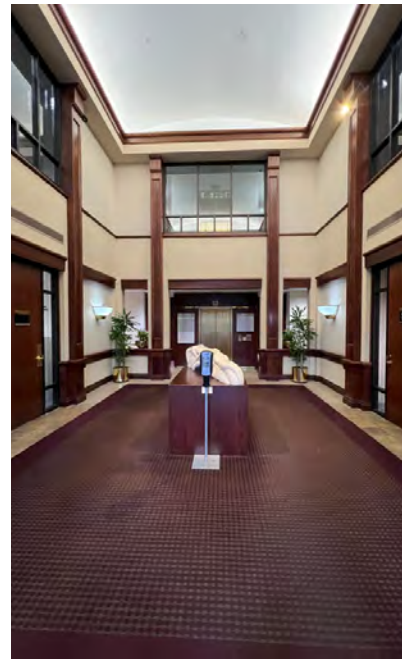
Professionally
& locally
managed



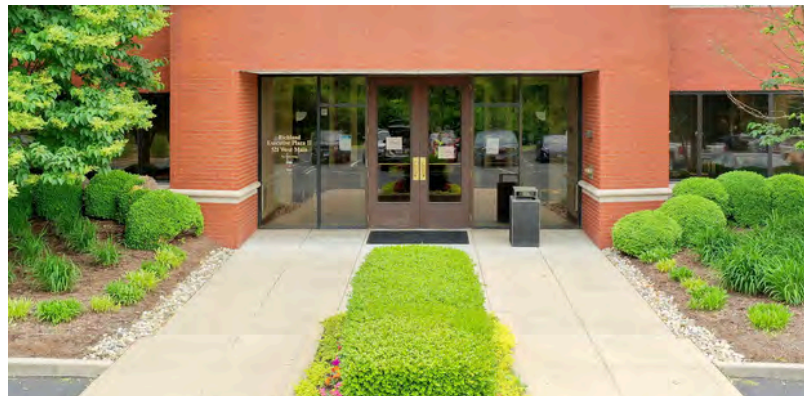
Class A
Office Space

Richland Executive Plaza

Two Class A office buildings that are professionally and locally managed.
Newly renovated common areas.
Abundant free parking spaces.
Electronic security systems.
On-site security.



FREE
LIGHTED
SURFACE
PARKING AT
A RATIO OF
4.25/1,000

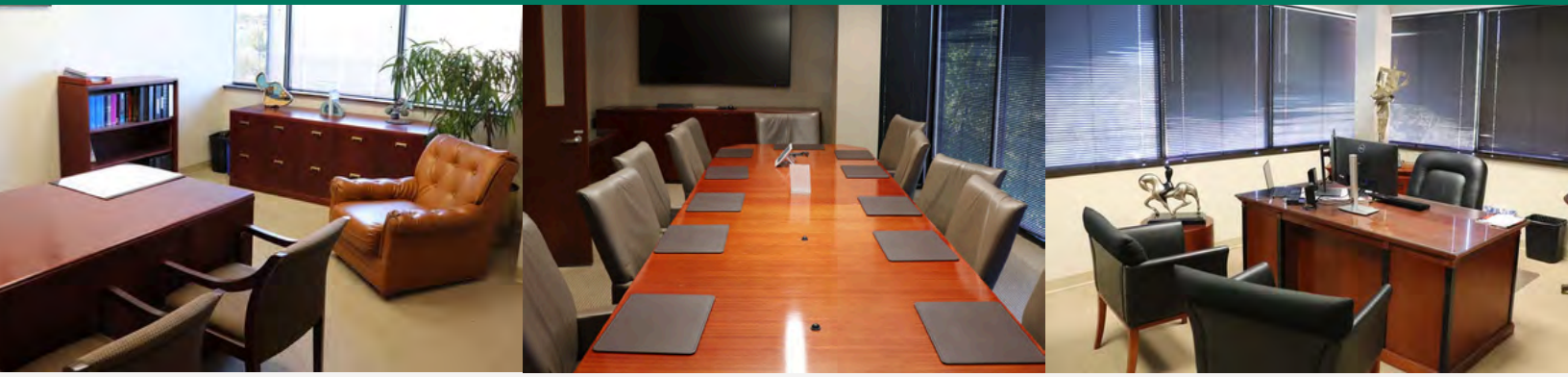




Richland Plaza I Suite 300

3rd Floor: 12,324 SF





Richland Plaza I: Suite 300

3rd Floor: 12,324 SF



Office Suite 300 features three conference rooms, including a larger elegant executive conference room. The layout has a central reception area with offices surrounding the perimeter.

Key facilities include:

- Service center and storage areas
- Separate men's and women's restrooms
- File rooms
- Server room with secure entry
- Training room
- Lunch room
- Multiple visitor offices
- Coffee room
- Supply room



MODERN *Design*

The design includes dual staircases and features a mix of private offices and functional spaces arranged in a symmetric pattern. The main elevators open into the central reception area.

PROPERTY SUMMARY: Richland Plaza I

#3011

525 West Main Street, Belleville, IL 62220

SALE INFORMATION:

For Sale: NO
Sale Price:
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$18.00/SF
Lease Type: Full Service
Net Charges:
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 35,309 SF
Total Available: 12,324 SF
Direct Lease: 12,324 SF
Sublease: NA
Min Divisible: Contact Broker
Max Divisible: 12,324

LAND MEASUREMENTS:

Acres: 1.73 AC
Frontage: 230'
Depth: 350'

PROPERTY INFORMATION:

Parcel No: 08-21.0-424-015
County: St. Clair
Zoning: B-1
Prior Use: Office
Complex: Richland Plaza II
Parking: +/- 200
Traffic Count: 6,100
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$104,977.88
Tax Year: 2024



STRUCTURAL DATA:

Year Built: 1988
Rehab Year: 2001
Building Class: A
Clearance Min: 9'
Clearance Max: 9'
Roof: Flat
Exterior: Brick
Floors: 3
Signage: Monument

TRANSPORTATION

Interstate: I-64, Route 15 & 159
Rail: NA
Barge: NA
Airport: Lambert St. Louis International

COMMENTS:

Well maintained building suitable for a variety of office users.



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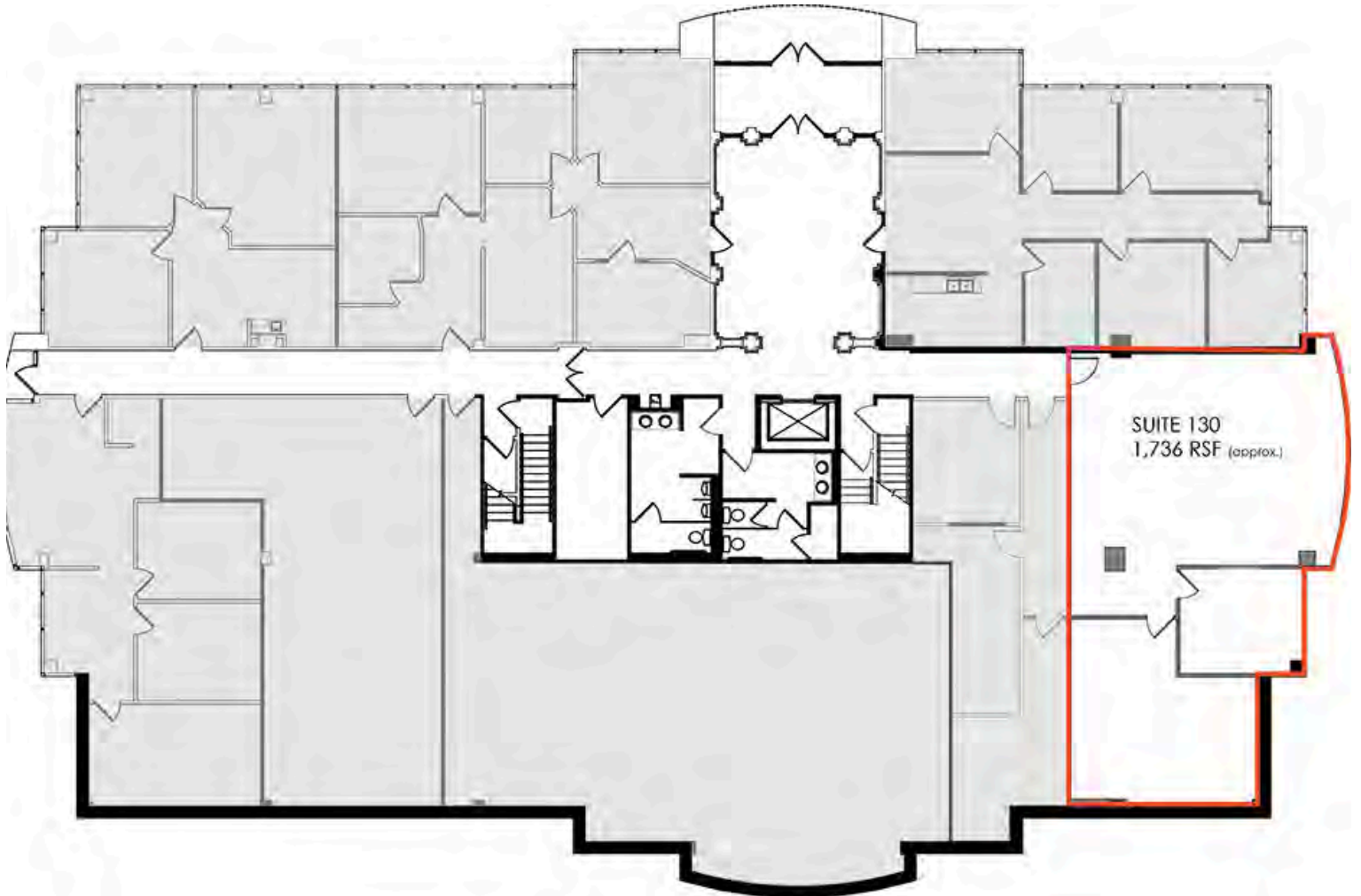


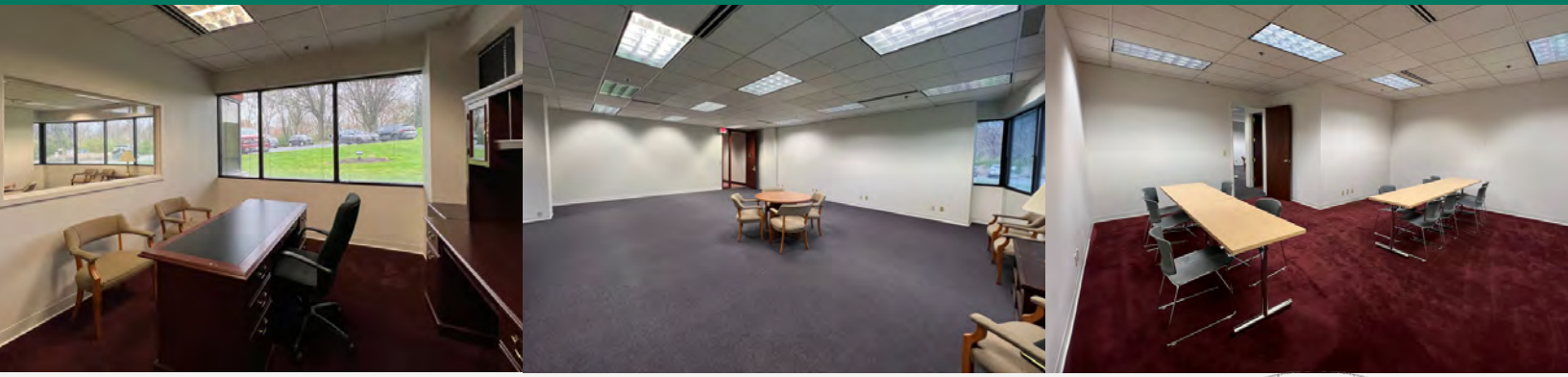
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Richland Plaza II Suite 130

1st Floor Suite: 1,736 SF





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1st Floor: 1,736 SF

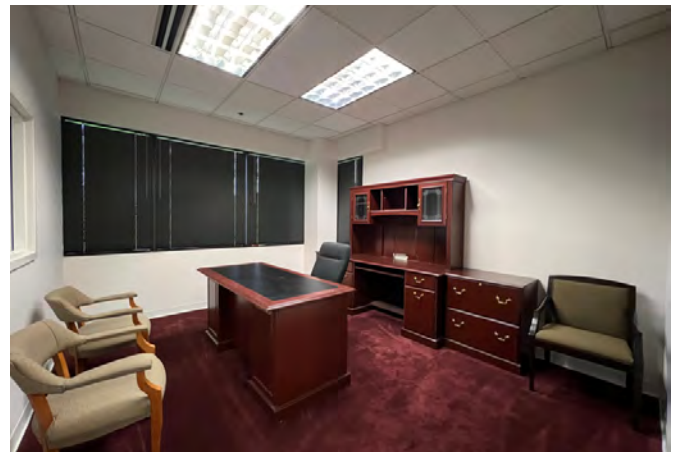


CLASS A OFFICE SPACE

Conveniently situated on the first floor with multiple window exposures and natural lighting.

OPEN WORK SPACES

Multiple co-working office spaces with large layouts suitable for bull pen area, training or additional office space.



NATURAL *Lighting*

The property offers an aesthetically appealing work environment with natural light.

Richland Plaza II entrance opens up to a professional lobby that is adjacent to common area restrooms centrally located within the building.

PROPERTY SUMMARY: Richland Plaza II

#3012

521 West Main Street, Belleville, IL 62220

SALE INFORMATION:

For Sale: NO
Sale Price:
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$18.00/SF
Lease Type: Full Service
Net Charges:
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 35,258 SF
Total Available: 1,736 SF
Direct Lease: 1,736 SF
Sublease: NA
Min Divisible: 1,736 SF
Max Divisible: 1,736 SF

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Depth: 350'

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Survey: NO
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Tax Year: 2024



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Rehab Year: 2001
Building Class: A
Clearance Min: 9'
Clearance Max: 9'
Roof: Flat
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