

# Richland Executive Plaza

521 & 525 West Main St., Belleville, IL 62220

PROFESSIONAL EXECUTIVE OFFICE SPACE  
FOR LEASE

**LEASE RATE: \$18.00/SF, FULL SERVICE**



## PROPERTY FEATURES

- ✓ **CLASS A OFFICE SUITES**
- ✓ **ELECTRONIC SECURITY SYSTEMS**
- ✓ **ABUNDANT FREE PARKING SPACES**
- ✓ **HIGH-END FINISHES**
- ✓ **MONUMENT SIGNAGE**
- ✓ **ON-SITE SECURITY**

**BARBERMURPHY**

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# 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



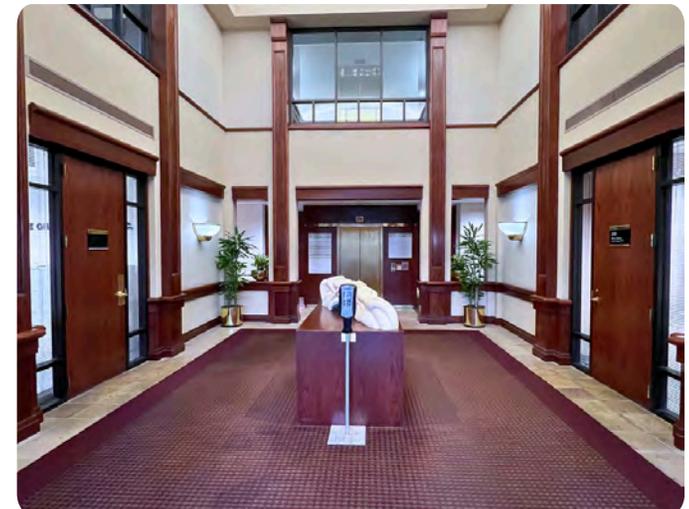
Computer-Controlled energy management systems



Professionally & locally managed



Daily cleaning Services



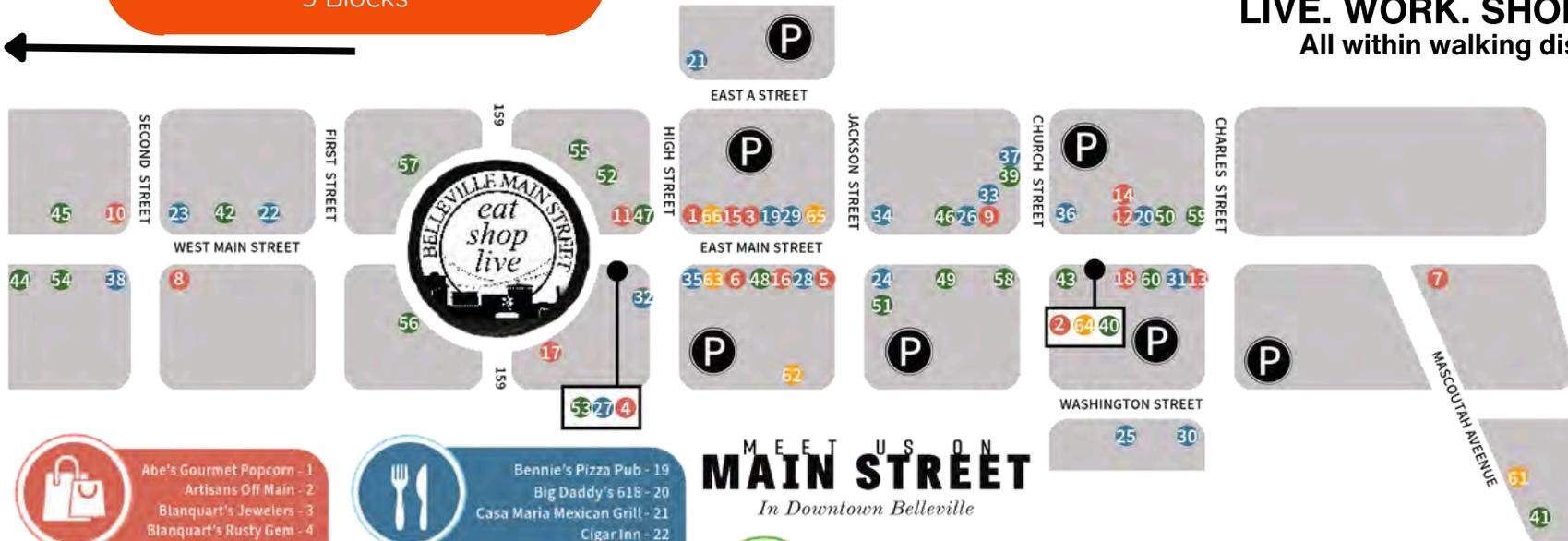


- The location offers convenient access to I-64, Route 15 and Illinois Route 159, positioning it approximately 25 minutes from downtown St. Louis and 30 minutes from St. Louis Lambert International Airport.
- MetroLink and St. Clair County Transit District provide public transportation services to Belleville 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  
5 Blocks

# Belleville Main Street

**LIVE. WORK. SHOP. PLAY.**  
All within walking distance



## MEET US ON MAIN STREET

*In Downtown Belleville*

- 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
- Keil's Clock Shop - 15
- Local Lucy's - 16
- Sawdust & Glitter - 17
- Toot's Cake & Candy Supply - 18

- 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
- Justitia's Coffee House - 27
- Chaos Sushi Bar & Grill - 28
- Margarita's Mexican Restaurant - 29
- Papa Vito's - 30
- Pour@322 - 31
- Vacant - 32
- Shoehorn Brewing - 33
- Sugar High Bakery & Cafe - 35
- Tavern On Main - 36
- The Office Lounge - 37
- Venue On Main - 38

- 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

- 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



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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

# RICHLAND PLAZA I & II SPACE AVAILABILITY

525 W Main St., Belleville



## RICHLAND PLAZA I: SUITE 300

3rd Floor: 12,324 SF

\*will subdivide

\*contact brokers for divisible floor plan options



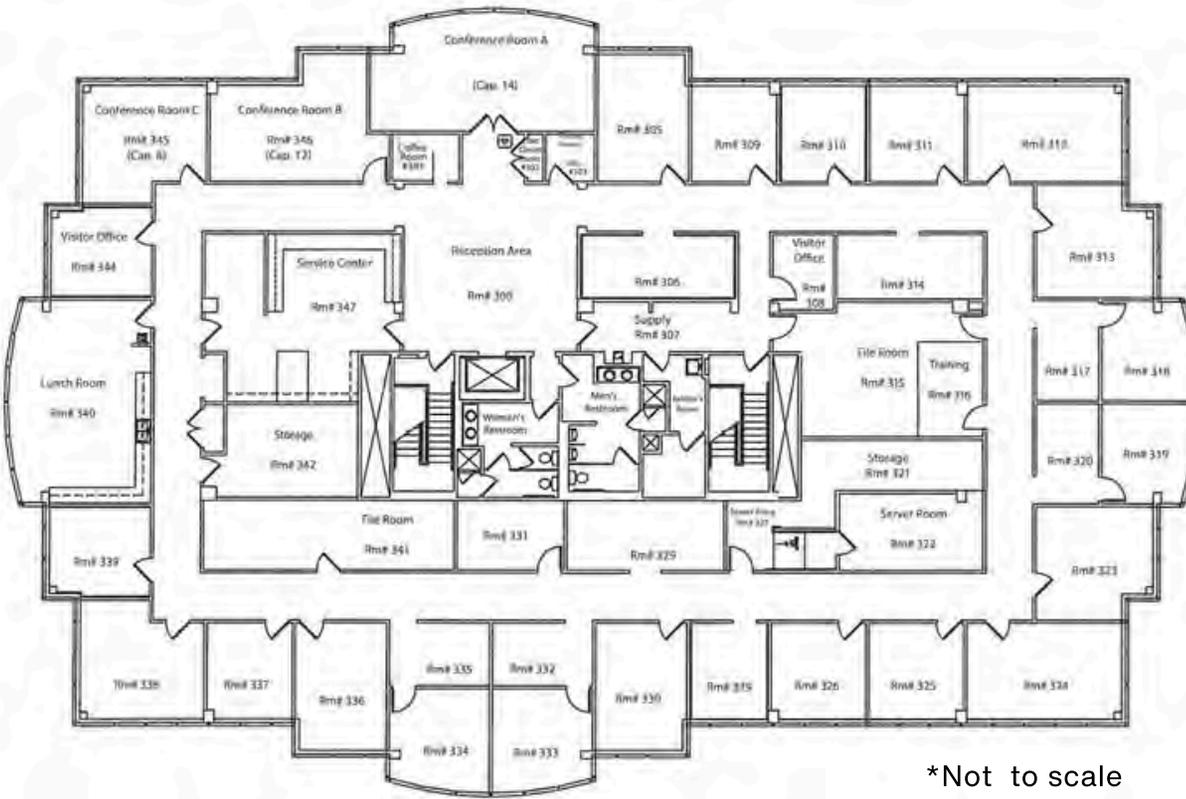
## RICHLAND PLAZA II: SUITE 130

1st Floor: 1,736 SF



# RICHLAND PLAZA I - SUITE 300 / FLOOR PLAN & IMAGES

525 W Main St., Belleville



\*Not to scale



# OFFICE/RETAIL SUMMARY

525 W MAIN ST - RICHLAND PLAZA I

**LISTING #** 3011

## LOCATION DETAILS:

Parcel # 08-21.0-424-015  
County: IL - St. Clair  
Zoning: B-1 - City of Belleville

## PROPERTY OVERVIEW:

Building SF: 35,309  
Vacant SF: 12,324  
Usable Sqft: 12,324  
Min Divisible SF: 6,162  
Max Contig SF: 12,324  
Office SF: 12,324  
Signage: Monument  
Lot Size: 2.50 Acres  
Frontage: 230  
Depth: 350  
Parking Spaces: 200  
Parking Surface Type: Asphalt

## STRUCTURAL DATA:

Year Built: 1987  
Building Class: A  
Ceilings: 9'  
Construction Type: Brick - Frame, Brick



## LEASE INFORMATION:

Lease Rate: \$18.00/SF  
Lease Type: Full Service

## FINANCIAL INFORMATION:

Taxes: \$104,977.88  
Tax Year: 2024

## DEMOGRAPHICS:

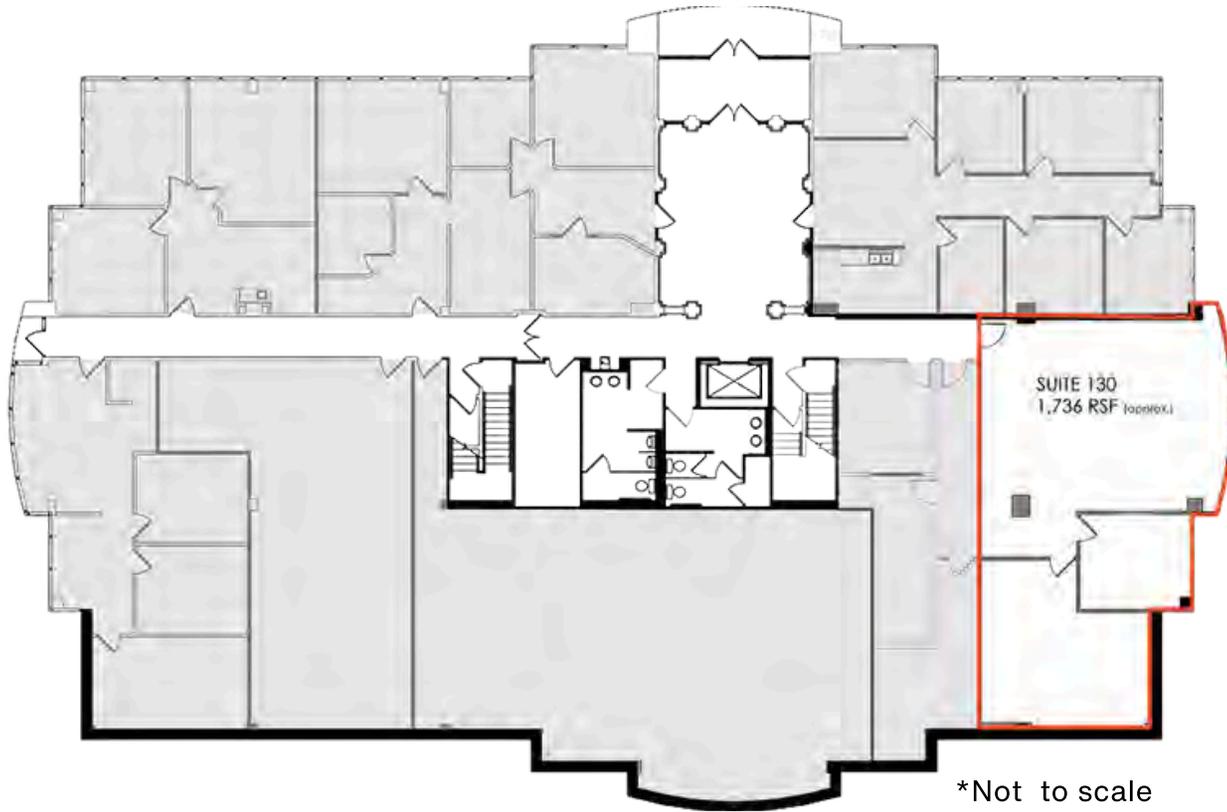
Traffic Count: 6100

## PROPERTY DESCRIPTION:

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. 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. 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.

# RICHLAND PLAZA II - SUITE 130 / FLOOR PLAN & IMAGES

521 W Main St., Belleville



## OFFICE/RETAIL SUMMARY

521 WEST MAIN ST., BELLEVILLE - RICHLAND PLAZA II

**LISTING #** 3012

### LOCATION DETAILS:

Parcel # 35,258  
County: IL - St. Clair  
Zoning: B-1 - City of Belleville

### PROPERTY OVERVIEW:

Building SF: 35,258  
Vacant SF: 1,736  
Min Divisible SF: 1,736  
Max Contig SF: 1,736  
Office SF: 1,736  
Signage: Monument Signage  
Lot Size: 2.35 Acres  
Frontage: 230  
Depth: 350  
Parking Spaces: 200  
Parking Surface Type: Asphalt

### STRUCTURAL DATA:

Year Built: 1988  
Renovated: 2001  
Building Class: A  
Ceilings: 9'



### LEASE INFORMATION:

Lease Rate: \$18.00 / SF  
Lease Type: Full Service

### FINANCIAL INFORMATION:

Taxes: \$68,855.96  
Tax Year: 2024

### DEMOGRAPHICS:

Traffic Count: 6,100

### PROPERTY DESCRIPTION:

Conveniently situated on the first floor with multiple window exposures and natural lighting. Multiple co-working office spaces with large layouts suitable for bull pen area, training or additional office space. 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