

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

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

Matt Barriger

Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@barbermurphy.com

Katie Bush

Broker Associate
Office: (618) 277-4400 (Ext. 27)
Cell: (701) 213-3301
katieb@barbermurphy.com



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



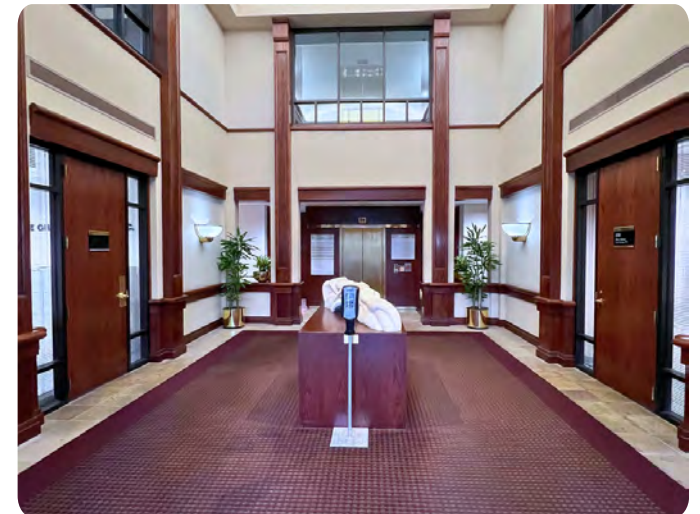
Computer-Controlled
energy management
systems



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



LOCATION HIGHLIGHTS

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.

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

AVAILABLE SPACES

525 & 521 W Main St., Belleville

RICHLAND PLAZA I



SUITE 105

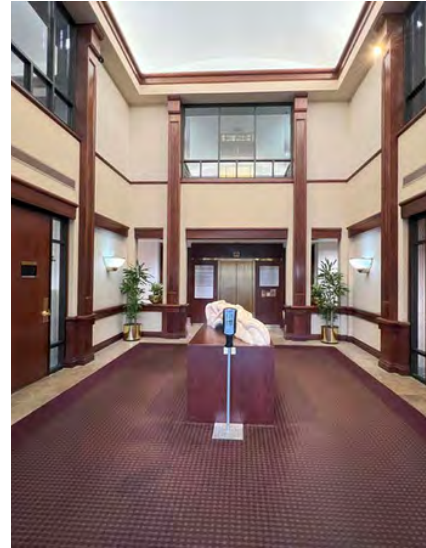
1st Floor: 6,902 SF

SUITE 300

3rd Floor: 12,324 SF

*will subdivide
*contact brokers for
divisible floor plan options

RICHLAND PLAZA II

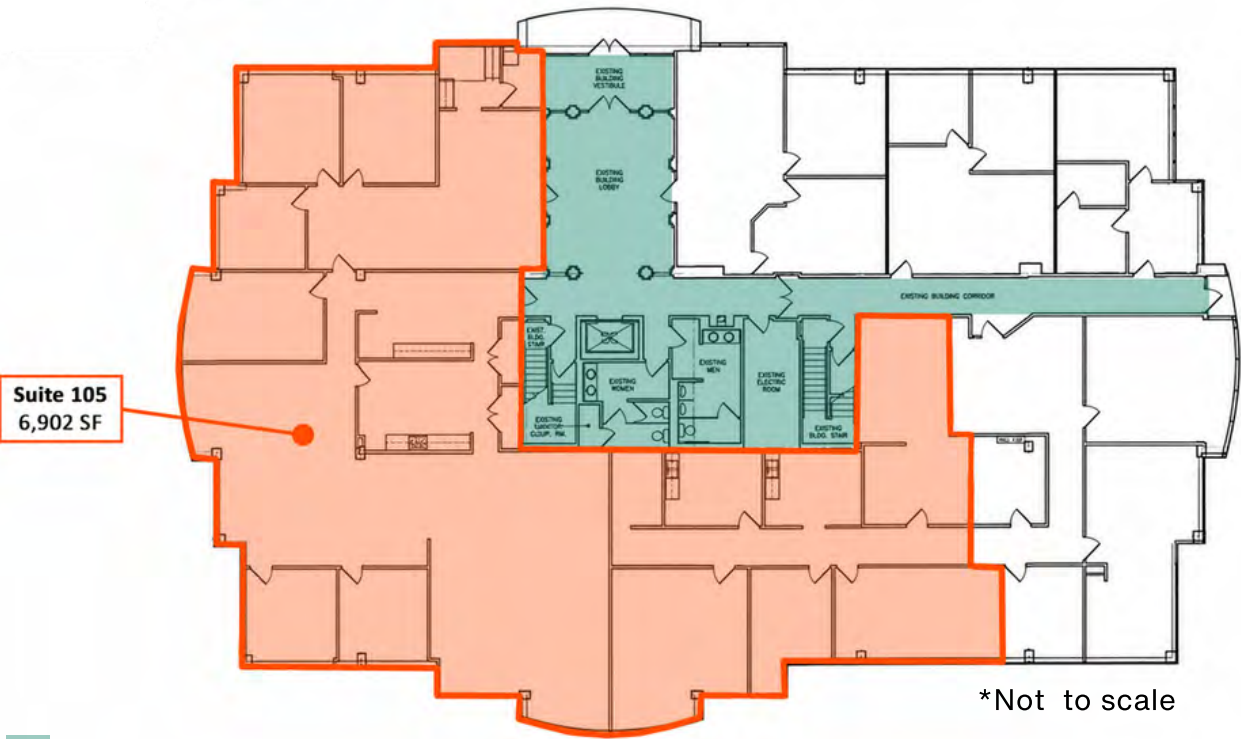


SUITE 130

1st Floor: 1,736 SF

RICHLAND PLAZA I - SUITE 105 / FLOOR PLAN & IMAGES

525 W Main St., Belleville



RECEPTION AREA



KITCHENETTE



CORNER OFFICE



CONFERENCE ROOM

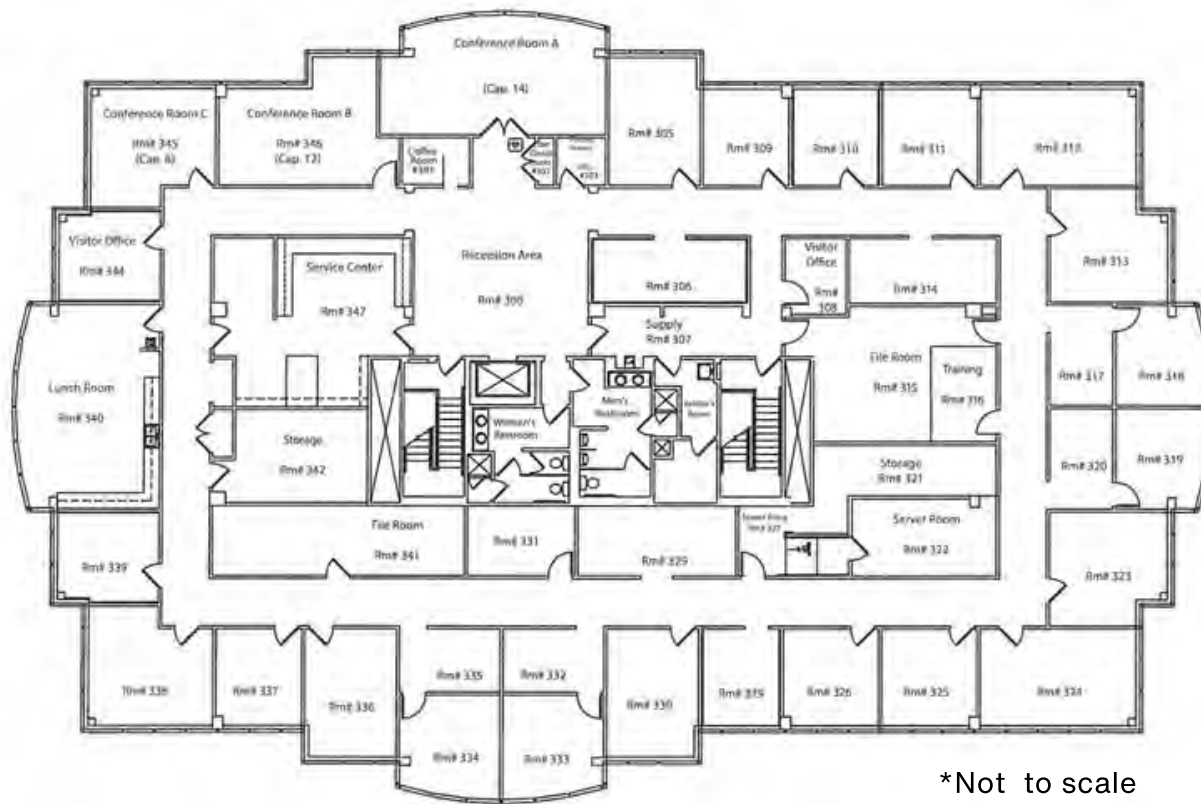


EXECUTIVE OFFICE



RICHLAND PLAZA I - SUITE 300 / FLOOR PLAN & IMAGES

525 W Main St., Belleville



OFFICE



CONFERENCE ROOM



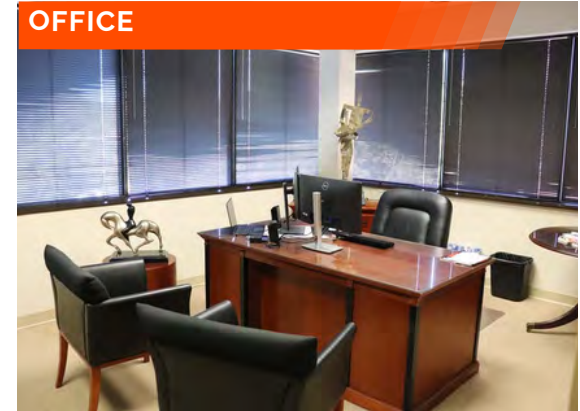
WAITING AREA/RECEPTION



BREAKROOM

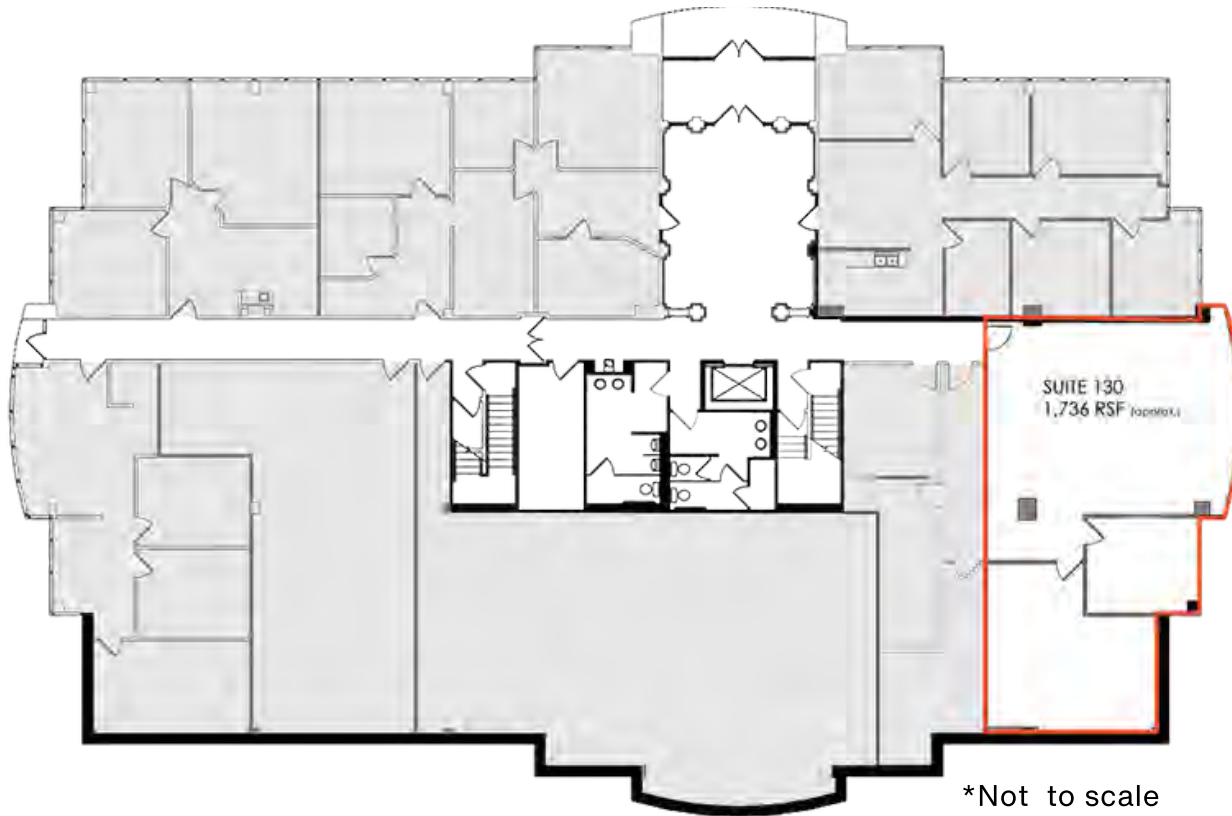


OFFICE



RICHLAND PLAZA II - SUITE 130 / FLOOR PLAN & IMAGES

521 W Main St., Belleville



OFFICE



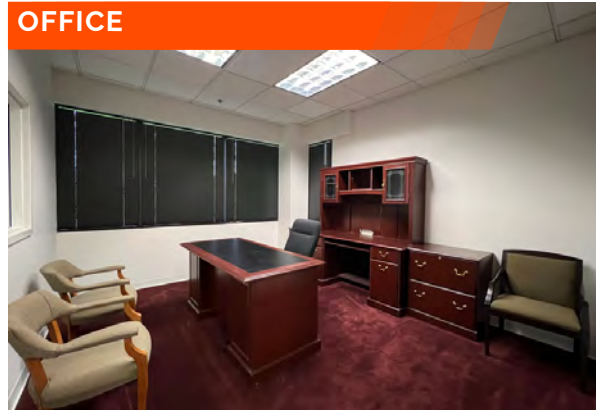
BULLPEN



BULLPEN



OFFICE



CONFERENCE ROOM



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: 19,226
Usable Sqft: 19,226
Min Divisible SF: 6,902
Max Contig SF: 12,324
Office SF: 19,226
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 BROCHURE:

Office Suite 300 (12,324 SF) 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.

Suite 105 (6,902 SF) is situated on the first floor with multiple window exposures and natural lighting. Multiple co-working office spaces with large layouts suitable for a bull pen area, training, or additional office space. The property offers an aesthetically appealing work environment with natural light.

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



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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