

FOR LEASE

15 N 1ST Street
Belleville, IL 6220



2,700 SF DOWNTOWN OFFICE SUITE

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

Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



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.

AREA MAP

15 North 1st St., Belleville, IL 62220

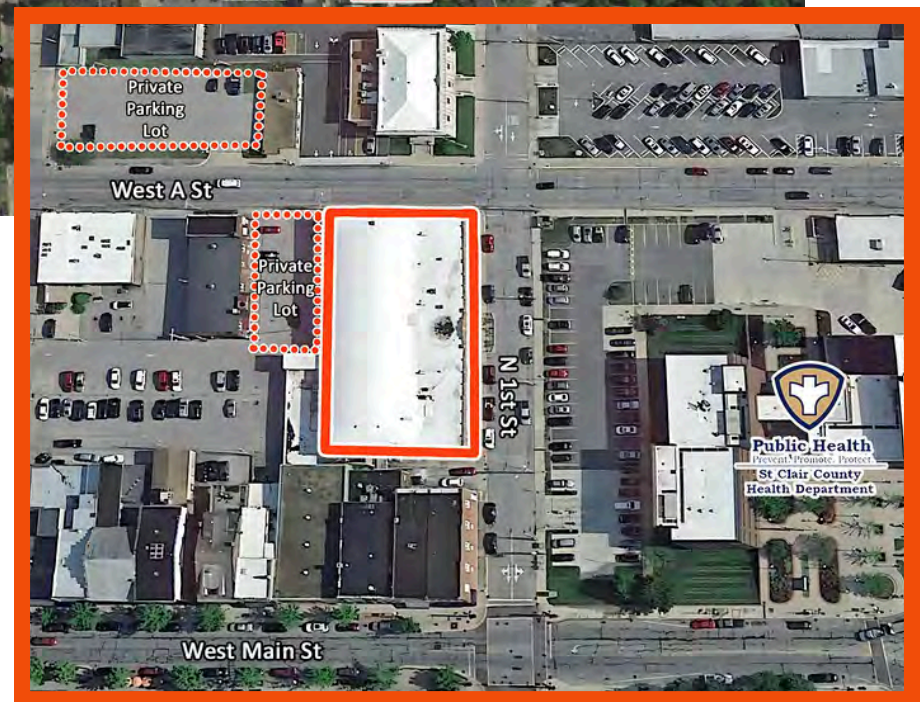


LOCATION OVERVIEW

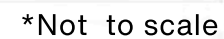
Located 1 block from St. Clair County Courthouse and within walking distance of numerous shops and restaurants. Belleville's Downtown Public Square is home to countless events, festivals, parades and concerts throughout the year.

2 Private Parking Lots available to tenant - 55 total parking spots

Link - [Belleville Main Street](#)



15 North 1st St., Belleville, IL 62220



PROPERTY PHOTOS

15 North 1st St., Belleville, IL 62220

EXTERIOR



1ST FLOOR BAR AREA



1ST FLOOR LOUNGE



2ND FLOOR MEETING ROOM



2ND FLOOR OFFICE



PROPERTY PHOTOS - 2nd FLOOR

15 North 1st St., Belleville, IL 62220

KITCHENETTE



COMBINED OFFICES



COMMON SPACE



OPEN WORKSTATIONS



2,700 SF Suite with Open Air Work Stations with Multiple Private Offices, Elevator Access, Shared amenities on the 1st Floor - Bar/Lounge/Presentation Room

OFFICE/RETAIL SUMMARY

15 N 1ST ST., BELLEVILLE, IL 62220

LISTING # 2357

LOCATION DETAILS:

Parcel # 08-21.0-437-032
County: IL - St. Clair
Zoning: C-2 Heavy Commercial - City of

PROPERTY OVERVIEW:

Building SF: 27,624
Usable Sqft: 2,700
Min Divisible SF: 2,700
Max Contig SF: 2,700
Office SF: 2,700
Signage: Building,Pylon
Lot Size: 0.80 Acres
Frontage: 198
Depth: 166
Parking Spaces: 55
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1923
Renovated: 2015
Ceilings: 9'-10'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$16.00
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$21,422.78
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 11,700 on IL 159

PROPERTY DESCRIPTION:

2,700 SF office space in downtown Belleville. 2nd floor suite has kitchenette, slop sink, shared ADA restrooms and common lounge with neighboring tenant. Elevator access. Large open area workstations, 4 offices (3 are combined and can be separated). Private parking for tenants behind building and lot across A Street, or street parking for guests. Suite has Fiber Optics and Wi-Fi Boosters throughout. Large Break Room access on 1st floor with Bar and sitting area. Secure card access to all suites. Tenant pays janitorial.