

FOR LEASE

23 Public Square
Belleville, IL 62220



CLASS A OFFICE AND RETAIL SPACES



BARBERMURPHY
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JOIN THE FOLLOWING TENANTS:

Edward Jones

Huntleigh Securities

Belleville News Democrat

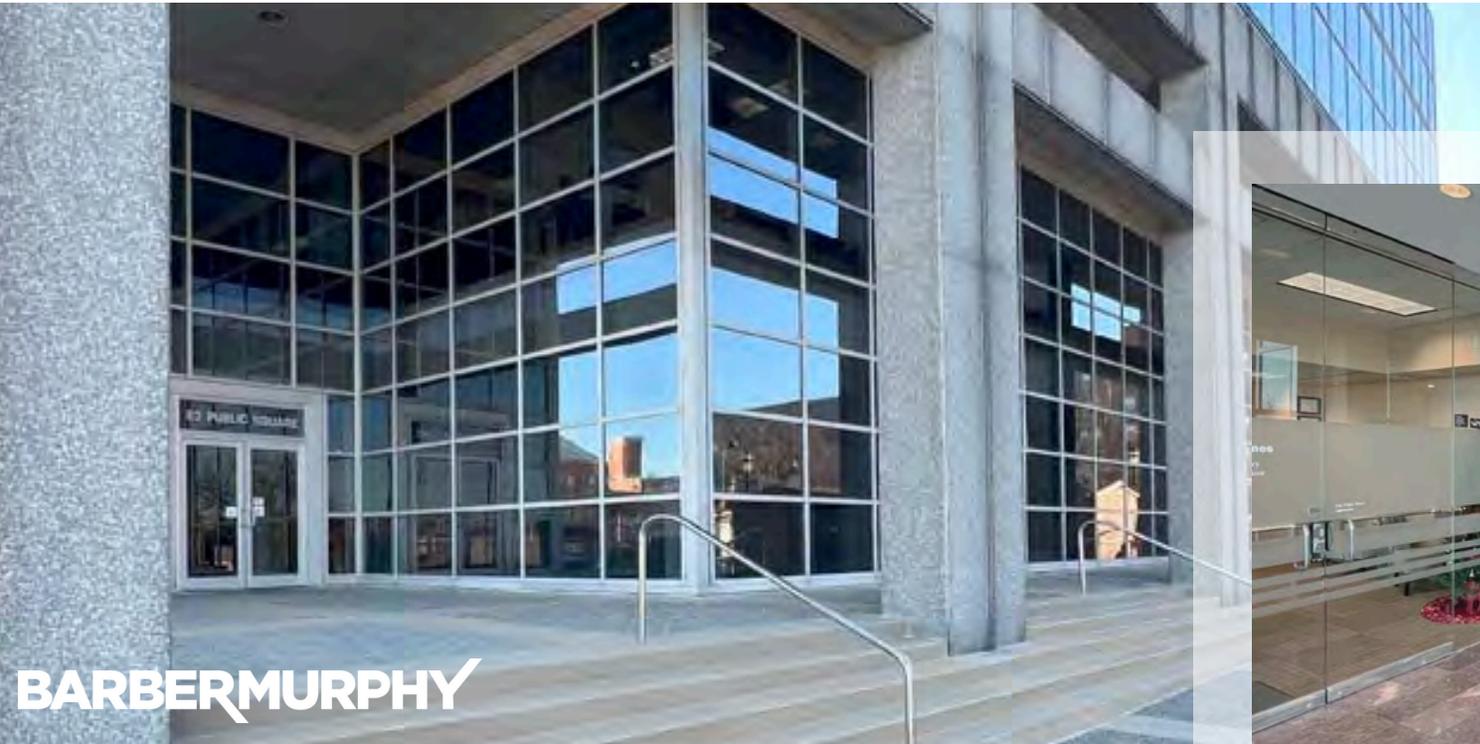
Mathis, Marifian & Richter, LTD.

Baker Sterchi Cowden & Rice

LLC Raymond James

US Senator Tammy Duckworth

Access Engineering LLC





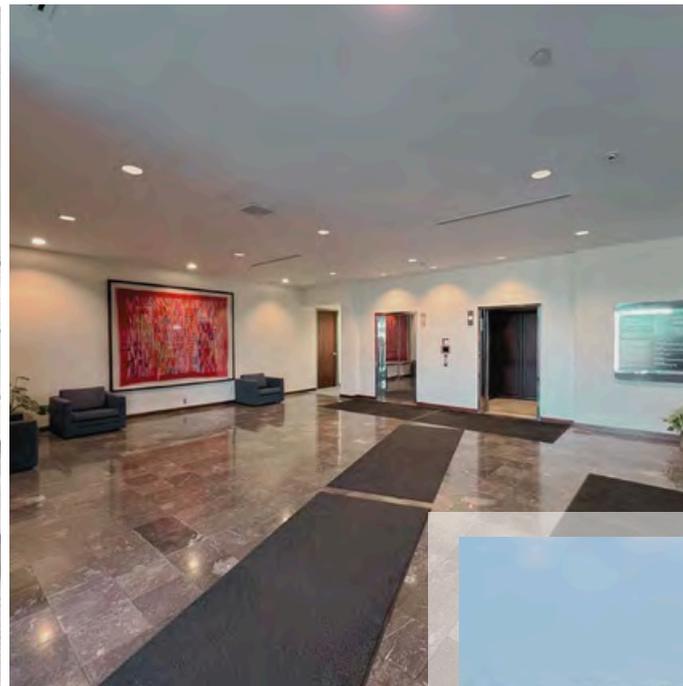
TENANT AMENITIES



The main entrance is situated directly off of the common parking area for tenants and adjacent to public parking.



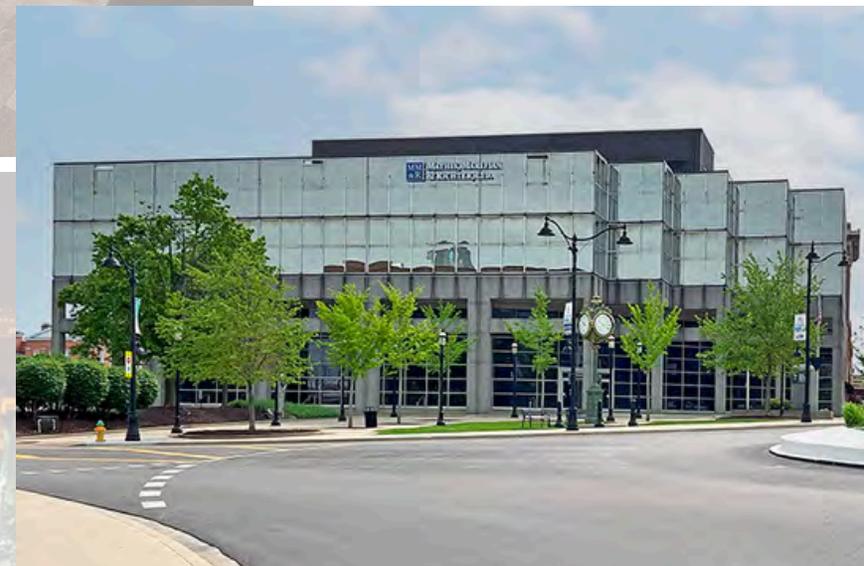
2nd floor large conference room available by reservation.



The building overlooks the iconic Belleville Square and Main Street.

Located directly across from St. Clair County Court House; within walking distance of numerous restaurants and shops.

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MAIN FLOOR
LOBBY

The Main Floor Lobby Space would be ideal for a Restaurant with views of the Square and Fountain.

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SUITE 230
723 SF

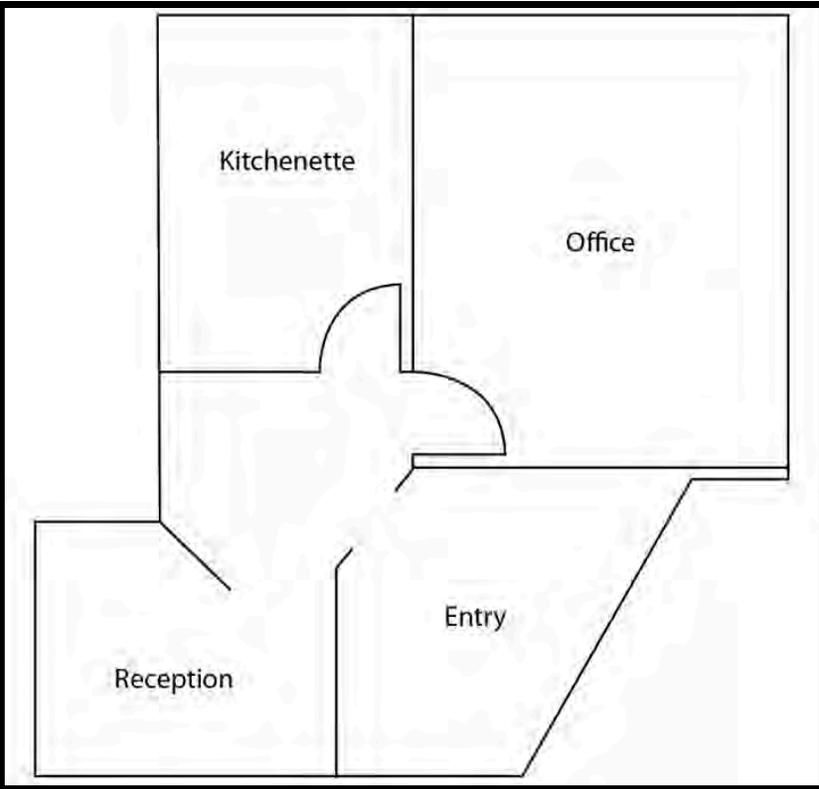
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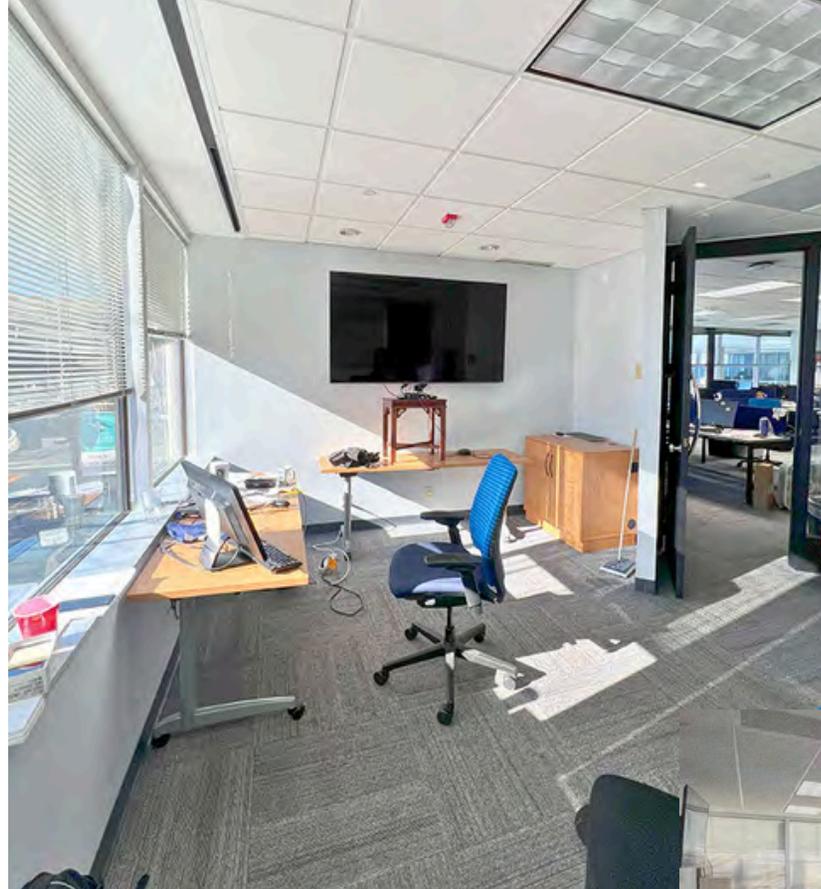
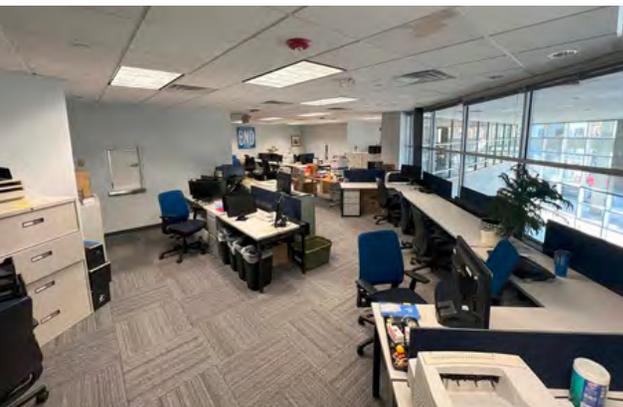
Kitchenette equipped with a sink, dishwasher, and microwave



This space features an entry way/waiting room with reception window with office area.

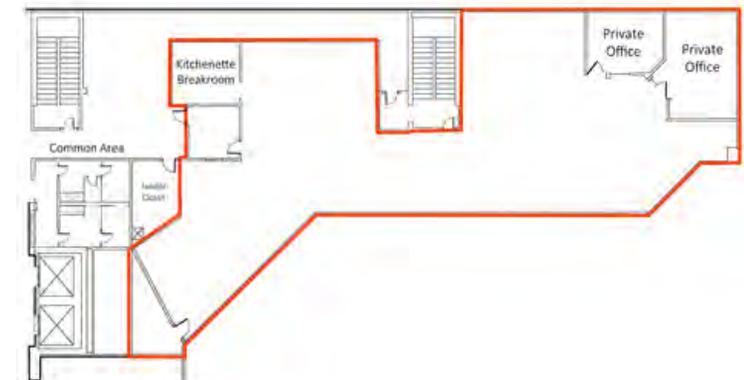
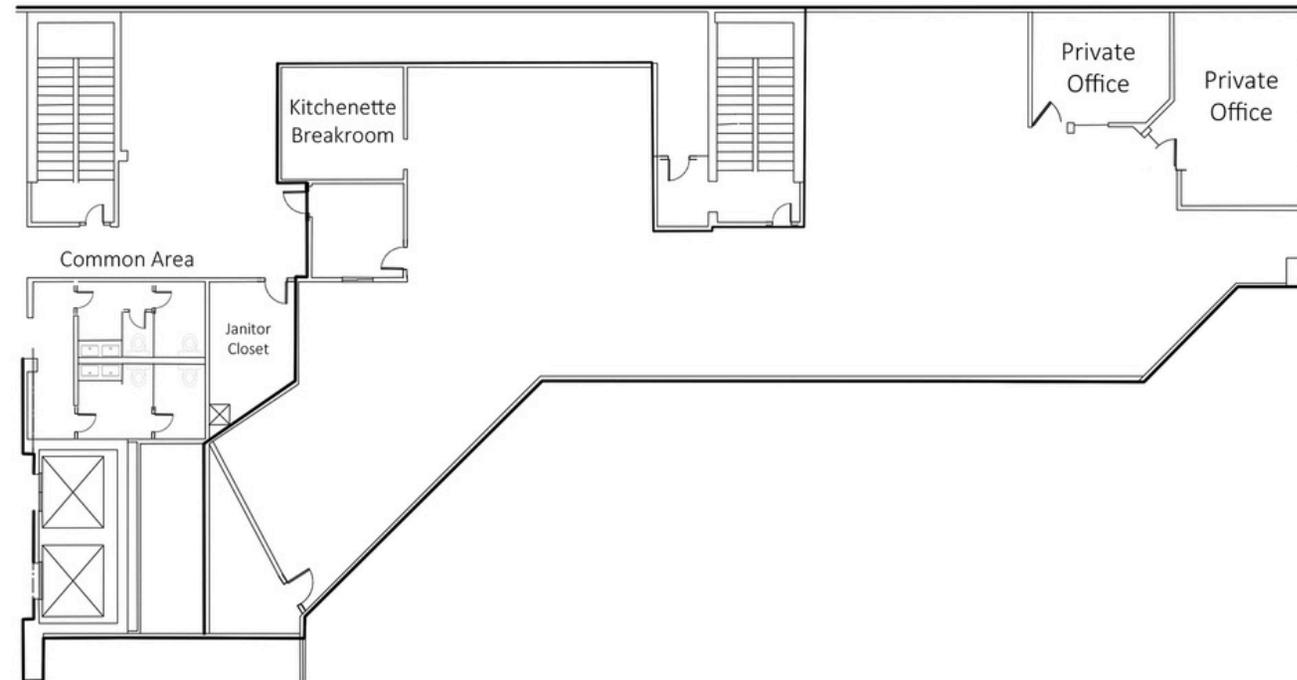
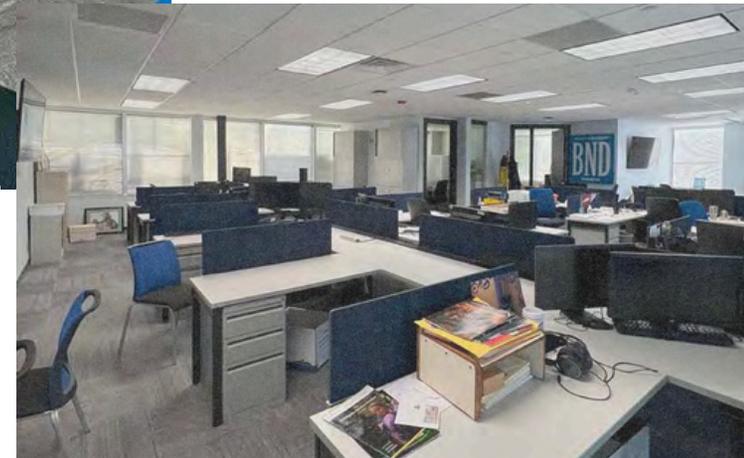
An additional large private office.





SUITE 240
3,500 SF

Located on the second floor by elevator or stairs overlooking the Belleville Public Square and downtown main street.

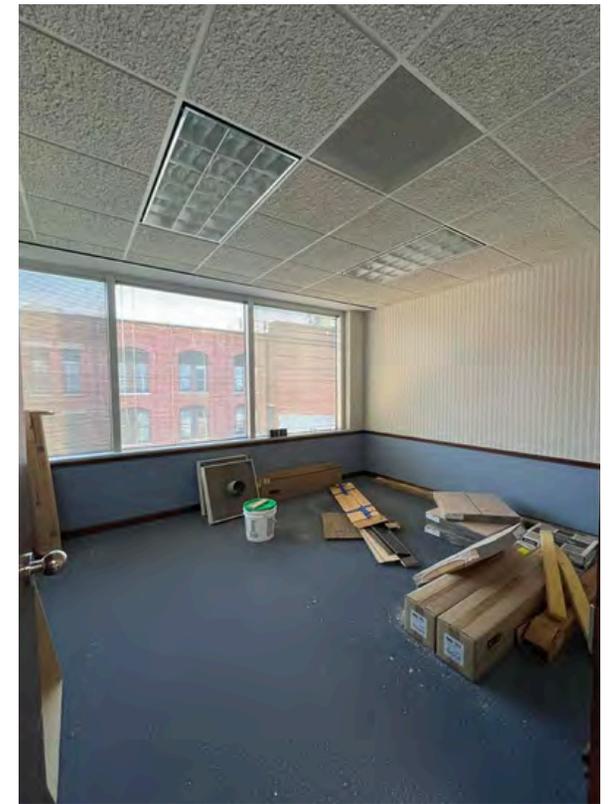
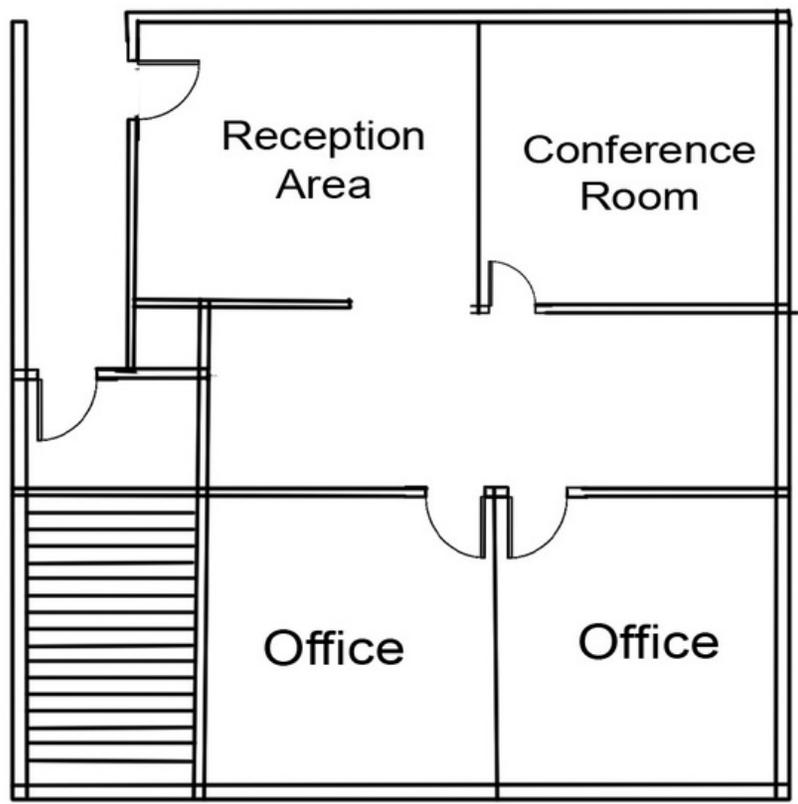




SUITE 440
1,008 SF

On the 4th floor this suite features a spacious reception area, conference room and two offices.

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AREA MAP

23 Public Square, Belleville, IL 62220



LOCATION OVERVIEW

The office/retail spaces are strategically situated in Downtown Belleville, IL, on the Public Square, surrounded by the local conveniences and amenities of Main Street. Being centrally located in the heart of the city, these office and retail spaces offer easy access to public transportation, making it convenient for employees and customers alike to reach the destination. The Public Square is 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.



EXIT

I-64 / 6 Miles
I-255 / 10 Miles

Exit 12 / I-64
Exit 17 / I-255



MidAmerica Airport
26 miles

Belleville Main Street

LIVE. WORK. SHOP. PLAY.

All within walking distance

SCAN TO VISIT
www.bellevillemainstreet.net




MEET US ON MAIN STREET

In Downtown Belleville

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

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

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

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



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**SUBJECT
 PROPERTY**

OFFICE/RETAIL PROPERTY SUMMARY

23 PUBLIC SQUARE

LISTING # 1781

LOCATION DETAILS:

Parcel #: 08-21.0-439-026
County: IL - St. Clair
Zoning: B-1 - City of Belleville

PROPERTY OVERVIEW:

Building SF: 61,898
Vacant SF: 9,494
Min Divisible SF: 723
Max Contig SF: 4,263
Lot Size: 1.0 Acre
Parking Ratio: 3 per 1,000/SF
Parking Surface Type: Paved

STRUCTURAL DATA:

Year Built: 1985
Yr Renovated: 2005
Building Class: A
Stories: 4
Ceilings: 8'-14'
Construction Type: Glass/Concrete

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



LEASE INFORMATION:

Lease Rate: \$20.00 - \$22.00/SF
Lease Type: Full Service

DEMOGRAPHICS:

Traffic Count: 14,500

PROPERTY DESCRIPTION:

Professional Office Building with Office/Retail Space available for Lease. The building is located on the Public Square in Historic Downtown Belleville, directly across from the St. Clair County Court House. The Main Floor Lobby Space would be ideal for a Restaurant with views of the Square and Fountain. There is on site private parking. Ideally located within walking distance to numerous restaurants and shops.

Suite 100: 4,263 SF Suite 230: 723 SF
Suite 240: 3,500 SF Suite 440: 1,008 SF