Medical Office Space for Lease

6500 West Main St., Belleville, IL 62223

1,600-5,400 SF for Lease

- Total of 5,400 SF for Lease in the Arcades Center; Will Divide
- Former VA Medical Office
- 22 Office Spaces with Reception Area
- Cameras throughout; Airlock Entrance, CAT-5 Internet
- 12,900 ADT with Signage on West Main

Lease Rate:
$9-$10 per SF, Modified Gross

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.
The Arcades Shopping Center
6500 West Main Street - Suite 407
Belleville, IL 62223

For Lease: Yes
Lease Rate: $9.00 - 10.00
Lease Term:
Leasing Comments:
5,400 SF Medical Space Available; May Divide. Separate HVAC systems.

Total SF Available: 5,400 SF
Min Divisible SF: 1,652 SF

SQUARE FOOT INFO:
Building Total: 39,000 SF
Total Available: 5,400 SF
Direct Lease: 5,400 SF
Sublease: 0 SF
Office: 5,400 SF
Retail: 5,400 SF
Min Divisible: 1,652 SF
Max Contiguous: 5,400 SF

LAND MEASUREMENTS:
Acres: 3.07
Frontage:
Depth:

PROPERTY INFORMATION:
Parcel No: 07-12.0-210-028
TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
County: St. Clair
Parking: 22
Surface Type: Asphalt/Concrete
Traffic Count: 12,900
Property Tax: $4,801.90
Tax Year: 2017
Zoning: Commercial
Zoning By: City of Belleville
Complex: The Arcades
Prior Use: VA Medical Office

STRUCTURAL DATA:
Year Built: 1973
Rehab Year: 2006
Floors: 1
Class: B
Clearance Min: 9'
Clearance Max: 9'
Bay Spacing: N/A
Floor Drains: No
Sprinklers: Yes
Exterior: Brick

Comments
Former Medical VA Office located on West Main in Belleville with 12,900 ADT. High Security, CAT - 5 Internet throughout, multiple eye wash stations. Great Signage on West Main.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.