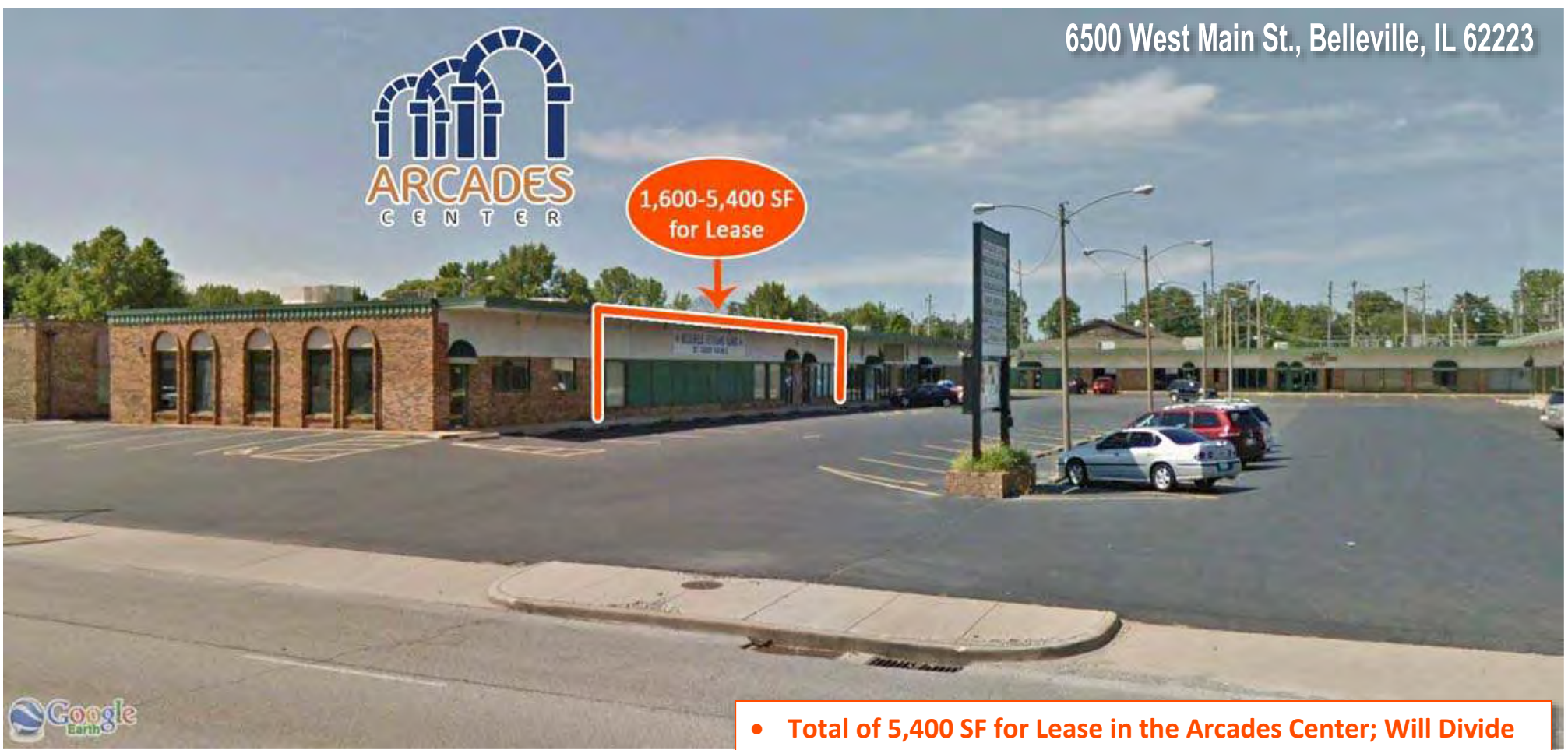


Medical Office Space for Lease

6500 West Main St., Belleville, IL 62223



1,600-5,400 SF
for Lease



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

- 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

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

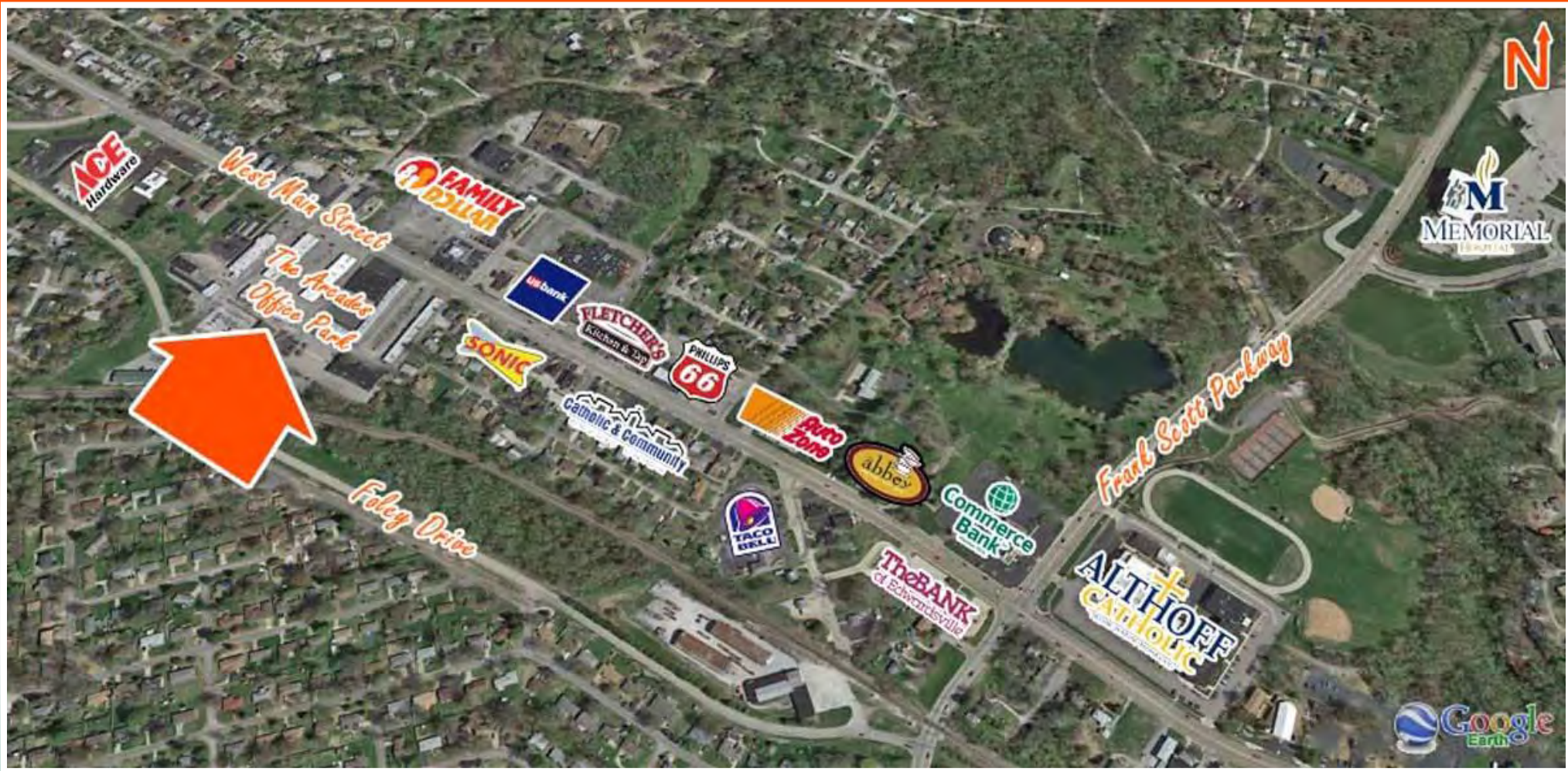
Paul Murphy
C: 618.954.9901

Paul@barbermurphy.com

James Leopold - CCIM
C: 618.581.1702

JamesL@barbermurphy.com





Listing No: 2107

Office

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

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$9.00 - 10.00
Lease Type: Modified Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

5,400 SF Medical Space Available; May Divide.
Separate HVAC systems.

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.

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

STRUCTURAL DATA:

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

Listing Broker(s)

James Leopold CCIM Office: (618) 277-4400 jamesl@barbermurphy.com Cell: (618) 581-1702	Paul Murphy Office: 618-277-4400 paul@barbermurphy.com Cell: (618) 954-9901
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