

OFFICE FOR LEASE

RICHLAND PLAZA II

521 WEST MAIN STREET - BELLEVILLE, IL 62220



PROPERTY DESCRIPTION

- 35,258 sf Class A office building
- Executive suites available
- Building signage opportunity
- Free surface parking at a ratio of 4.25/1,000
- Electronic security systems
- Computer-controlled energy management systems
- Proximity to major highways including I-64, I-55, I-270/255 and Illinois Routes 13, 15, 157, 159, 161 and 177
- **Newly renovated tenant suites plus common areas**
- Leased and managed by Balke Brown Transwestern
- Full Service Office lease rate: \$18.00 psf
- Executive Office lease rate: starting at \$375 a month



AVAILABILITY

Suite	Square Footage
Floor 2	Up to 11,791 rsf
130	2,632 sf
200*	7,252 sf
*can be subdivided	



1001 Highlands Plaza Drive West, Suite 150
St. Louis, MO 63110
p: 314.621.1414 | www.balkebrown.com

LEASING INFORMATION

ELLEN MANNION
314.880.0426
emannion@balkebrown.com

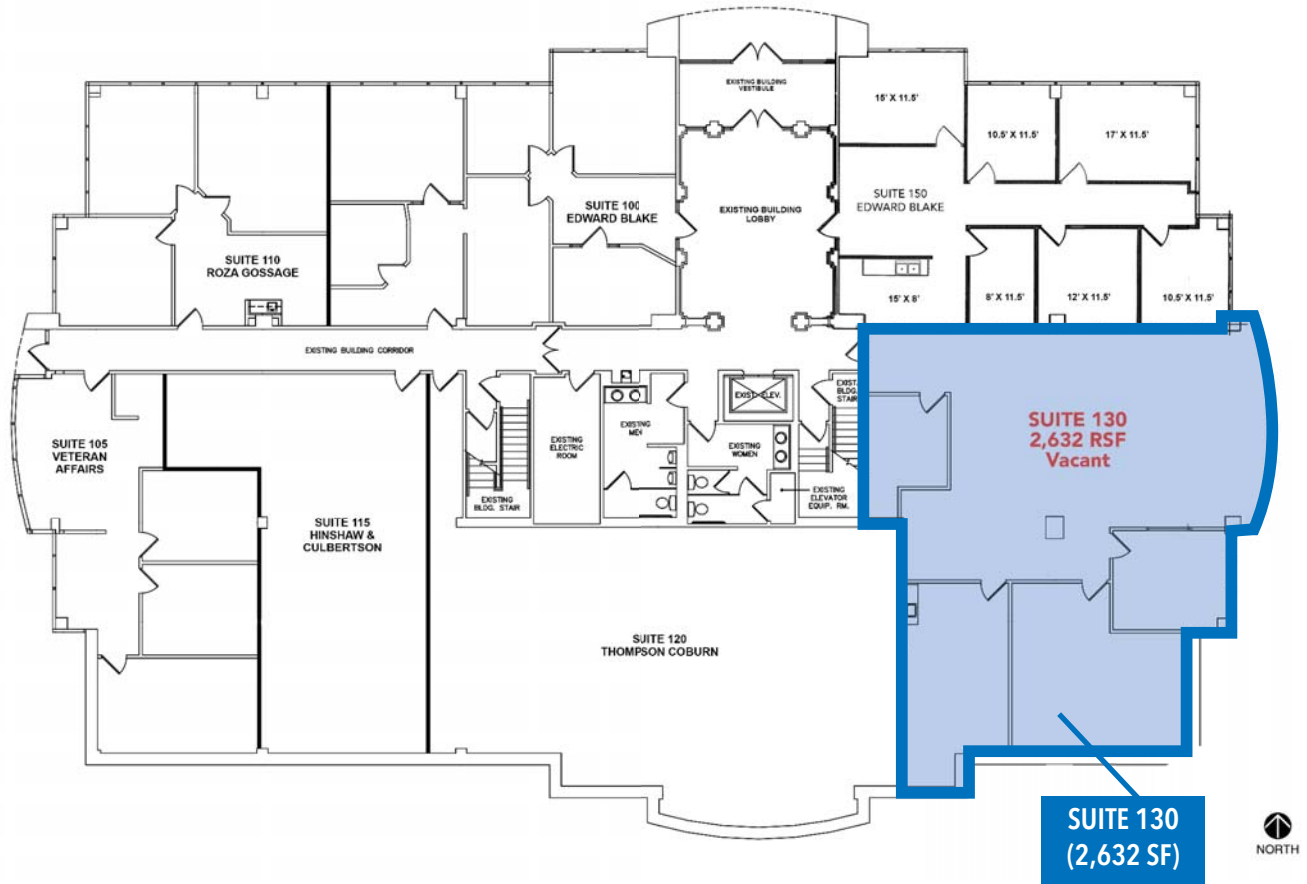
MICHAEL HOLLAND
314.880.0425
mholland@balkebrown.com

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1ST FLOOR



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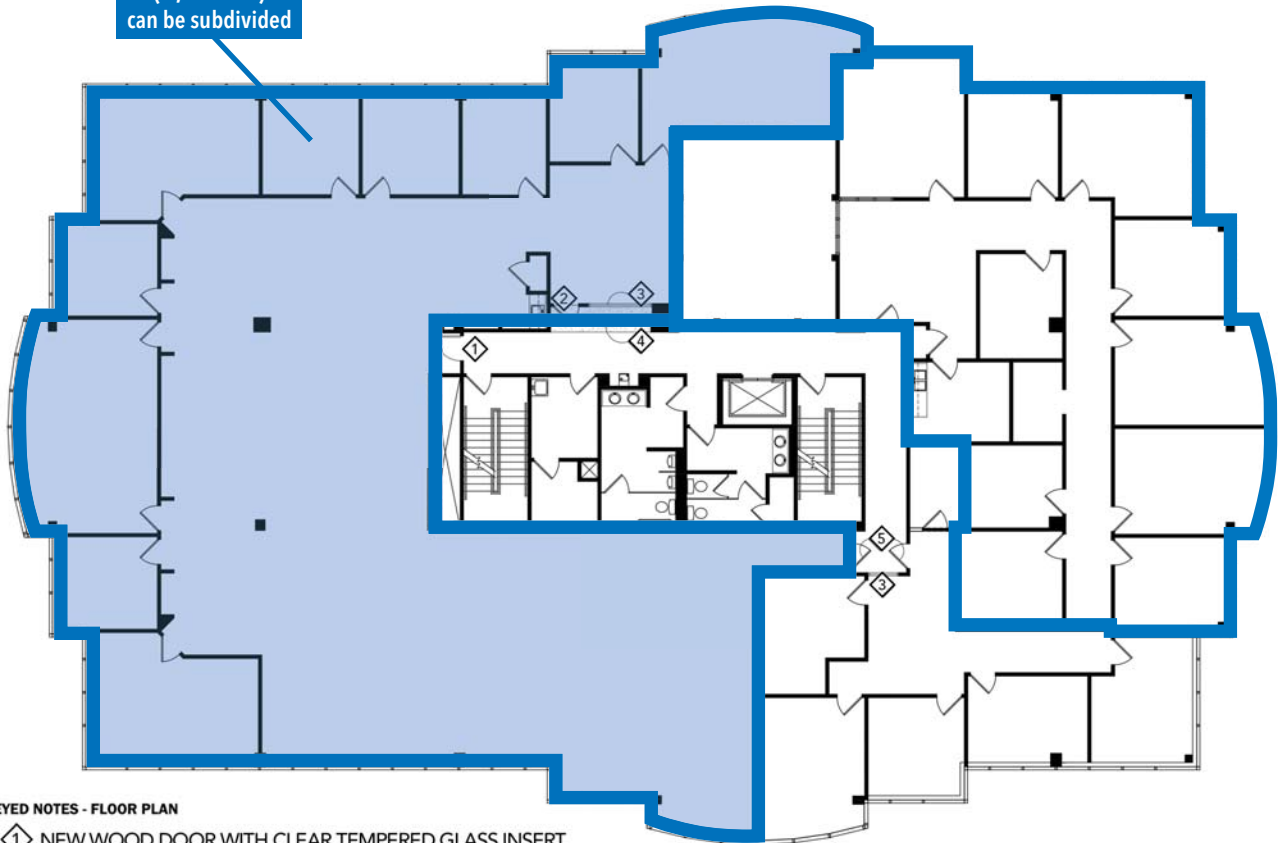
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SUITE 200
(7,252 SF)
can be subdivided



KEYED NOTES - FLOOR PLAN

- ① NEW WOOD DOOR WITH CLEAR TEMPERED GLASS INSERT
- ② EXISTING GLASS IN WOOD DOOR
- ③ NEW STRUCTURAL GLASS IN BRONZE ALUMN. FRAME - FULL HEIGHT
- ④ NEW ACCENT CARPET
- ⑤ NEW CLEAR TEMPERED GLASS AT EXISTING DOOR

2ND FLOOR

CURRENT LARGEST CONTIGUOUS - 7,252 SF
FULL FLOOR 2 OPPORTUNITY - UP TO 11,791 SF

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TRANSWESTERN®

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EXECUTIVE OFFICE SUITES FOR LEASE

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BUILDING SPECIFICATIONS

- Three office buildings in complex containing over 110,000 sf of Class A Office space
- Newly renovated common areas
- Electronic security systems
- Computer-controlled energy management systems
- Proximity to major highways including I-64, I-55, I-270/255 and Illinois Routes 13, 5, 157, 159, 161 and 177
- Leased and managed by Balke Brown Transwestern
- Executive Office lease rate: starting at \$375 a month



PROPERTY DESCRIPTION

- Flexible Lease Rates include:
 - Furnished Reception Area
 - Furnished Conference Room
 - Furnished Kitchen
 - Utilities
 - Janitorial Service
 - Common Area Maintenance
 - Property Insurance
 - Real Estate Taxes
- Free surface parking at a ratio of 4.25/1,000

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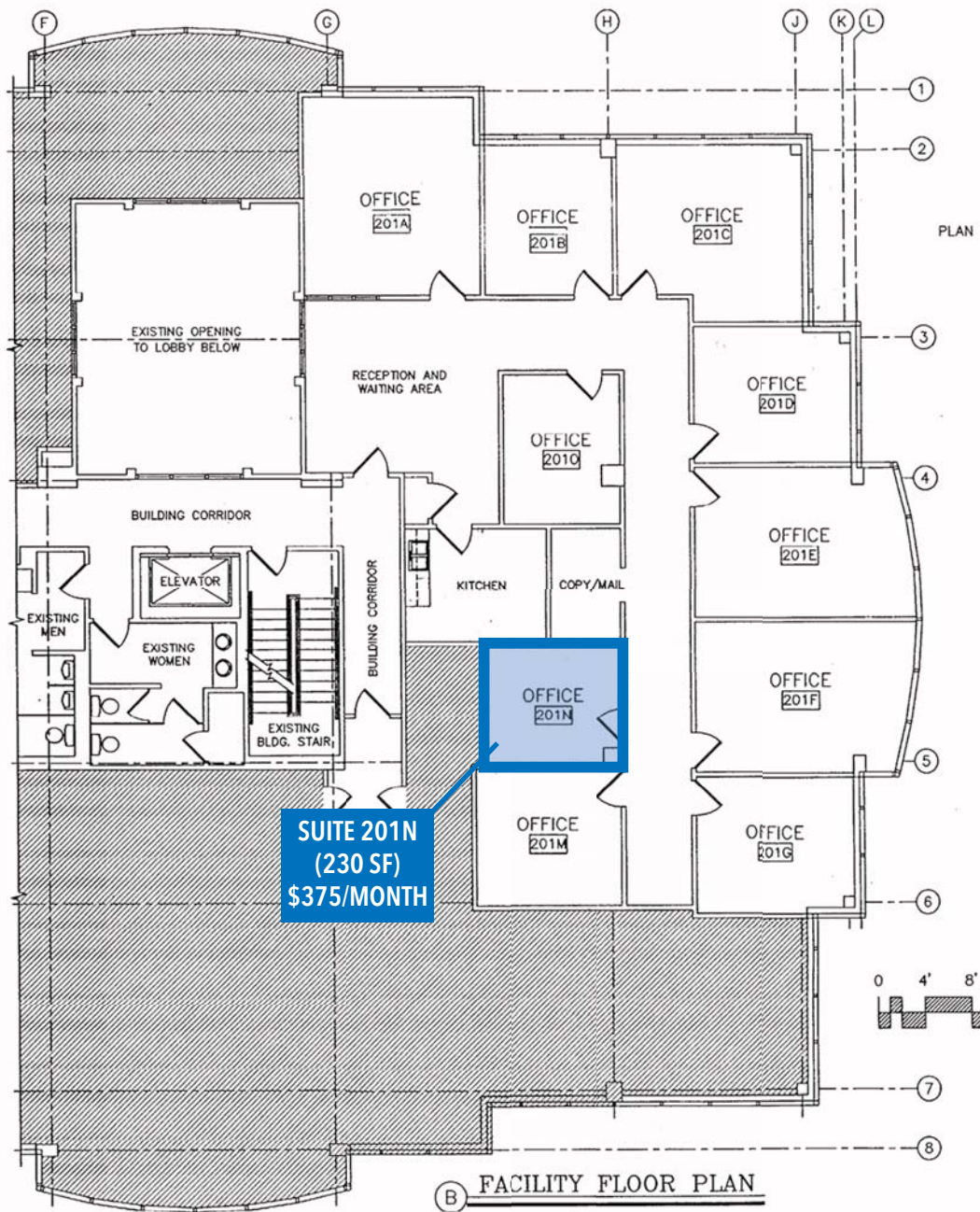
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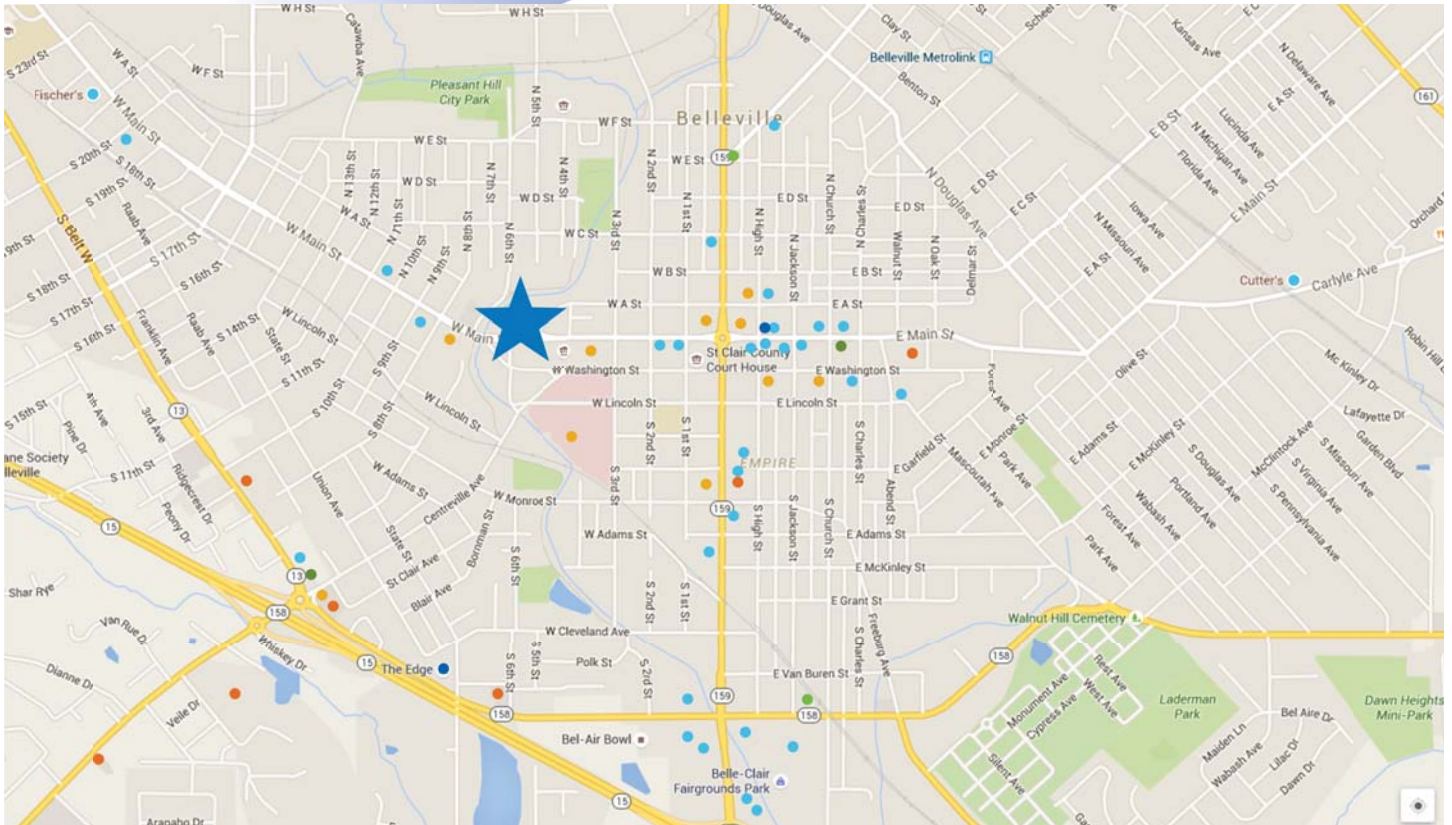
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AMENITIES MAP

DINING

Market Fresh Pizza
Plum Local
Nanny Lou's Kitchen
Fischer's Restaurant
Golden Dragon Chop Suey
Sushithaibysamran
The White Cottage
Pitchers Sports Pub & Pizzeria
Seven Restaurant and Lounge
Jimmy John's
St. Louis Bread Co.
Baja Cali

Quizno's
The Wine Tap
Big Daddy's
Papa Vito's Pizza
Charlie's Lounge
Cutter's
Margaritas
Mariachis
Jack in the Box
Hicks Bar-B-Que
McDonald's
Imo's Pizza
Taco Bell
Beast Craft BBQ

Rally's
Hardee's
Pigs-In-A-Poke BBQ
Denny's
Subway
Lucinda's Grill & Cafe

LODGING

Super 8 Belleville
Town House Motel
Sleep Hallow Motel
Terrace Motel
Belleville Inn & Suites
Executive Inn

Best Royal Inn

GROCERY & PHARMACY

Farmers Market
Switzer's

BANKING

Bank of Belleville
Bank of America
Regions
UMB Bank
Associated Bank
Catholic & Community Credit
Union

FCB Banks
U.S. Bank

FITNESS CENTERS

Kinetic Boot Camp
Far East Fitness Center

ENTERTAINMENT

Lincoln Theatre
The Edge: Laser Tag, Movie
Theatre & Bistro



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