

76,181 SF Office Spaces Available for Lease
7650 Magna Dr | Belleville, IL | US | St. Clair County
Available SF: 21,696 | Lease Rate: \$16



Building Type:	Office
Available SF:	21,696
Total SF:	76,181
Number of Stories:	2
Zoning:	C-1 Light Commercial
Year Built:	1996
Lease Rate:	\$16
Last Updated:	May 7, 2025

Economic Development Contact

Mayor Mark W. Eckert
City of Belleville
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Realtor/Owner Contact

Mike Durbin
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Property and Area Description

Professional office space located at the intersection of Route 13 & Route 15 in Belleville, IL. Main level suites ranging from 2,542 sf to 6,200sf. Second level features six suites ranging from 6,990 sf to 21,696 sf. Total of 71,360 sf accessible via open atrium stairwells or elevators. Each suite has a unique configuration: multiple offices (7 - 11 per suite), conference rooms (2 - 4 per suite) and bullpens. Shared common hallways and restrooms with existing tenants. Grab N Go Micromart with fresh on-site beverages, sandwiches and snacks. Covered loading dock (3 bays) available for deliveries. Professional on-site property management. Building signage available with highway visibility - 36,000 ADT. 5/1,000sf parking ratio. Conveniently located at the intersection of Route 13 and Route 15, next to the Center for Academic and Vocational Excellence in Belleville, IL. 8 miles from St. Louis Downtown Airport and 16 miles from Scott Air Force Base. Lease Rate: 1st Floor - \$10/SF, Full Service 2nd Floor - \$16/SF, Full Service

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown