

## Southwestern Illinois Commercial Real Estate Transactions

The Illinois Business Journal is proud to publish commercial real estate transactions recently completed by commercial brokers across Southwestern Illinois.

### ◆ BELLEVILLE

- Stargazers Entertainment, LLC sold a 2.3 Acre Lot at 5700 North Belt West to Collection Center Company, LLC. BAR-BERMURPHY represented the Seller.
- FCB Banks sold a 1,944-square-foot Office Building at 7200 West Main St. to Mark Eliot Albert Consulting, LLC. BAR-BERMURPHY represented the Seller.
- HTW Holdings, LLC sold a 16 Unit Apartment Complex at 1420 N 1th St. to LDB Services, INC. BARBER-MURPHY represented the Buyer.
- ASKB, LLC leased 1,000-square-foot of office space at 144 Lincoln Place Court #3 to Dr. Terrence Casey, MD. KUNKEL COMMERCIAL GROUP represented the Landlord and Tenant.

### ◆ COLUMBIA

- Investments Income, Inc. sold a 20 Unit Apartment/Retail Complex at 511 N. Main St. to Columbia Illinois Apartments, LLC. BARBER-MURPHY represented both parties.

### ◆ DIX

- BRS Investments, LLC sold 2.76 Acres to I KHODAL III. BARBER-

MURPHY represented both parties.

### ◆ EDWARDSVILLE

- DSW Solutions, LLC. sold a 2,940-square-foot Medical Office Building at #4 157 Center to Midwest Veterinary Properties, LLC. BARBER-MURPHY represented the Buyer.
- Parkway Plaza LLC an Illinois limited liability company leased 2,158 RSF of professional office space at 6181 Bennett Drive to Holland Law Firm, LLC a Missouri limited liability company. KUNKEL COMMERCIAL GROUP represented the Landlord and Tenant.

### ◆ FAIRVIEW HEIGHTS

- David Hirsch, Successor Trustee of the Phillip & Bluma Hirsch Declaration Trust sold a 3,000-square-foot Medical Investment Property at 10840 Lincoln Trail to Lincoln Trail NNN, LLC. BAR-BERMURPHY represented the Seller.

### ◆ GRANITE CITY

- Granite Sand Realty, LLC. leased a 6,400-square-foot Retail Space at 1300 Schaefer Rd. to Botavi Wellness, LLC. BARBERMUR-

PHY represented the Landlord.

### ◆ LEBANON

- Delma Lester sold a 6,162-square-foot Former Church/Recreation Building at 10310 Rieder Rd. to Kris and Tim DeWald. BARBERMURPHY represented the Seller.
- Delma Lester sold a 6,100-square-foot Special-Use Building at 10310 Rieder Road to Kris and Timothy De-Wald. KUNKEL COMMERCIAL GROUP represented the Purchaser.

### ◆ MARYVILLE

- Hometown Family Properties leased a 1,000-square-foot Retail Space at 2101 North Center St. to Brooke Cates. BAR-BERMURPHY represented both parties.

### ◆ O'FALLON

- H&L Land Trust leased a 5,400-square-foot Office Space at 613 West Hwy 50 to Rotech Healthcare, Inc. BARBERMURPHY represented the Tenant.

- Renaissance Holding Company, LLC leased 2,256-square-foot of professional office space at 1075 Eastgate Drive to Profectus Counseling, LLC D/B/A Greenway Therapy.

KUNKEL COMMERCIAL GROUP represented the Landlord and Tenant.

### ◆ SWANSEA

- Oak Mesa Properties, LLC. leased a 1,500-square-foot Office Suite at 216 Frank Scott Pkwy. to Surge Staffing. BAR-BERMURPHY represented both parties.

- Oak Mesa Properties, LLC. leased a 3,250-square-foot Office Suite at 4460 North Illinois St. to Belleville Counseling Associates. BARBER-MURPHY represented both parties.

- Carol and Alan Lehr leased a 1,000-square-foot Office Space at 4010 North Illinois to Tyler Douthitt d/b/a Laketop Pest, LLC. BARBER-MURPHY represented both parties.

- Richard A Surmeier, Member leased 55,974 +/- SF of special use buildings at 1450 Caseyville to Illinois Recovery Center, LLC. KUNKEL COMMERCIAL GROUP represented the Tenant.

### ◆ TROY

- TFHC, LLC sold a 2,484-square-foot Medical Building at 220 East US Hwy 40 to Chiropractic Glen Ed., LLC. BAR-BERMURPHY represented the Seller.

## ISP Metro East Headquarters new location to be in East St. Louis

Governor JB Pritzker along with state and local leaders recently announced the location of a new state-of-the-art Illinois State Police (ISP) Metro East Regional Headquarters and the release of capital funding to begin the design process. The regional multi-mission facility will house ISP patrol, investigations, communications, and Special Weapons and Tactics (SWAT) resources. Strategically relocating patrol and investigative personnel will increase preventive patrol presence, help solve violent crime, and improve regional safety.

"Today, we take a significant step forward in ensuring the safety and opportunity of Metro East reflects what its residents deserve – what all of Illinois deserves: a community where all our families can thrive," said Governor JB Pritzker. "This state-of-the-art facility will take a holistic approach to violent crime reduction, making the community safer and establishing an anchor for residential and business investment."

Relocating the outdated ISP local offices to a new facility in East St. Louis is a concept that local leaders, activists, and community stakeholders have embraced. It represents an important step forward, synchronizing long-term commitments to reduce crime and utilizing state infrastructure dollars to address historic inequities. The facility, which will be

located near Lynch Avenue and Caseyville Avenue, will not only increase a sense of safety for residents but will be an anchor for new residential and business investments.

The State of Illinois purchased the land for \$1.00 from Lansdowne UP, a private non-profit organization operating since 2008. Lansdowne UP's stated mission is to transform Lansdowne, East St. Louis, into a thriving neighborhood, ensuring the neighborhood clean and beautiful while also providing jobs, workforce development, and housing for those who call East St. Louis home. The facility will be approximately 62,500 square feet, with an additional single-story, 21,000 square foot warehouse. ISP is working with the Capital Development Board to begin the design phase, in which the community will have an opportunity to provide input.

The new headquarters stems from Governor Pritzker's historic, bipartisan bill that gives Illinois its first capital plan in nearly a decade and the most robust in state history. Rebuild Illinois is providing \$45 billion worth of investments in roads, bridges, railroads, universities, early childhood centers and state facilities, creating and supporting an estimated 540,000 jobs over the life of the plan and revitalizing local economies across the state.

It includes \$120 million for ISP facilities, the largest capital investment in ISP's history. This investment is centered around two major projects: a combined forensic, investigative, and patrol facility in the Joliet area, and the Metro East Regional Headquarters in East St. Louis. Approximately \$55 million is appropriated for the Metro East multi-year project.

"When we talk about addressing public safety comprehensively, that includes making sure that our law enforcement has the resources they need to safely and effectively do their job," said Assistant Majority Leader Jay Hoffman (D-Swansea). "This new facility will help the Illinois State Police in their mission and underscores our continued investment toward public safety in our region. I am appreciative of everyone who worked to make this project a reality."

"Cracking down on crime and bringing safer streets to the people of East St. Louis is a priority for me, and the addition of the ISP district headquarters to our community is sure to be a big step towards accomplishing those goals," said State Rep. LaToya

Greenwood, (D-East St. Louis). "Increased involvement from our state police force and the economic stimulus that the construction of their new district headquarters is sure to bring is a victory for our city. I'd like to offer a warm welcome to the brave men and women serving in ISP as well as to thank them for the good work they do keeping all Illinoisans safe."

"Law enforcement officers, detectives and support staff employed through the Illinois State Police work with integrity to protect families and improve public safety in the greater Metro East region," said State Senator Christopher Belt (D-Swansea). "By constructing a brand new, state-of-the-art headquarters in East St. Louis, all who call the community home or plan to visit stand to benefit."

"Lansdowne UP is pleased to offer this property to the Illinois State Police and honored that they have chosen this location to construct their new headquarters," said Lansdowne UP Director of Administration Kevin E. Green.

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