

Class A Office Space For Lease

100 E. Wayne Street
South Bend, Indiana



Well Maintained and Managed Locally | Quality Tenant Mix

Snapshot

Total Building:	99,367 SF
Available:	1,612 SF (Suite 100)* 5,589 SF (Suite 110)* 2,243 SF (Suite 500)
Land:	1.45 Acres
Year Built:	1985 / 1986
Zoning:	CBD
Utilities:	Municipal
HVAC:	112 HVAC Zones (Suites Controlled By Tenant)
Lease Rate:	\$21.00 - \$23.00 PSF GROSS

**First floor vacancies can be combined for a 7,201 SF contiguous suite.*



Property Details

This 99,367 SF Class A office building features imported Italian marble and a dramatic glass façade that is easily recognizable in the downtown area. The building has five (5) floors, an underground parking garage and three (3) passenger elevators. The top two floors feature suites with balconies and offer favorable views of the CBD.

The last three available suites are Suite 100 (1,612 SF), Suite 110 (5,589 SF), and Suite 500 (2,243 SF). Suite 110 has six (6) perimeter offices with windows, seven (7) interior offices, open area, conference room and reception area. Suite 500 has a conference room and a large open work area. The first floor vacancies can be combined for a 7,201 SF contiguous suite.

The building has a quality mix of tenants including government agencies, healthcare administrators, and financial institutions. Additionally, this building is serviced by a local property management company which offers one-call management services for the tenants. The building has 112 zones in the HVAC system, 100% sprinkled system with pressurized stairwells, smoke sensors with pull boxes on each floor, dark fiber connectivity, and handicap accessible restrooms on each floor. Parking includes over 200 on-site spaces, a nearby parking garage, and street parking. [VIEW PROPERTY ONLINE](#)

The property is owned wholly or in part by a licensed real estate agent in the state of Indiana.

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Excellent Visibility & Located Within the CBD



Location

Located on the southern edge of the CBD, 100 E. Wayne Street is a keystone property with distinctive glass and marble exterior. It is within walking distance of the Century Center, East Raceway, Doubletree Hotel, government offices, and many restaurants. Additionally, the property is within minutes from the South Bend International Airport, Blackthorn Corporate Park, Indiana 80/90 Toll Road, and U. S. 31/20 Bypass.

Indiana offers a pro-growth environment, skilled workforce, and targeted business incentives to companies from across the country and around the world. Indiana enjoys a "AAA" credit rating.

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