

Office Space For Lease

1251 Eddy Street
South Bend, Indiana 46617



One Suite Remaining for Lease at Eddy Street Commons



Snapshot

Building Size:	75,000 SF
Available:	4,797 SF Suite 201
Zoning:	PUD
Year Built:	2009
Parking:	Covered Parking Garage & Street Parking
Lease Rate:	\$23.00 PSF Gross



Property Details

Join the few lucky office tenants who enjoy the many amenities offered at The Eddy Street Commons at Notre Dame. This 4,797 SF second floor suite is available for the first time since the original development opened in 2011. It includes a comfortable reception area, 8 private offices (most with windows), an open area for 6-8 workstations, a large conference room, a kitchen, and storage rooms. Gross Rent includes all operating expenses and employee garage parking. Amenities include dark fiber ChoiceLight connectivity, building security, professional on-site property management, and ground floor restaurants and retail shops. Easily walkable to the many unique educational and entertainment venues at the University of Notre Dame, including the Snite Museum of Art, the DeBartolo Performing Arts Center, the Notre Dame Stadium, the Irish Green, the Compton Family Ice Arena as well as Innovation Park and Notre Dame/Indiana University Medical School. Tenant may also have access to an upscale community room and rooftop terrace overlooking the Golden Dome and Stadium for hosting gatherings (by separate reservations through management company).

Current Eddy Street Commons tenants include national retailers such as Five Guys Burgers & Fries, Urban Outfitters, Trader Joe's and many, many more. In addition to the retail and office component, Eddy Street Commons also includes private residences, a Fairfield Inn & Suites by Marriott and an Embassy Suites by Hilton.

4100 Edison Lakes Parkway, Suite 350
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A Global Division of Cressy Commercial Real Estate

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About Eddy Street Commons At Notre Dame



- **Eddy Street Commons at Notre Dame is a mixed-use development adjacent to the University of Notre Dame in South Bend, Indiana.** The project contains 90,000 SF of retail space, 82,000 SF of office space, and 470+ residential units including apartments.
- **Construction on Phases II & III of Eddy Street Commons were completed in July 2020 and July 2021, respectively.** Phase II added 452 apartments and townhomes, and nearly 9,000 SF of ground level retail space. Phase III added Trader Joe's, new retail space, and additional residential units.
- **The South Bend metro area has several higher education institutions catering to every kind of student.** There are over 31,000 college students in eleven colleges and universities. The University of Notre Dame has an enrollment of 12,681, while Holy Cross College and St. Mary's College have a combined enrollment of 2,100. **Eddy Street Commons has roughly 14,781 students within walking distance.**
- **The University of Notre Dame recently completed the largest campus construction project its history.** Three buildings were added to the east, west, and south sides of the stadium, called the Campus Crossroads project. They total 750,000 SF and include two new residence halls and a library renovation. This added more than 1.4 million SF of space to the campus.

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Eddy Street Commons Photos



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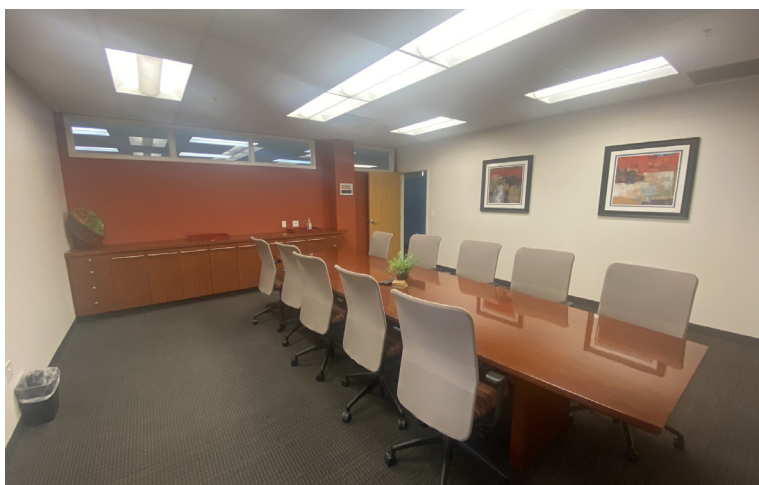
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Suite 201 Photos



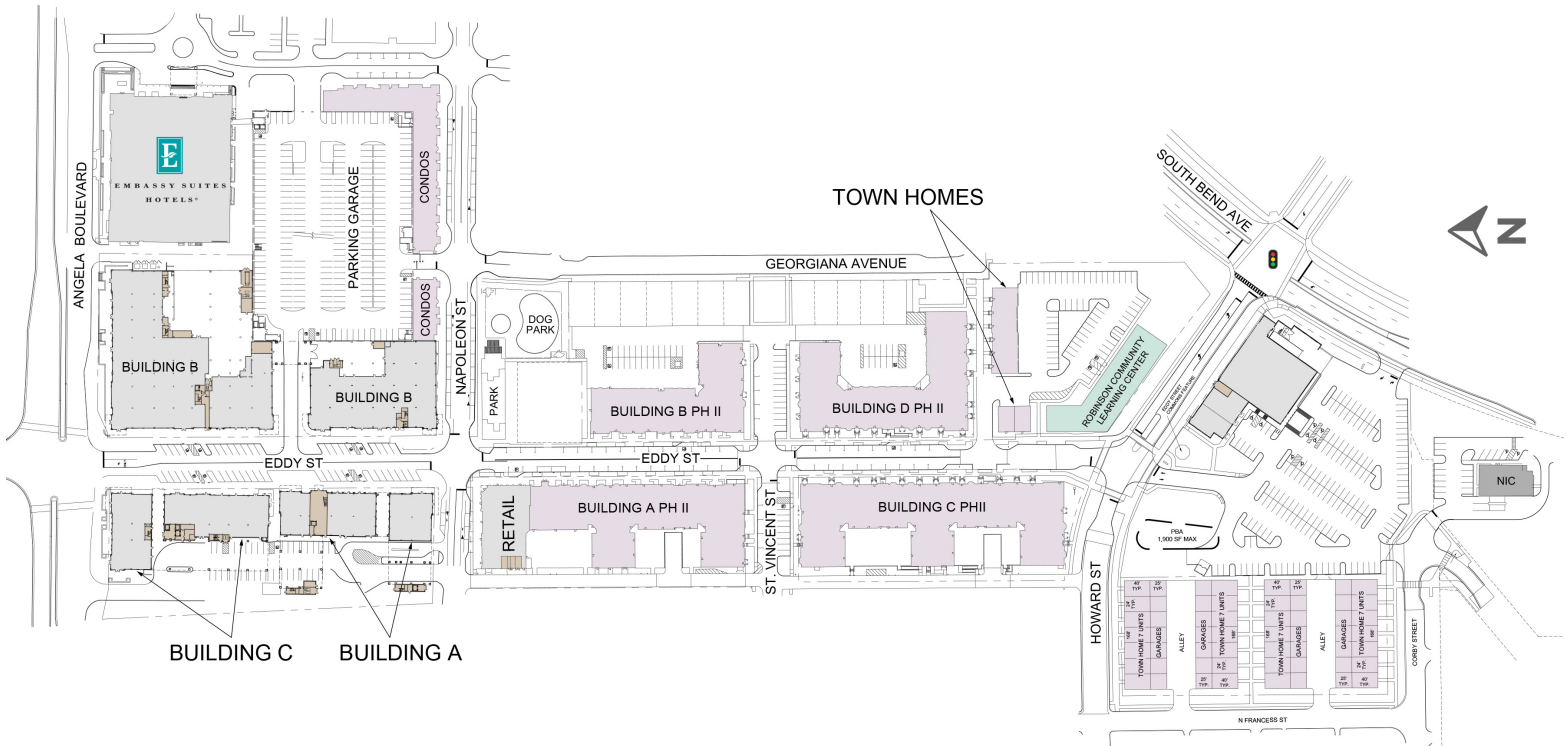
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Location Description and Overall Site Plan



University of Notre Dame Economic Impact



\$1,302,949,300

Annual Total Economic Impact on St. Joseph County

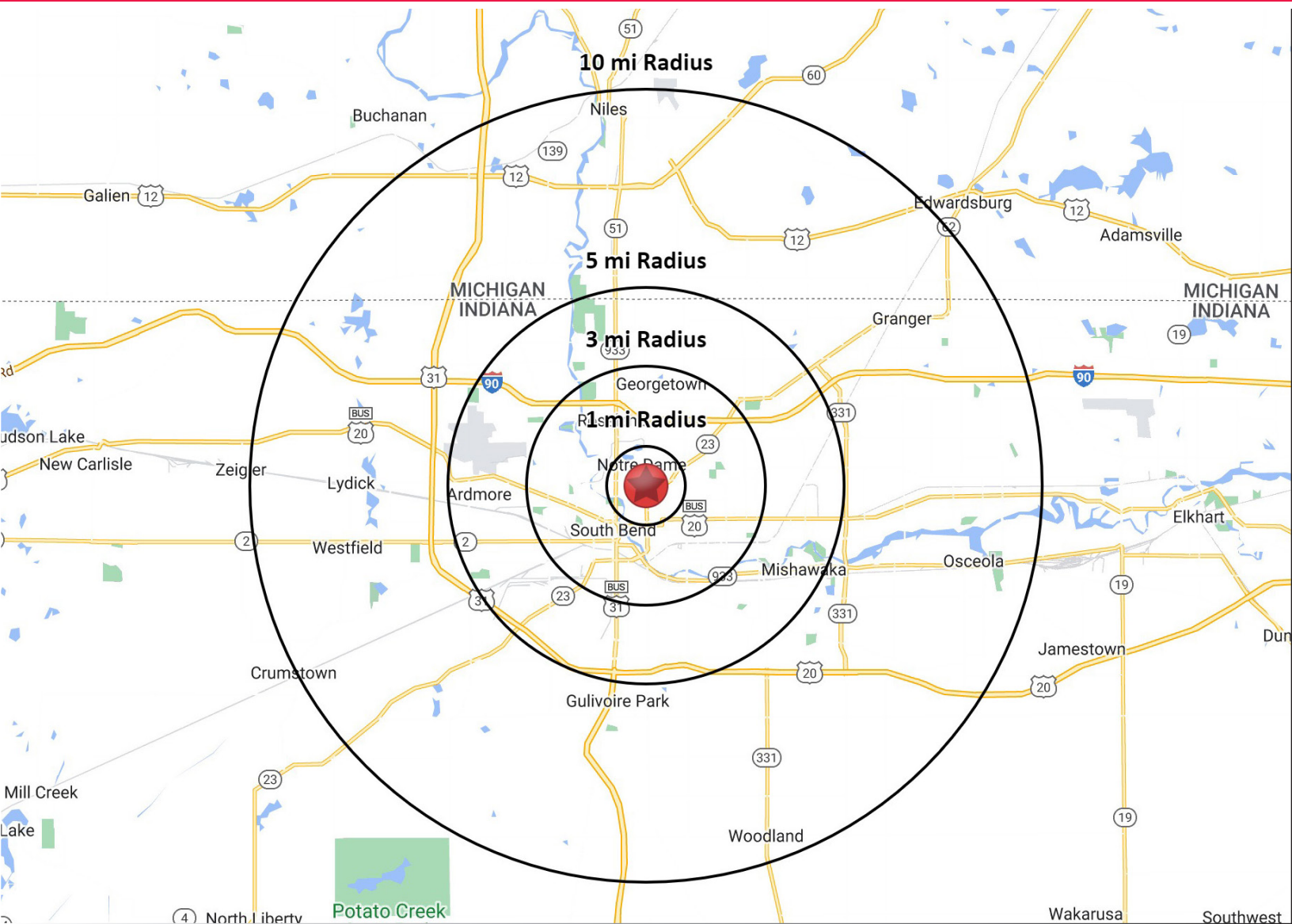
\$2.46 Billion

Annual Total Economic Impact Within the Region

Location

The subject property is the office building component of Eddy Street Commons, a new urban mixed-use development located at the southern entrance to the University of Notre Dame. The Eddy Street Commons lifestyle development includes hotel, apartments, town houses, condominiums, office and retail. In addition, it is adjacent to the newly constructed Innovation Park at Notre Dame and the IU/Notre Dame Medical School. The Innovation Park was created for the transformation of innovations into viable marketplace ventures. To accomplish this mission, the Park convenes innovators throughout the entire Notre Dame community, including faculty, students, alumni and partners in the region and beyond. By bringing together the University’s intellectual assets, world class market expertise and access to early stage capital, Innovation Park connects key ingredients essential to successful commercialization.

Demographic Data



2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	14,669	94,242	181,011	290,122
PROJECTED POPULATION 2026	15,075	94,540	181,723	292,036
NUMBER OF HOUSEHOLDS	4,020	35,776	72,932	112,631
PROJECTED HOUSEHOLDS 2026	4,189	35,940	71,538	113,376
MEDIAN AGE	23	23	36	38
AVERAGE HOUSEHOLD INCOME	\$91,016	\$60,872	\$64,943	\$73,811

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