

Office Building for Lease

929 Lincolnway E.
South Bend, Indiana 46601



River Front Office Space Available



Snapshot

| | |
|----------------|-------------------|
| Building Size: | 11,419 SF |
| Available: | 2,500 SF |
| Land: | 1.17 Acres |
| Zoning: | Commercial |
| Lease Rate: | \$16.00 PSF Gross |

Property Details

Completely remodeled office space with river front patio is now available! This 2,500 SF office features plentiful windows with ample natural light and spectacular river views. Other features include HVAC, security system, lawn irrigation and landscaping, truck door, and overhead door. Tenant is responsible for phone/data and snow removal for sidewalk. Landlord is responsible for property taxes, insurance, CAM, maintenance, snow removal for parking lot and other sidewalks, lawncare, and all utilities. [VIEW ONLINE](#)

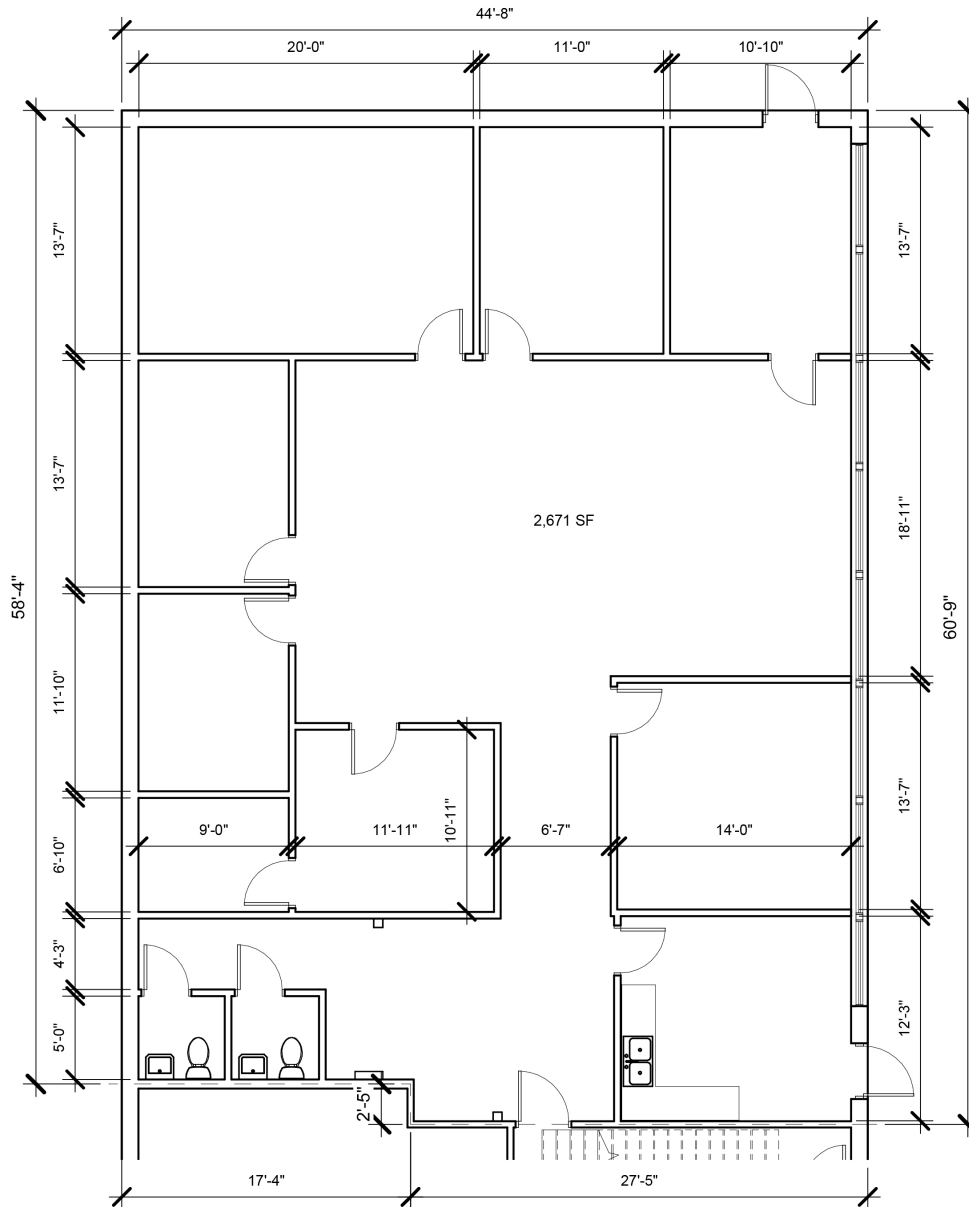


4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
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A Global Brokerage Division of Cressy Commercial Real Estate

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



SUITE 100

SCALE: 1/8" = 1'-0"

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Property Photos



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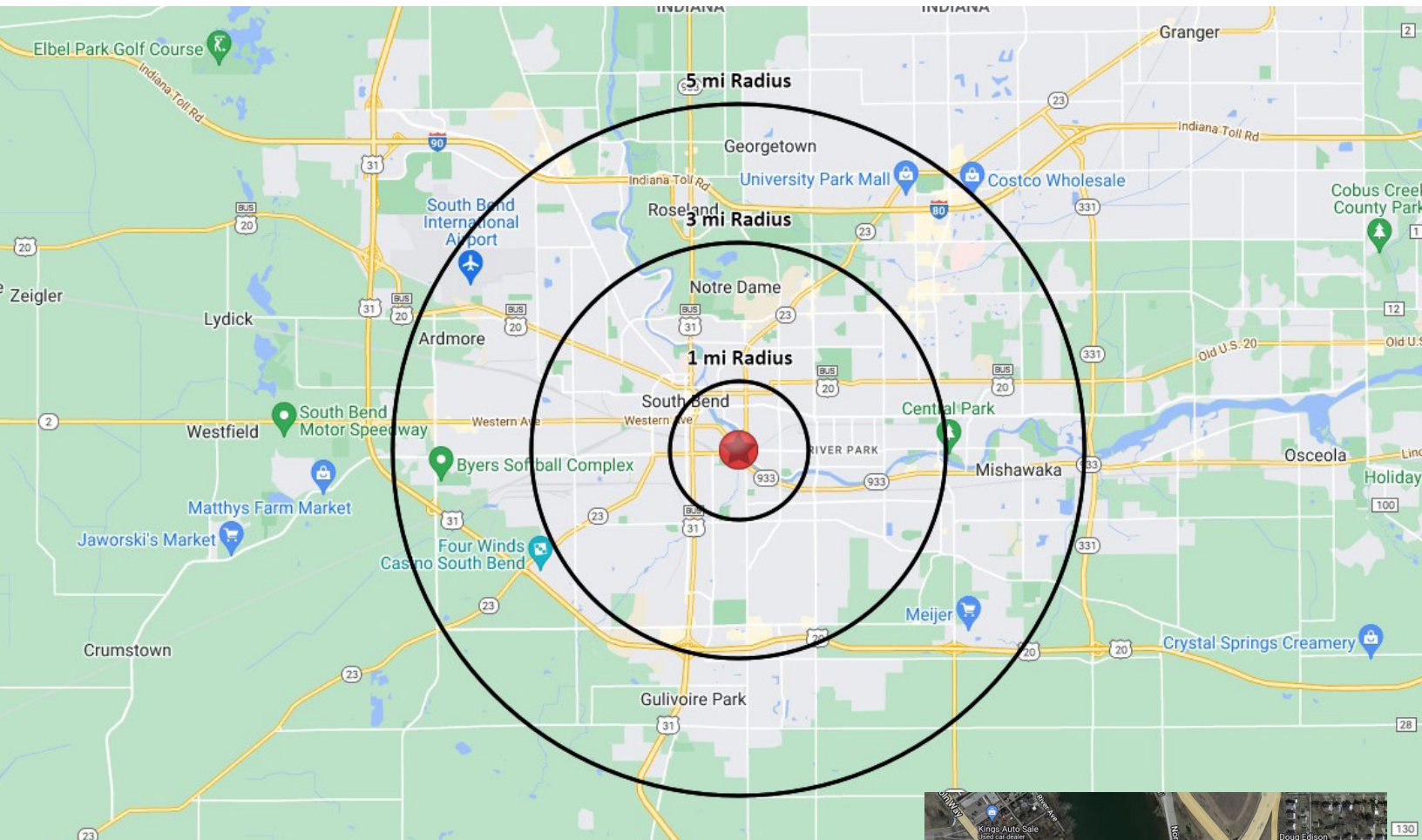
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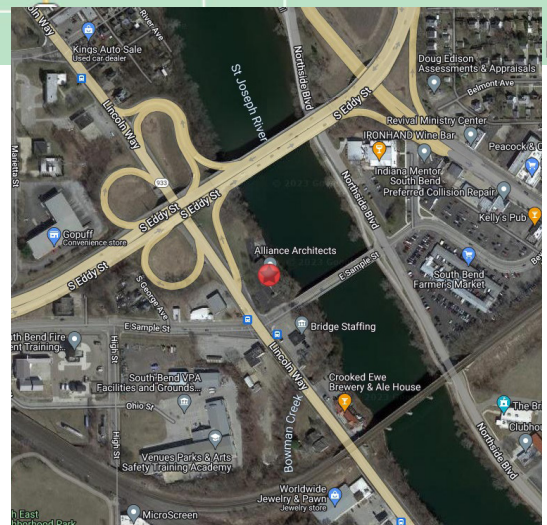
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

Great Location Along River



Location

This property is situated along the St. Joe River and experiences wonderful river front views. Located in South Bend, the property is part of the city's Central Business District and sits adjacent to the Farmer's Market, Iron Hand Wine Bar, and is near many other area businesses, residential neighborhoods, parks, and the Potawatomi Zoo.



| 2022 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|-------------------------|----------|----------|
| POPULATION | 10,479 | 99,441 | 178,004 |
| NUMBER OF HOUSEHOLDS | 4,054 | 37,709 | 71,321 |
| AVERAGE HOUSEHOLD INCOME | \$66,847 | \$62,488 | \$64,000 |
| AVERAGE DAILY TRAFFIC COUNT | 12,783 on Lincolnway E. | | |

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