

## Office Buildings for Sale or Lease

River Glen Office Park: 348 S Columbia St.,  
404 S Columbia St., 501 E Monroe St.  
South Bend, Indiana 46601



### 3 Office Buildings on St. Joseph River in Downtown South Bend



404 S. Columbia St.



501 E. Monroe St.



348 S. Columbia St.



All 3 Properties

### Property Details

These 3 brick office buildings are located in River Glen Office Park located on the St. Joseph River and near downtown South Bend. The property has shared parking with 292 spaces available and is zoned DT - Downtown. Rare opportunity with considerable acreage on St. Joseph River in South Bend CBD. Potential for redevelopment, City of South Bend has masterplan encouraging development. 3-Story brick office building located on the St. Joseph River and near downtown South Bend. The building was built in 1980 and has shared parking with 292 spaces available.

#### [VIEW PROPERTY ONLINE](#)

ADDRESS	SF	ACRES	DESCRIPTION	YEAR BUILT	LEASE RATE	LIST PRICE
348 S. Columbia St.	20,000	5.32	Single-story, renovated in 1996	1978	\$12.00 PSF NNN	Negotiable
404 S. Columbia St.	24,739		2-Story	1982	\$12.00 PSF NNN	
501 E. Monroe St.	29,564		3-Story	1980	\$12.00 PSF NNN	

4100 Edison Lakes Parkway, Suite 350  
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**Within Walking Distance to All the Amenities Downtown South Bend Offers**



## Location

These properties are located in the River Glen Office Park along the shore of the St. Joseph River. The building is walking distance to banking, restaurants, convention center, Courthouse Municipal offices, walking trails and community sponsored events downtown.

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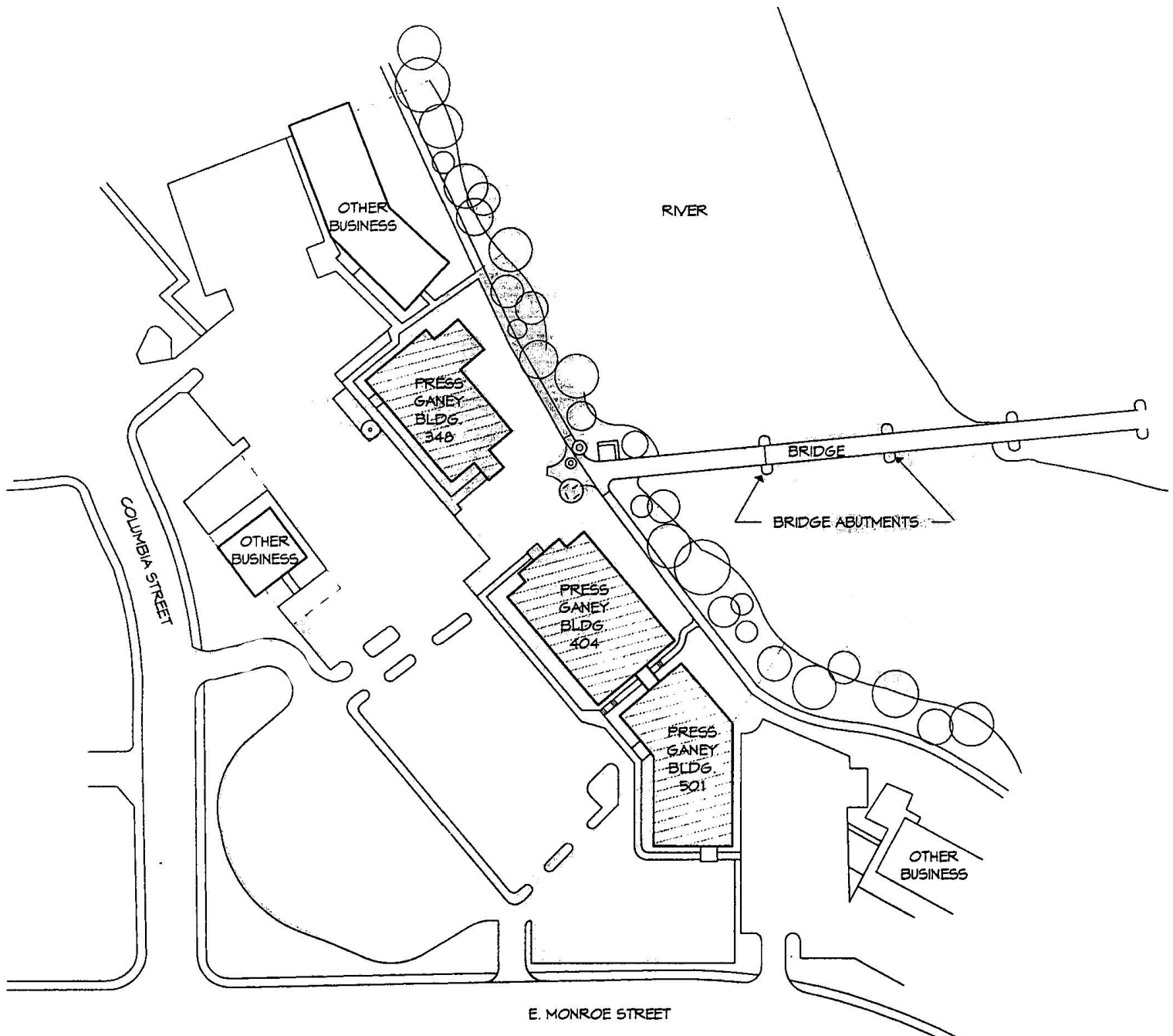


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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Site Plan**



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## 348 S. Columbia St. Property Photos



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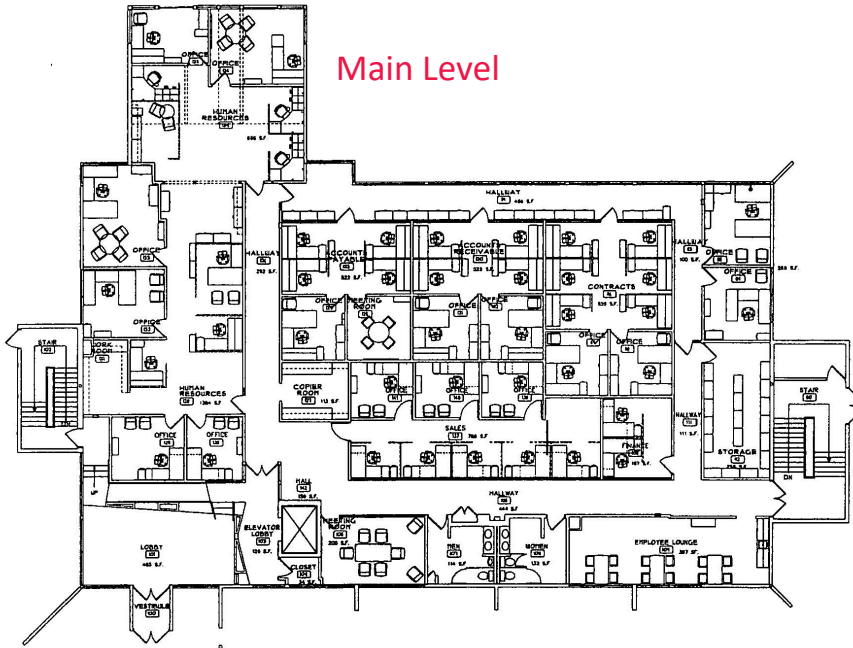
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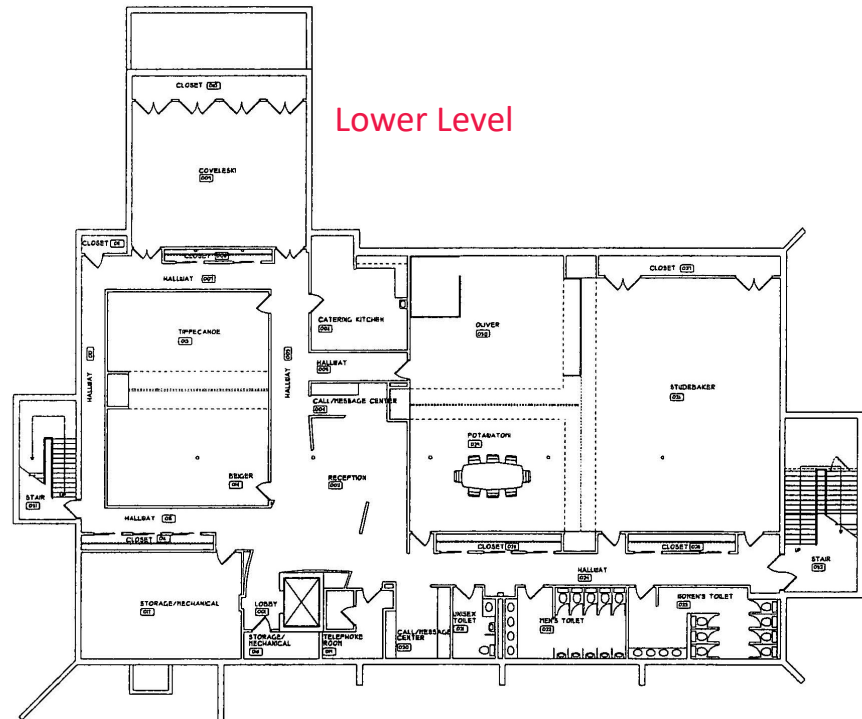
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**348 S. Columbia St. Floor Plans**

**Main Level**



**Lower Level**



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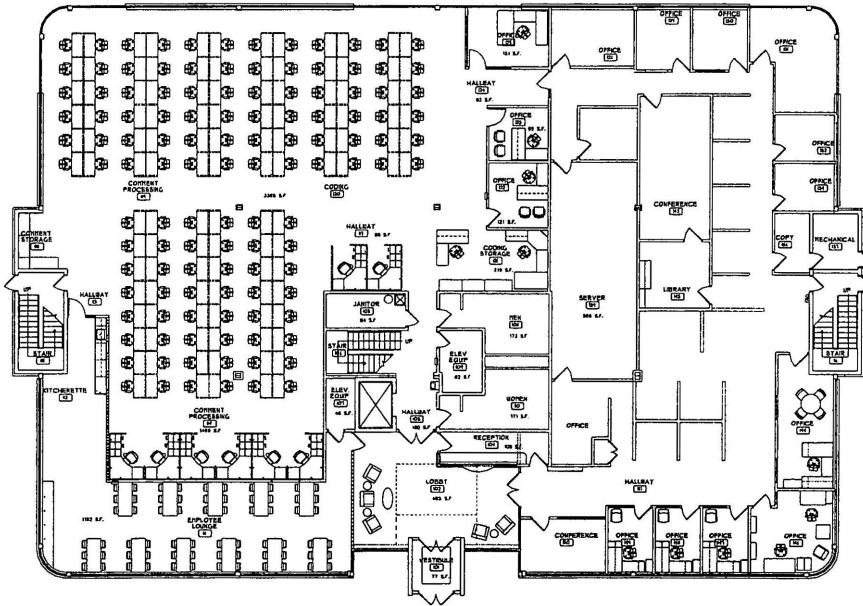
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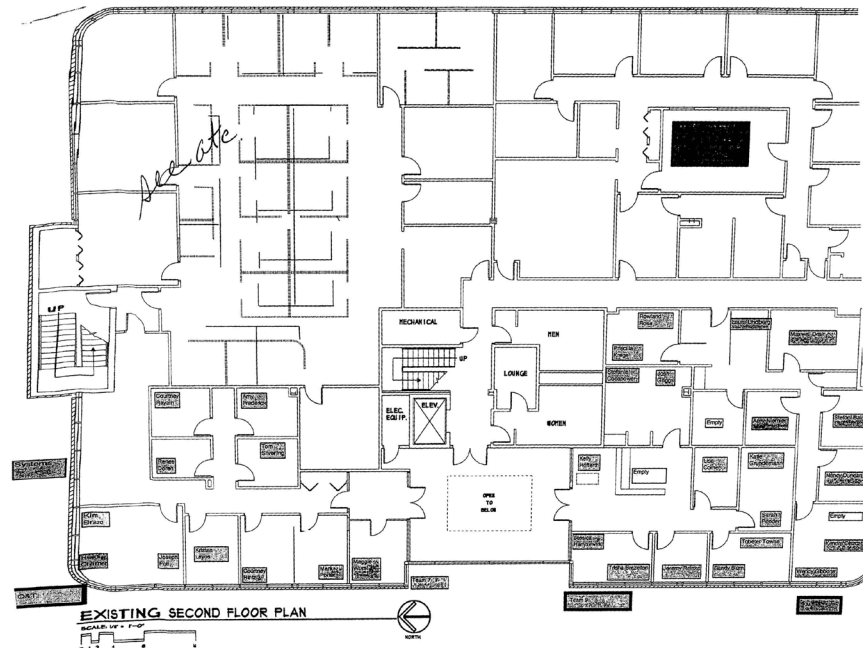
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**404 S. Columbia St. Floor Plans**

**Street Level**



**2nd Floor**



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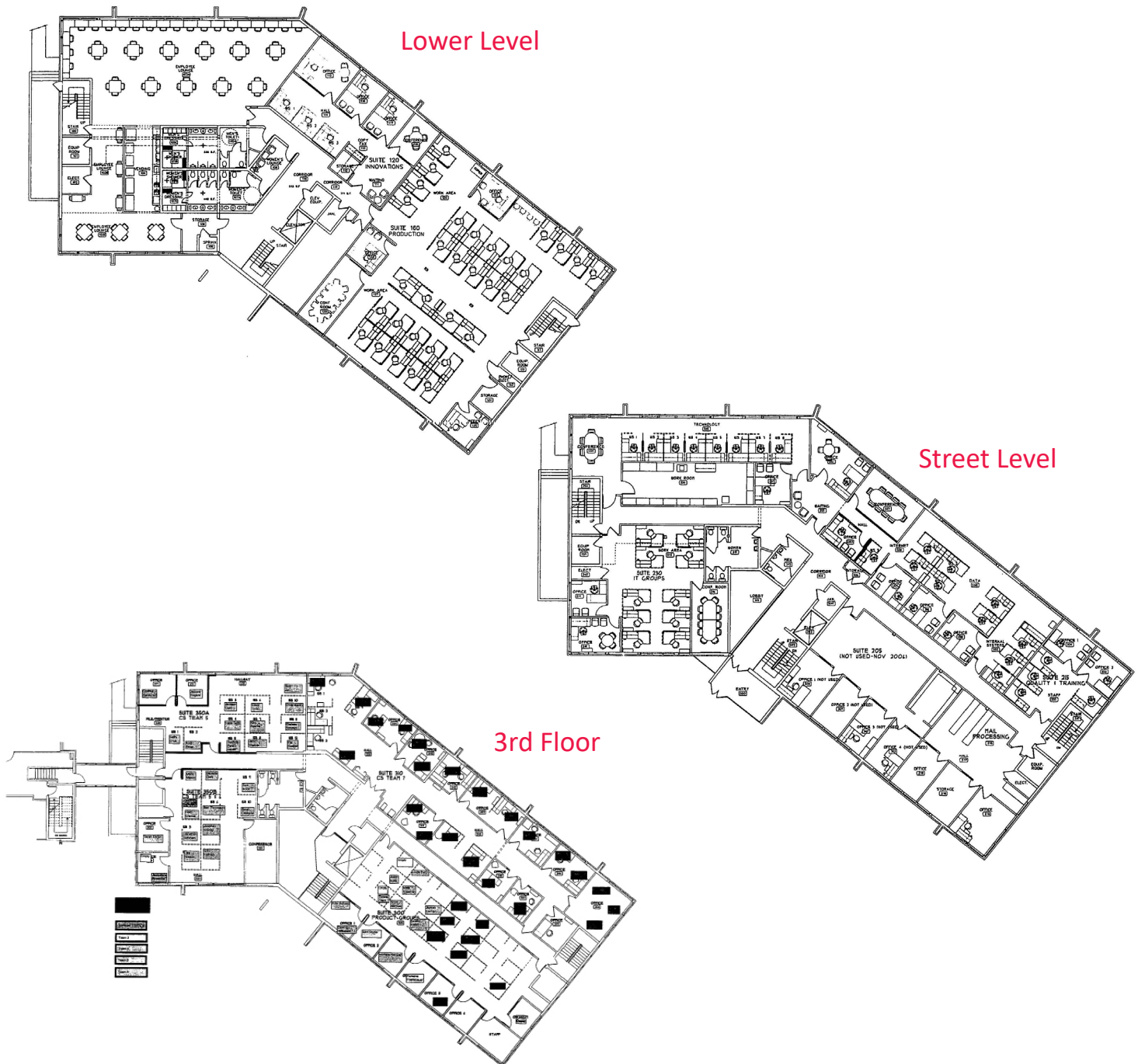


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## 501 E. Monroe St. Floor Plans



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## Proximity of 3 Properties and Common Areas Along the St. Joseph River



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