

CONFIDENTIAL OFFERING MEMORANDUM

FRESENIUS BUILDING

320 S. Dr. Martin Luther King Jr. Blvd. | South Bend, Indiana 46601

NAI CRESSY

4100 Edison Lakes Parkway, Suite 350 | Mishawaka, IN 46545 | 574.271.4060

3502 Woodview Trace, Suite 250 | Indianapolis, IN 46268 | 317.875.8888

www.cressy.com



CONFIDENTIAL MEMORANDUM & DISCLAIMER

NAI Cressy Commercial Real Estate. (“Agent”) has been engaged as the exclusive agent for the sale of 320 S. Dr. Martin Luther King Jr. Blvd., South Bend, Indiana (the “Property”), by the owner of the Property (“Seller”).

The Business is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this ____ day of _____ 2022.

Prospective Purchaser: Signed Name: _____

-Printed Name: _____

Title: _____

Mailing Address: _____

Phone #: _____ Fax #: _____

Email Address: _____

Representing Broker:

Printed Name: Sheral Litell

Title: Senior Broker

Mailing Address: 4100 Edison Lakes Pkwy, Suite 350 | Mishawaka, IN 46545

Phone #: 574.271.4060 Fax #: 574.271.4292

Email Address: slitell@cressy.com

Return to: NAI Cressy, 4100 Edison Lakes Parkway, Suite 350 | Mishawaka, IN 46545 | 574.271.4060

TABLE OF CONTENTS

Executive Summary	4
Property Overview	5
Tenant Information	7
Location Overview	8
Market Overview	9

EXCLUSIVE ADVISOR

SHERAL LITELL

Senior Broker

574.485.1527 | slitell@cressy.com



EXECUTIVE SUMMARY

NAI Cressy, as the exclusive advisor to the Owner, is pleased to present the opportunity to acquire multi-tenant medical building near Downtown South Bend. This 14,000 square foot multi tenant medical building is occupied by publicly traded, Fortune 500 companies and offers long term renewals with increasing profitability.

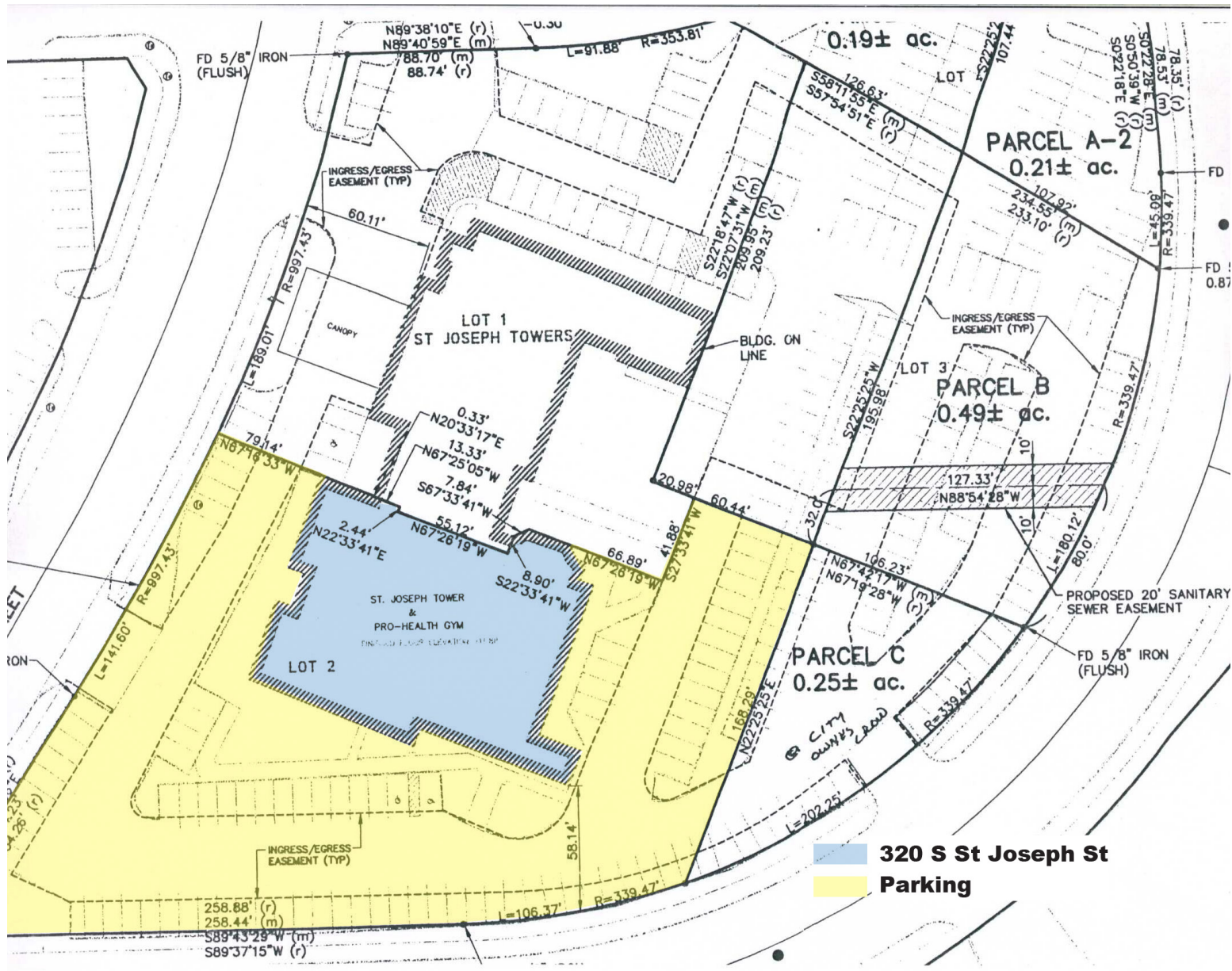
The building is on the Transpo bus line offering convenience for employees and customers. The amenities are monument and building signage, 100 shared parking space on-site and close to restaurants and retail. Enjoy excellent traffic visibility with over 14,997 cars driving by daily. [VIEW THE PROPERTY ONLINE](#)



Property Summary

Address	Fresenius Building 320 S. Dr. Martin Luther King Jr. Blvd. South Bend, IN 46601
Total Square Feet	14,000 SF
Parcel Size	1.46 Acres 71-08-12-177-006.000-026
Occupancy	88%
Parking	Abundant On-site
Utilities	Municipal Sewer/Water, Natural Gas, & Electric
Legal Description	Lot 3 Crowe Chizeks Minor Sub 04-05 New Replat 519 3-13-03 Split To 18-3087-347312 01-02 Trans 11382 2/6/2001
Taxes	\$34,173.02 (2022 Payable 2023)
NOI	\$188,034.99
List Price	\$2,892,846
Tenants	Fresenius Medical Care of South Bend, Everside Health/Activate Healthcare, LLC

PROPERTY OVERVIEW



PROPERTY OVERVIEW



TENANT INFORMATION



FRESENIUS MEDICAL CARE AG & CO KGaA

Fresenius Medical Care AG & Co KGaA is a Germany-based holding and kidney dialysis company, operating in the fields of dialysis products and dialysis services. Its dialysis business is vertically integrated, providing dialysis treatment at its own dialysis clinics and supplying these clinics with a range of products. In addition, the Company sells dialysis products to other dialysis service providers. The Company operates in two business segments: North America and International. The North America segment consists of Renal Therapy Group and Fresenius Medical Services. The International segment consists of Europe and Latin America and one Asia-Pacific unit. During the year ended December 31, 2010, the Company's subsidiary, U.S. Vascular Access Holdings, LLC, completed the acquisition of National Vascular Care Inc.; it acquired a total of 168 existing clinics, and acquired Gambro AB's peritoneal dialysis (PD) business. The Company has a total of 1000 subsidiaries worldwide."



ACTIVATE HEALTHCARE

Everside Health as Activate Healthcare. Your Activate Health & Wellness Center provides unlimited access to a professional primary care team and a broad scope of primary care services, as well as annual physicals and health coaching at no cost to employees and spouses covered by the health plan. Select labs and high-quality generic drugs also are available when prescribed by a clinic provider. Activate provides healthcare for municipal employees in its this region and nationwide. Everside Health as Activate Health & Wellness, covers government and municipalities for a one-stop physician and wellness group.

LOCATION OVERVIEW

The property is located near the one of the three major hospital groups, Beacon Health Systems, and next to one of Trinity Health's Retirement Centers. Access to downtown amenities along with being located directly on the bus line were all requirements of the tenants. The South Bend Clinic and Saint Joseph Regional Medical Center (Trinity Health) in Mishawaka are among the other major hospital groups in the area. South Bend is home to the second largest airport in Indiana, five major universities including the University of Notre Dame, Saint Mary's College, Bethel College, Holy Cross College and Indiana University South Bend (IUSB).



MARKET OVERVIEW

ST. JOSEPH COUNTY, INDIANA

Activity and energy dot the city landscapes, while serenity and the quiet of rural living can be found in the county's small towns. Cities like South Bend and Mishawaka give residents the taste of mid-size city living coupled with shopping, arts and culture, sports and recreation, not to mention the benefits of having five major universities at our doorstep.

Our cities, towns and neighborhoods reflect a convergence of tradition and transformation. South Bend is the only place the University of Notre Dame has ever called home. And, this is the place where industrial manufacturing was king. While we honor the traditions and history, we're also a place on the move—where advanced manufacturing, logistics, health care and research are king.

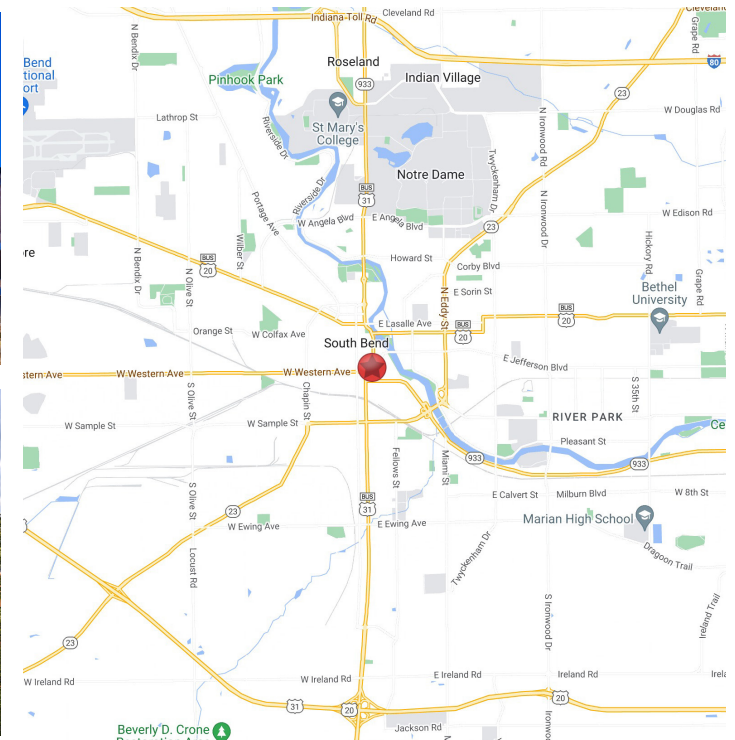
With South Bend as the cultural hub and economic center of a multi-county, bi-state region, St. Joseph County gives you comfortable, convenient living with easy access to regional opportunities. In less than an hour's drive you can find yourself at a beach along the sand dunes of Lake Michigan or in the other direction, enjoying quaint Amish Country.

KEY EMPLOYERS

AM General
Beacon Health System, Inc.
City of South Bend
Liberty Mutual
Martin's Super Markets Inc.
Meijer, Inc.
Quality Dining
Saint Joseph Health System
South Bend Community School Corporation
University of Notre Dame

DISTANCE TO MAJOR CITIES

Chicago, IL	95 miles
Grand Rapids, MI	115 miles
Indianapolis, IN	147 miles
Detroit, MI	218 miles



MARKET OVERVIEW

2021 Demographics | South Bend, IN

Population 102,320

Households 41,022

Average Household Income \$60,535

Median Age 32.8

Average Commute Time 18 minutes

Total Businesses 4,261

Unemployment Rate 4.1%

Median Home Value \$99,270

