

FOR LEASE

OFFICE BUILDING



623 S. ST. JOSEPH ST.
SOUTH BEND, IN 46601

PROPERTY HIGHLIGHTS

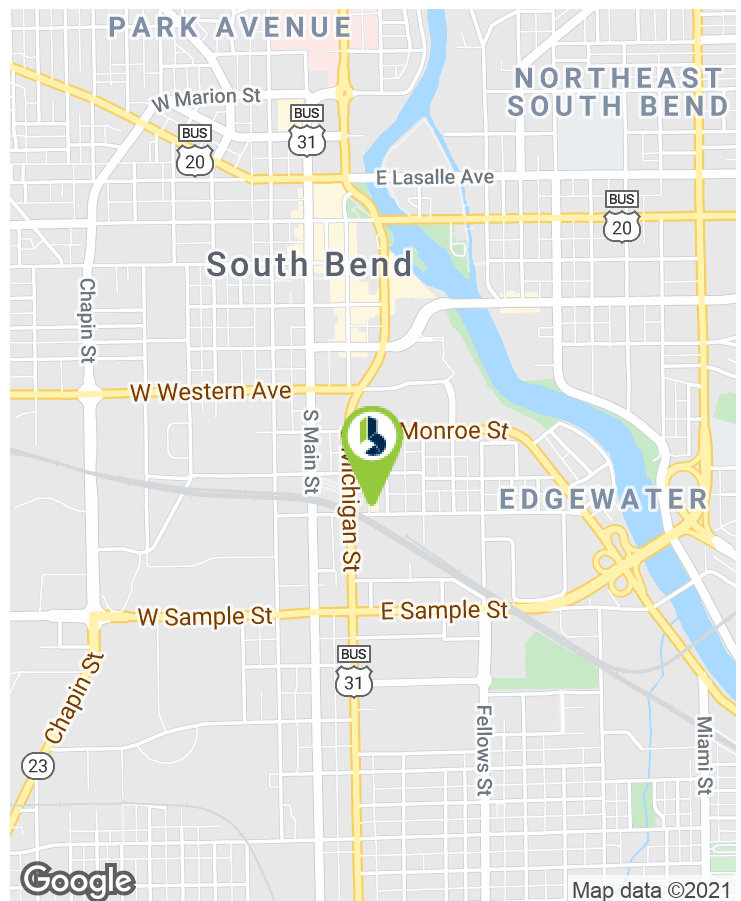
- Accessibility and Visibility via Michigan Street
- Heavily landscaped setting with abundant on-site parking
- Flexible configuration, several entry points, large lobby / open work areas, IT cabling in place
- Located in Central Business District, close proximity to public bus depot and downtown business & restaurant districts

LEASE RATE

\$12.00 SF/YR (NNN)

OFFERING SUMMARY

Available SF: 950 - 6,000 SF
Building Size: 6,950 SF
Market: Downtown South Bend



RETAILER MAP

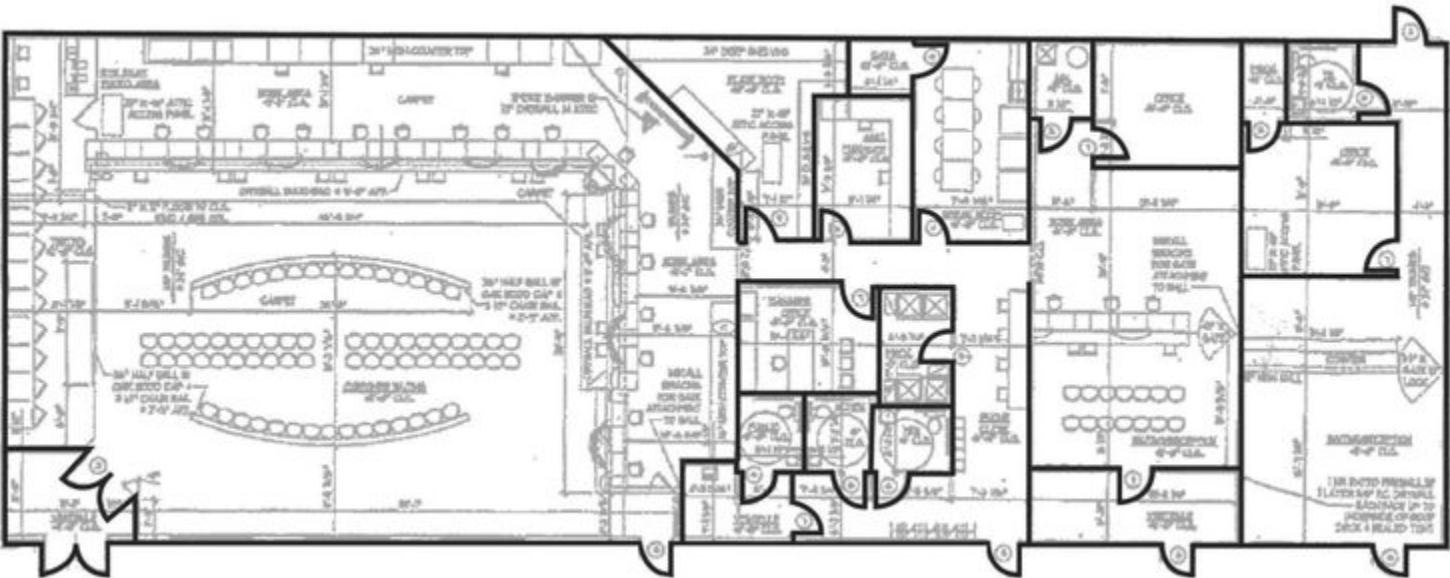
623 S. ST. JOSEPH ST., SOUTH BEND, IN 46601 | FOR LEASE



AVAILABLE SPACES

623 S. ST. JOSEPH ST., SOUTH BEND, IN 46601 | FOR LEASE

LEASE TYPE | NNN TOTAL SPACE | 950 - 6,000 SF LEASE TERM | Negotiable LEASE RATE | \$12.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	6,000 SF	NNN	\$12.00 SF/yr	Expandable (up to 6,950 sq. ft.) or divisible. Large open area/lobby allows flexible configuration. Four private offices (two wi
For Lease	Available	950 SF	NNN	\$12.00 SF/yr	Open front lobby area and large private office with utility equipment closet. Uni-sex restroom. Two exterior entry doors. Exp

ADDITIONAL PHOTOS

623 S. ST. JOSEPH ST., SOUTH BEND, IN 46601 | FOR LEASE



©2021 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

GREG PINK
Vice President
574.237.6004
gpink@bradleyco.com

MATT WETZEL
Senior Broker
574.970.9006
mwetzel@bradleyco.com