

OFFICE/RETAIL SPACE FOR LEASE

105 E. Jefferson Blvd. | South Bend, IN 46601



Jefferson Centre Retail & Office Suites in Vibrant Downtown

- Building Size:** 115,000 SF
- Total Available:** Suites ranging from 430 SF to 14,984 SF
- Land:** 0.38 Acre
- Parking:** 80 Spaces
- Year Built:** 1921
- Lease Rate:** \$10.00 - \$18.00 PSF MG for Office
\$16.00 PSF NNN for Retail

Details:

Great, active downtown location. Street level retail space has storefront windows and there are multiple office suites available ranging from 430 SF to 14,984 SF. The Jefferson Centre building is a 115,000 SF eight-story, multi-tenant office building in the heart of the Central Business District. Join Jimmy John's, Everwise Credit Union, and Chicory Cafe in this property with high foot traffic and excellent exposure.

Parking available: secure, reserved, sheltered, and conveniently-located parking available, already controlled by landlord (80 spaces), at adjacent Leighton Garage across the street.

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200 N. Church St., Suite 200, Mishawaka, IN 46544

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Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534

Noah Davey, CCIM
Senior Broker, Principal
D 574.485.1530

Blair Wozny
Broker
D 574.485.1517

Jonah Davey
Broker
D 574.485.1519

Email the Team at: CEQuad@Cressy.com

PROPERTY PHOTOS

OFFICE/RETAIL SPACE FOR LEASE

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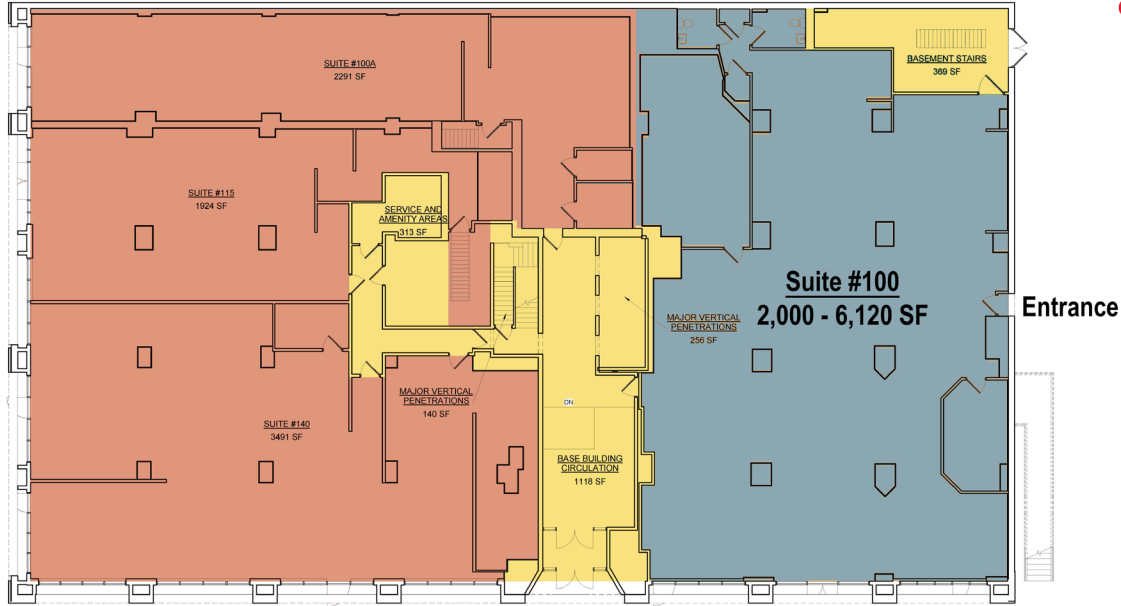
SUITES AVAILABLE

OFFICE/RETAIL SPACE FOR LEASE

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AREA LEGEND

- Vacant
- Common Areas
- Occupied
- ✘ As-Built Incorrect



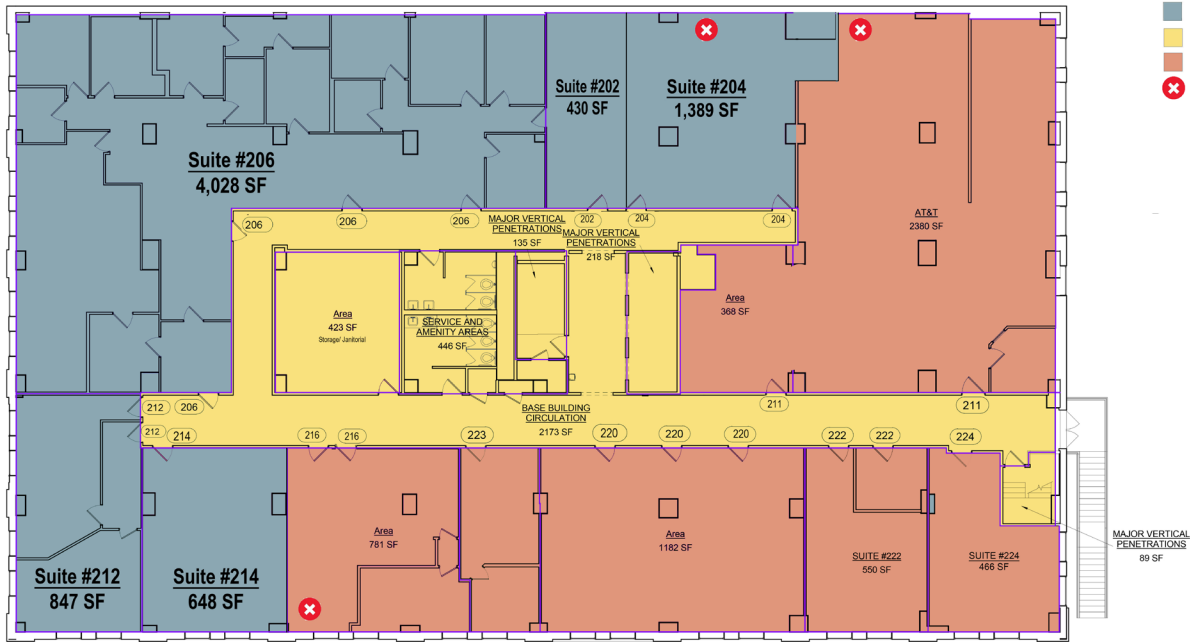
1 1ST FLOOR
1/8" = 1'-0"

SUITE	SF	LEASE RATE
100	2,000 - 6,120 SF	\$16.00 PSF NNN
202	430 SF	\$16.00 PSF MG
204	1,389 SF	\$16.00 PSF MG
206	4,028 SF	\$16.00 PSF MG
212	847 SF	\$16.00 PSF MG
214	648 SF	\$16.00 PSF MG
305	2,184 SF	\$16.00 PSF MG
315	1,011 SF	\$16.00 PSF MG
350	4,708 SF	\$16.00 PSF MG
400	4,762 SF	\$10.00 - \$15.00 PSF MG

SUITE	SF	LEASE RATE
410	5,270 SF	\$14.00 - \$18.00 PSF MG (SHELL)
430/450/460	3,478 SF	\$14.00 - \$18.00 PSF MG (SHELL)
445	APPROX. 1,550 SF	\$10.00 - \$15.00 PSF MG
500	2,527 SF	\$16.00 PSF MG
512	2,031 SF	\$16.00 PSF MG
520	1,202 SF	\$16.00 PSF MG
523/525	4,007 SF	\$16.00 PSF MG
600	14,984 SF	\$14.00 - \$18.00 PSF MG (SHELL)
800	14,984 SF	\$16.00 - \$20.00 PSF MG (SHELL)

AREA LEGEND

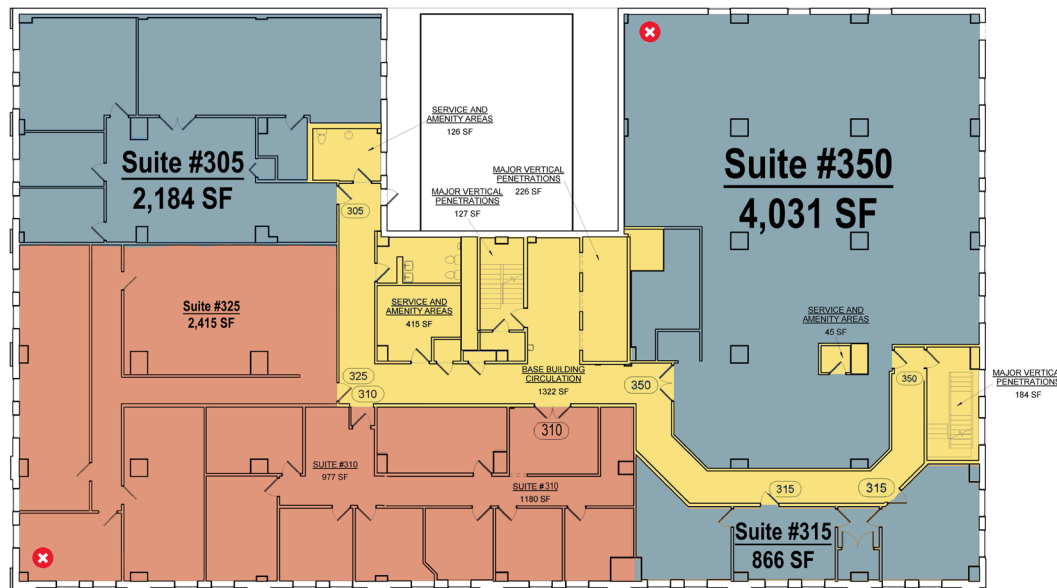
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1 2ND FLOOR
1/8" = 1'-0"

AREA LEGEND

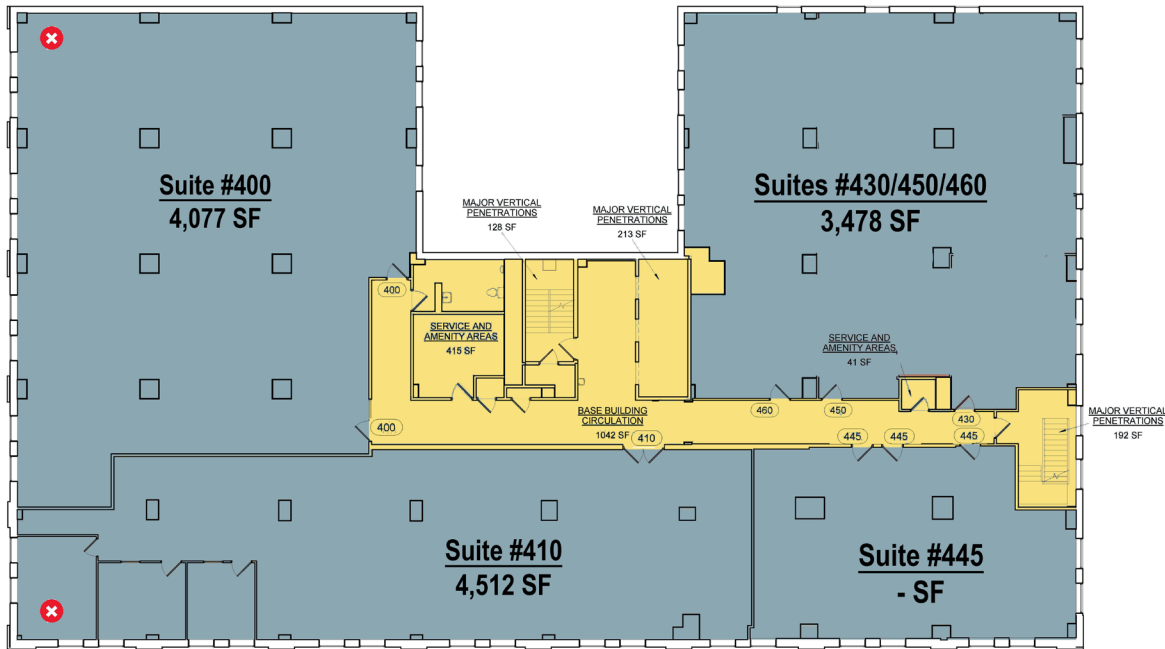
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1 3RD FLOOR
1/8" = 1'-0"

AREA LEGEND

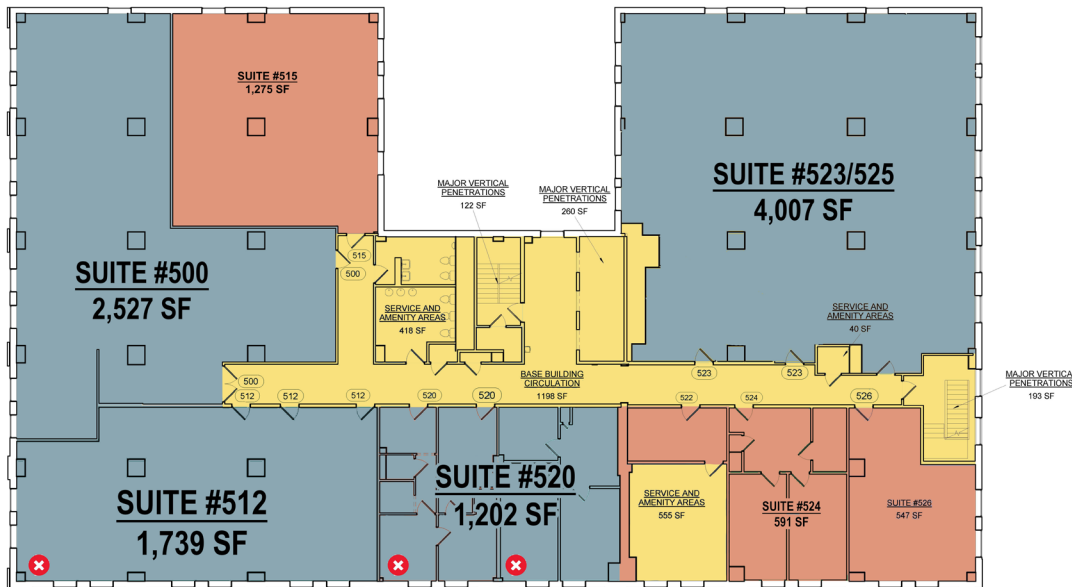
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① 4TH FLOOR
1/8" = 1'-0" 0' 4' 8' 16'

AREA LEGEND

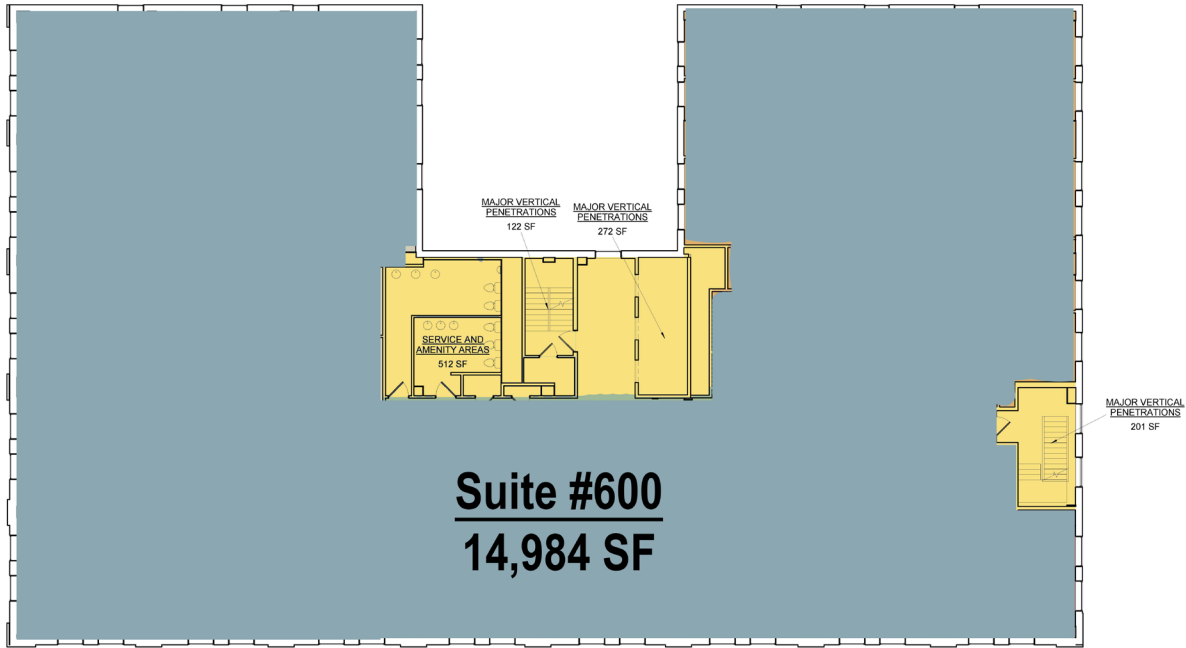
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① 5TH FLOOR
1/8" = 1'-0" 0' 4' 8' 16'

AREA LEGEND

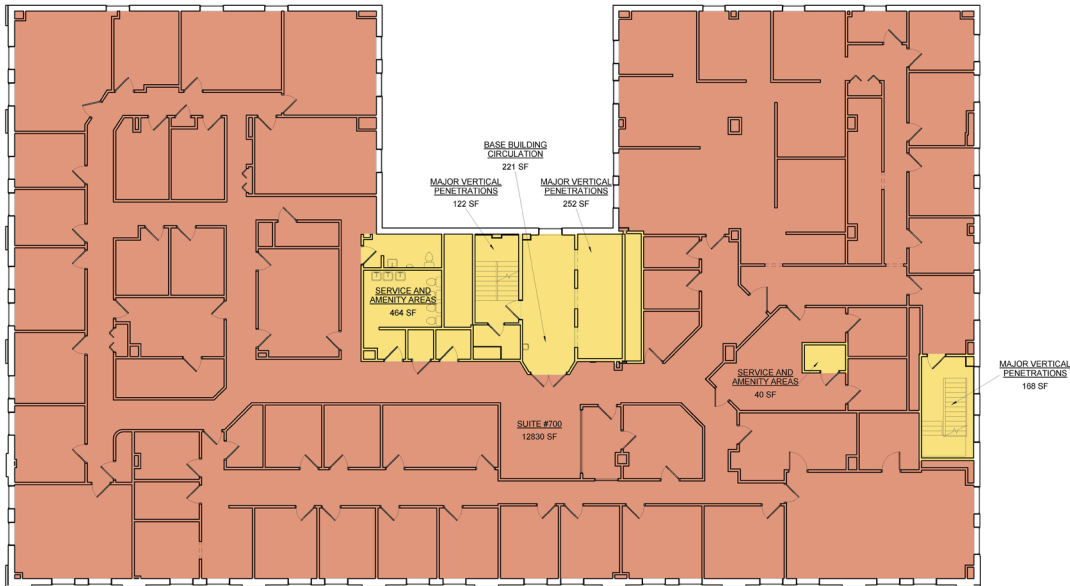
- Vacant
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① 6TH FLOOR
1/8" = 1'-0"

AREA LEGEND

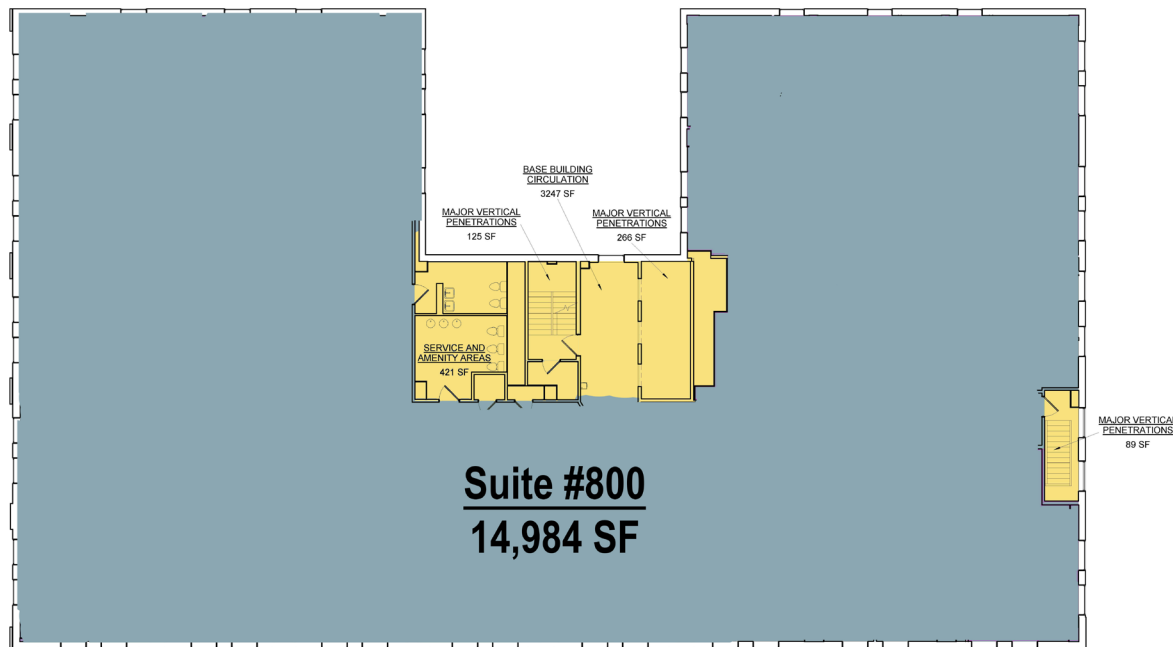
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① 7TH FLOOR
1/8" = 1'-0"

AREA LEGEND

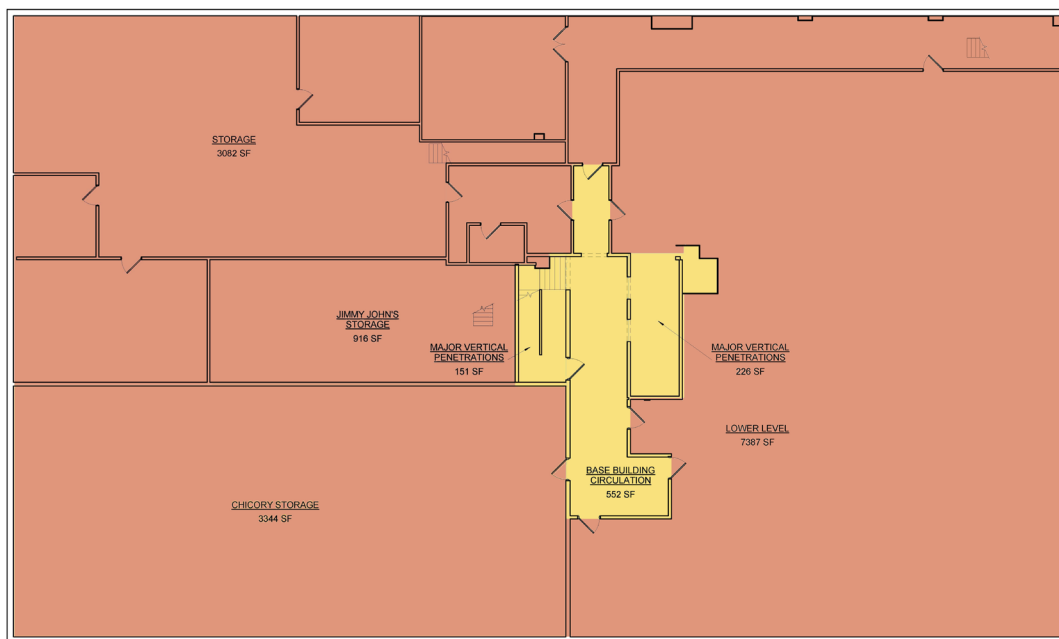
- Vacant
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- Occupied
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① 8TH FLOOR
1/8" = 1'-0"

AREA LEGEND

- Vacant
- Common Areas
- Occupied
- ✘ As-Built Incorrect

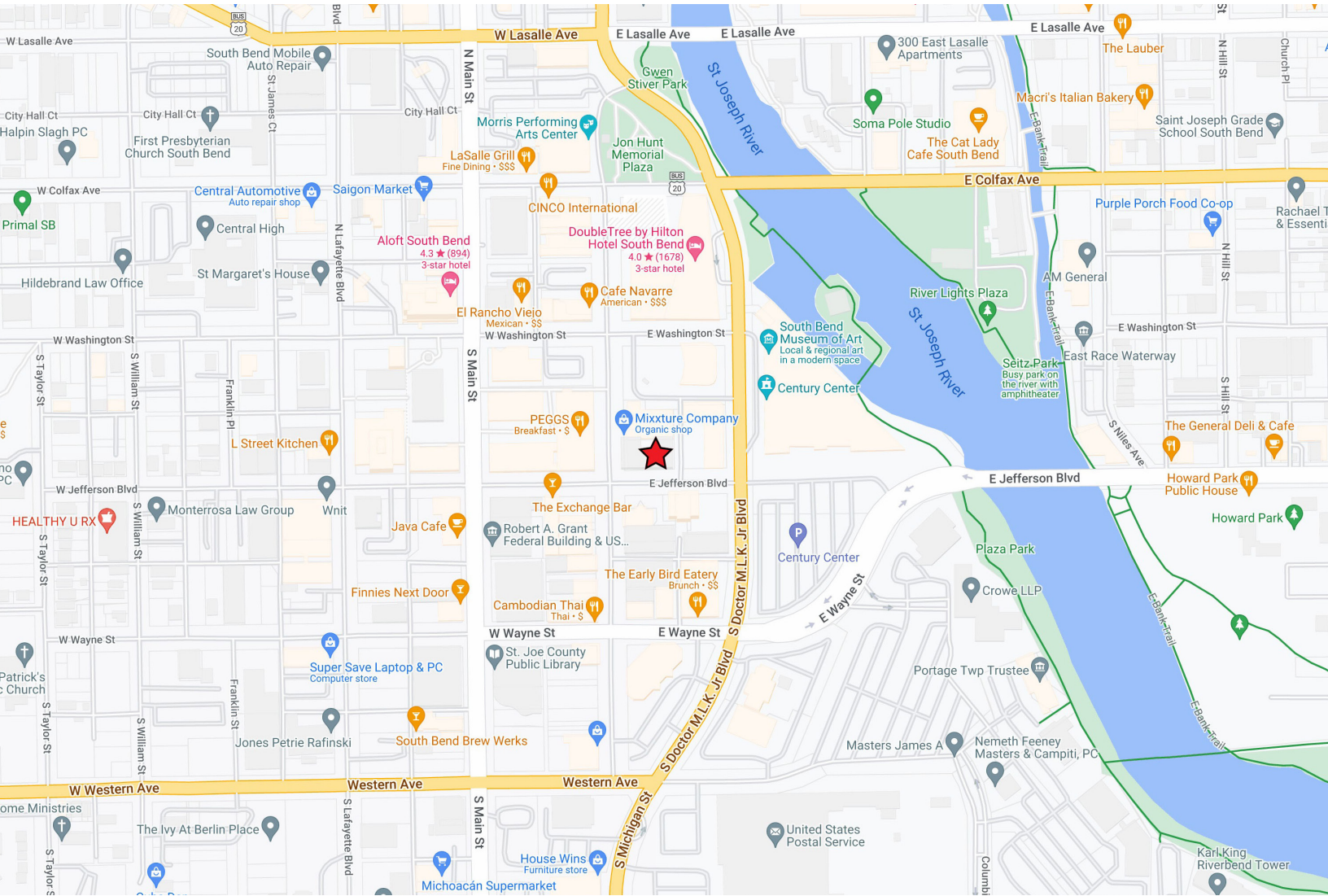


① LOWER LEVEL
1/8" = 1'-0"

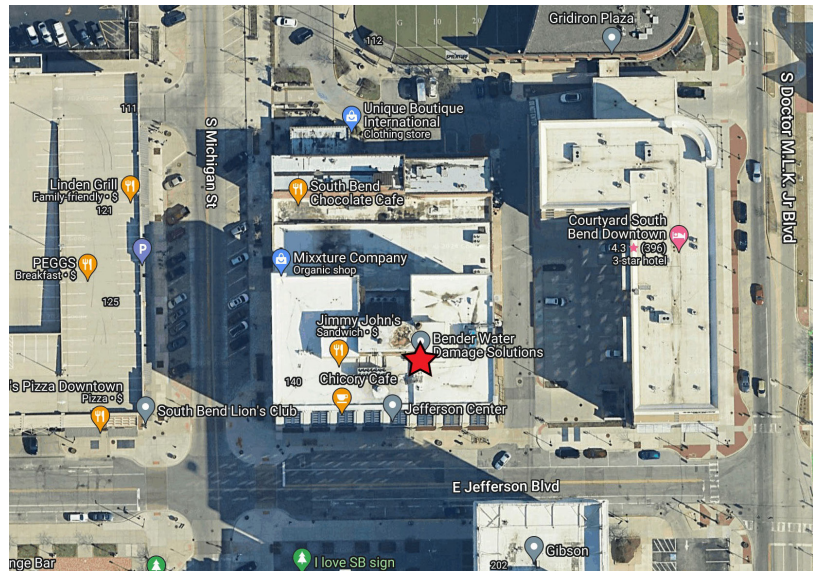
LOCATION OVERVIEW

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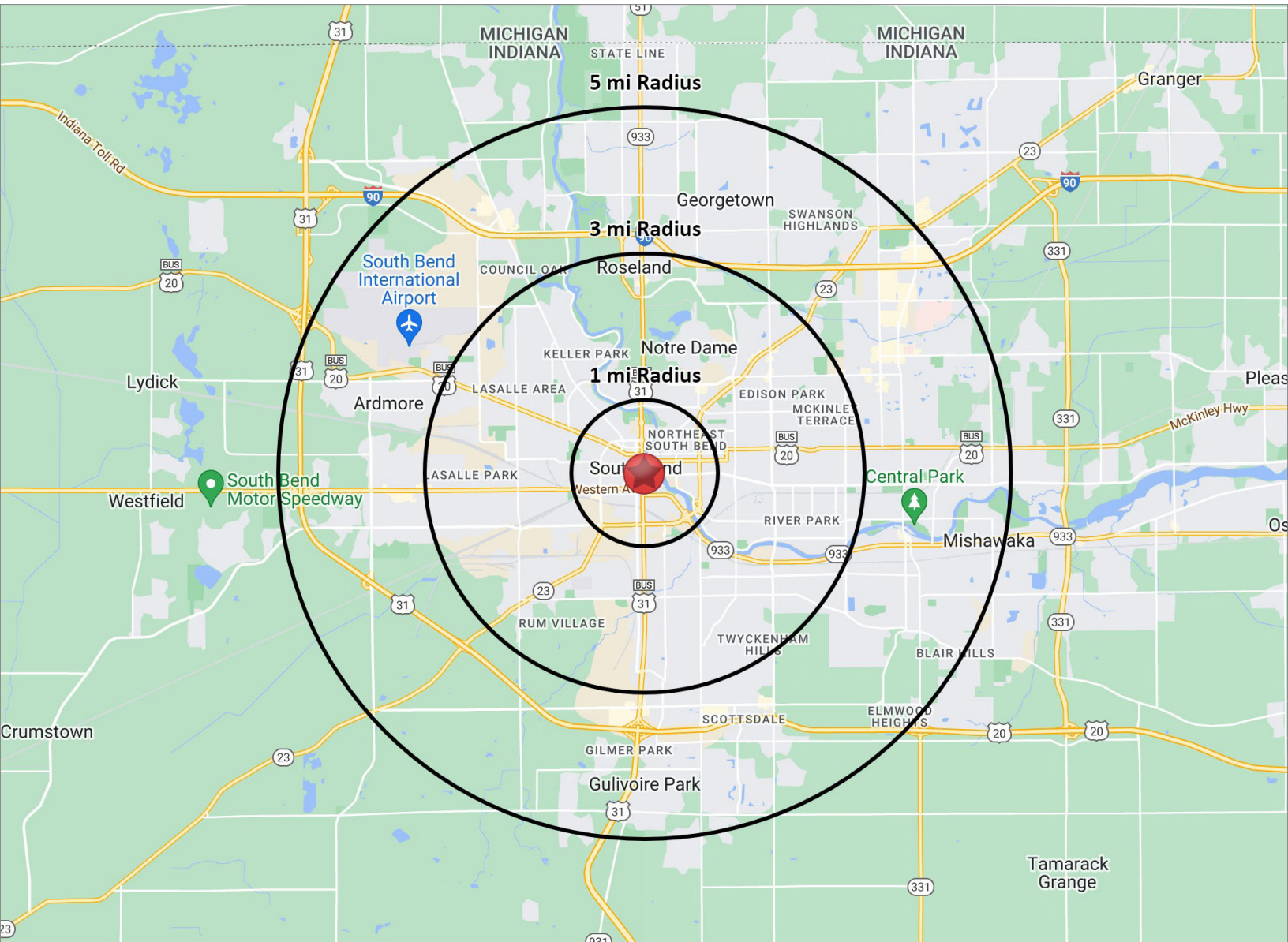
- Prime site in the retail corridor in downtown South Bend.
- Located near South Bend Chocolate Cafe, the property is within walking distance to the courthouse, county and city offices, financial institutions, restaurants, shopping, and entertainment venues the city has to offer.



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POPULATION

1 MILE	10,030
3 MILE	96,443
5 MILE	173,874



NUMBER OF HOUSEHOLDS

1 MILE	4,222
3 MILE	35,023
5 MILE	69,895



AVERAGE HOUSEHOLD INCOME

1 MILE	\$63,754
3 MILE	\$76,062
5 MILE	\$78,666



MEDIAN HOME VALUE

1 MILE	\$128,253
3 MILE	\$129,203
5 MILE	\$144,288