

# OFFICE SPACE FOR LEASE

319 N. Niles Ave. | South Bend, IN 46617



## Office Building Near Downtown with Ample On Site Parking

<b>Building Size:</b>	9,104 SF
<b>Available Space:</b>	2,975 SF
<b>Land:</b>	2.19 Acres
<b>Zoning:</b>	CBD
<b>Parking:</b>	56 Paved Parking Spaces
<b>Year Built:</b>	1956
<b>Remodeled:</b>	2004
<b>Lease Rate:</b>	\$10.50 - \$12.50 PSF NNN

[CLICK TO VIEW PROPERTY ONLINE](#)

### Details:

A 2,975 SF office space is now available for lease in a well-maintained, two-tenant building totaling 9,104 square feet. This functional suite features a welcoming reception area, multiple private offices, and a large conference room, making it ideal for businesses looking for both collaborative and quiet spaces. The office space shares restrooms with the neighboring tenant, ensuring convenience and efficiency. The property offers ample onsite parking, providing plenty of space for both employees and visitors. This well-located office offers a great opportunity for companies seeking a professional, versatile environment in a prime area.



# NAI Cressy

P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US!      
200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

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

**Blair Wozny**  
Broker  
D 574.485.1517

**Noah Davey, CCIM**  
Senior Broker, Principal  
D 574.485.1530

**Jonah Davey**  
Broker  
D 574.485.1519

Email the Team at: [CEQuad@Cressy.com](mailto:CEQuad@Cressy.com)

# INTERIOR PHOTOS

## OFFICE SPACE FOR LEASE

319 N. Niles Ave. | South Bend, IN 46617



**NAI Cressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny Broker D 574.485.1517  
Christian Davey, CCIM/SIOR Senior Broker, Principal D 574.485.1534  
Noah Davey, CCIM Senior Broker, Principal D 574.485.1530  
Jonah Davey Broker D 574.485.1519

Email the Team at: [CEQuad@Cressy.com](mailto:CEQuad@Cressy.com)



PROPOSED FLOOR PLAN  
MADISON CENTER - JUST MAILINGS

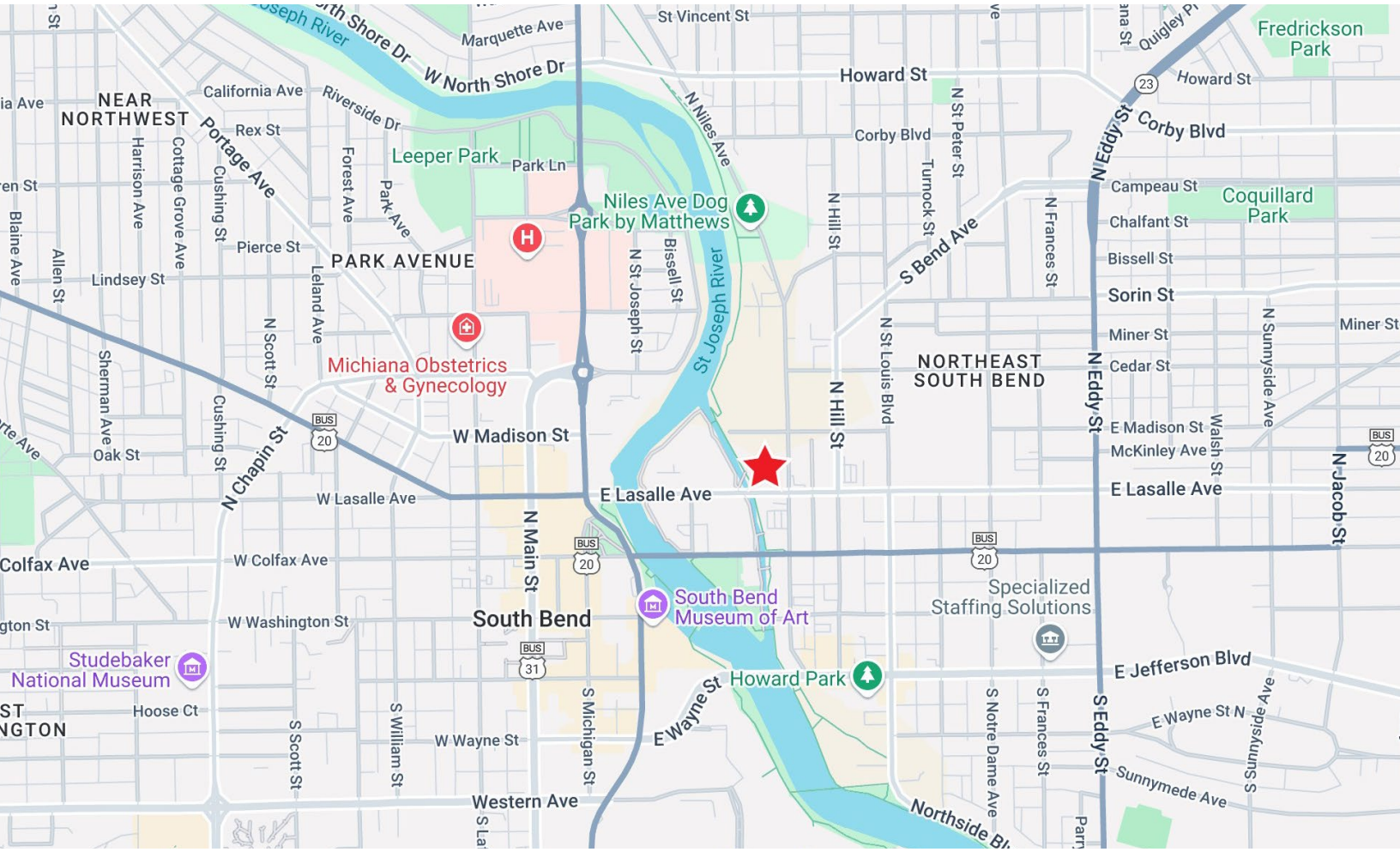
SCALE: 1/8" = 1'-0"  
MAY 4, 2004



# LOCATION OVERVIEW

# OFFICE SPACE FOR LEASE

319 N. Niles Ave. | South Bend, IN 46617



The property is located in the CBD of South Bend along North Niles Avenue near the southwest corner of Niles Avenue and East Madison Street. The property is in close proximity to the South Bend Clinic, Memorial Hospital, the University of Notre Dame, Holy Cross College and St. Mary's College. The property is included in the East Bank Village master plan which includes the East Race area with the potential to become a strong, vibrant, urban neighborhood with a mix of live-play uses that will be attractive to college graduates, young couples, retirees and the technology and arts communities. Currently under construction is a new residential, multi-tenant condominium development along the banks of the St. Joseph River. The property is in the loop of a vendor neutral dark fiber network known as the MetroNet.



**NAICressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

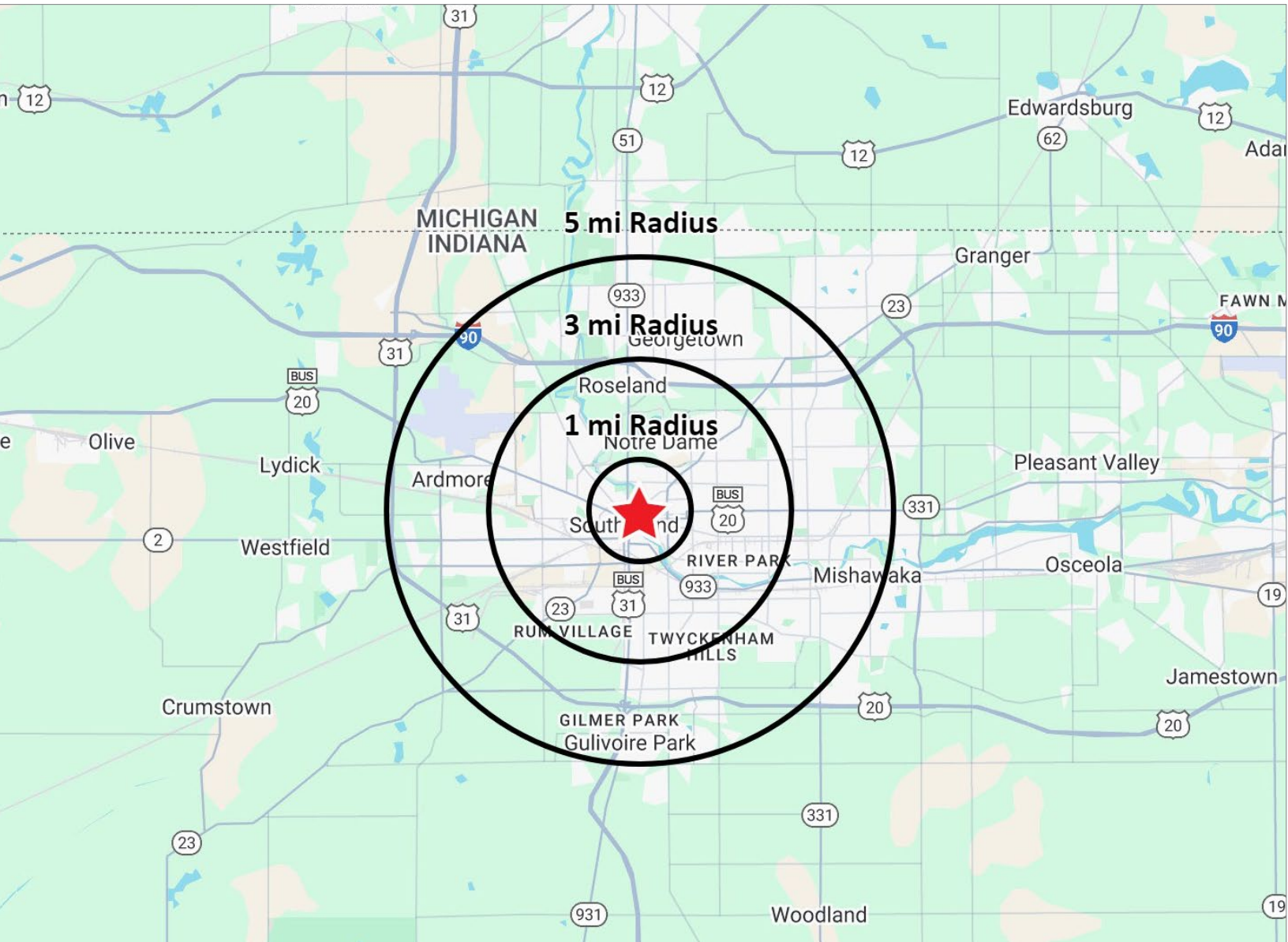
Blair Wozny  
Broker  
D 574.485.1517

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

Noah Davey, CCIM  
Senior Broker, Principal  
D 574.485.1530

Jonah Davey  
Broker  
D 574.485.1519

Email the Team at: [CEQuad@Cressy.com](mailto:CEQuad@Cressy.com)



### POPULATION



### NUMBER OF HOUSEHOLDS



### AVERAGE HOUSEHOLD INCOME



### MEDIAN HOME VALUE

1 MILE	13,410
3 MILE	102,537
5 MILE	182,405

1 MILE	2,344
3 MILE	19,774
5 MILE	41,588

1 MILE	\$99,229
3 MILE	\$74,871
5 MILE	\$79,755

1 MILE	\$219,706
3 MILE	\$146,105
5 MILE	\$163,938



is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny Broker D 574.485.1517  
 Christian Davey, CCIM/SIOR Senior Broker, Principal D 574.485.1534  
 Noah Davey, CCIM Senior Broker, Principal D 574.485.1530  
 Jonah Davey Broker D 574.485.1519

Email the Team at: [CEQuad@Cressy.com](mailto:CEQuad@Cressy.com)