

# CLASS A OFFICE SPACE FOR LEASE

100 E. Wayne Street | South Bend, IN 46601



## Well Maintained & Managed Locally, Quality Tenant Mix

<b>Building Size:</b>	99,367
<b>Available:</b>	11,966 SF (Suite 200) Divisible 2,243 SF (Suite 500) NOW LEASED
<b>Land:</b>	1.45 Acre
<b>Zoning:</b>	CBD
<b>Year Built:</b>	1985 / 1986
<b>Utilities:</b>	Municipal
<b>HVAC:</b>	112 HVAC Zones (Suites Controlled by Tenant)
<b>Lease Rate:</b>	\$23.00 - \$25.00 PSF GROSS

[VIEW PROPERTY ONLINE](#)

### Details:

This 99,367 SF Class A office building features imported Italian marble and a dramatic glass façade that is easily recognizable in the downtown area. The building has five (5) floors, an underground parking garage and three (3) passenger elevators. The top two floors feature suites with balconies and offer favorable views of the CBD.

There is one suite available. Suite 200 is divisible.

The building has a quality mix of tenants including government agencies, healthcare administrators, and financial institutions. Additionally, this building is serviced by a local property management company which offers one-call management services for the tenants. The building has 112 zones in the HVAC system, 100% sprinkled system with pressurized stairwells, smoke sensors with pull boxes on each floor, dark fiber connectivity, and handicap accessible restrooms on each floor. Parking includes 119 onsite parking spaces in the above ground lot and 60 onsite spaces in the underground parking garage.

*\*The property is owned wholly or in part by a licensed real estate agent in the state of Indiana.*



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

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**Edward F. Bradley, CCIM/CPM/SIOR**  
Senior Vice President, Principal  
D 574.485.1338  
[eb Bradley@cressy.com](mailto:eb Bradley@cressy.com)



# PROPERTY PHOTOS

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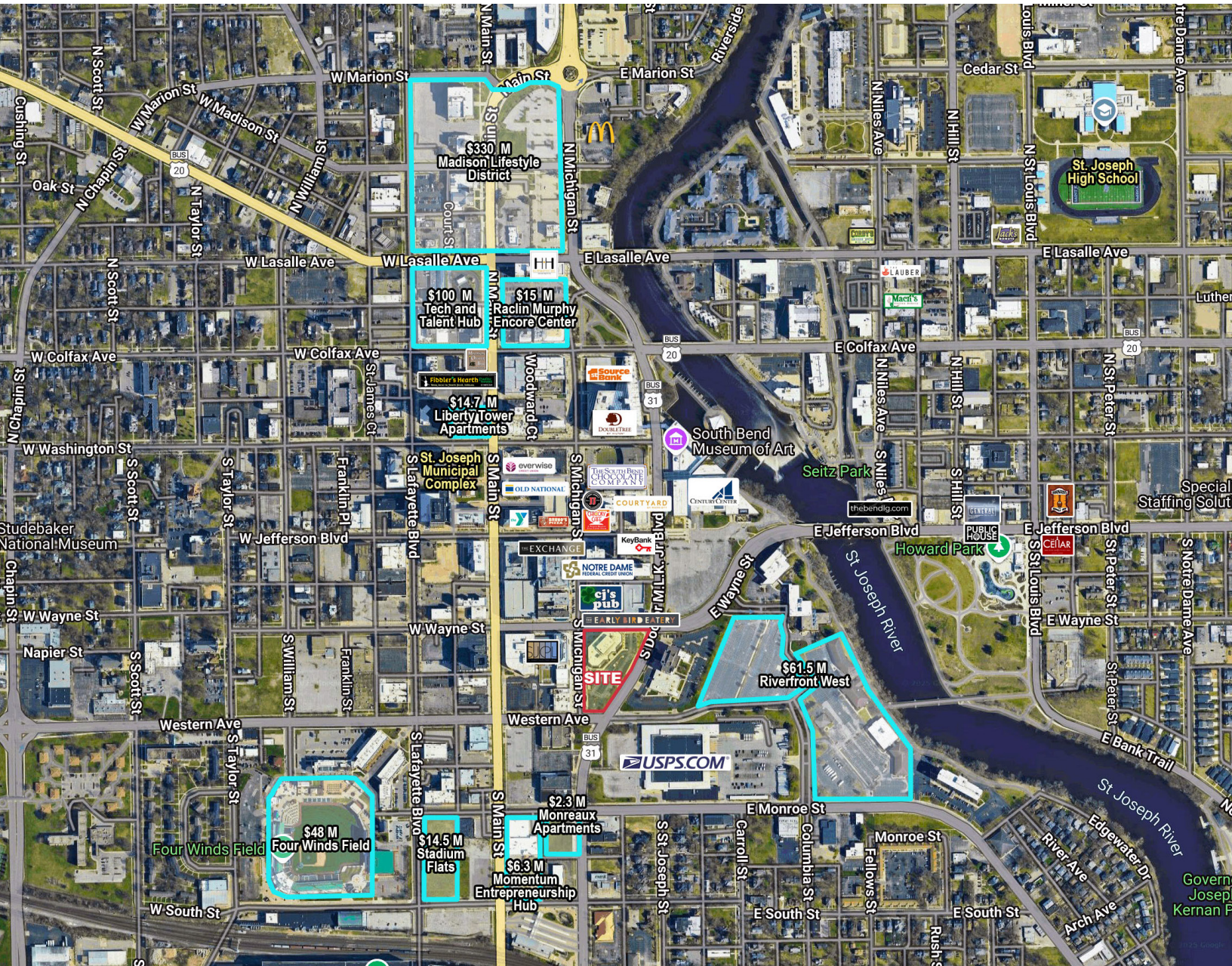
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# LOCATION OVERVIEW

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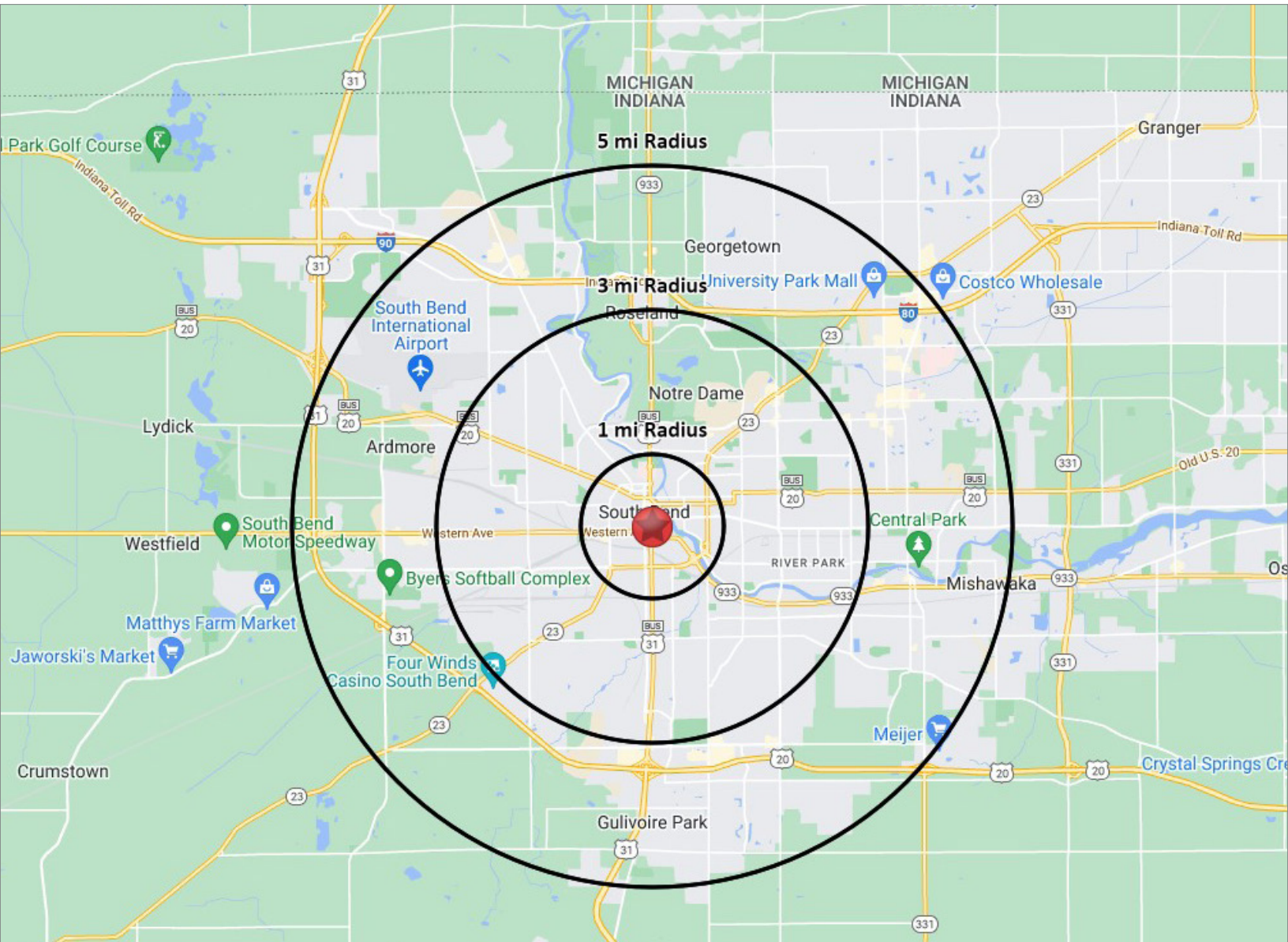
- Located on the southern edge of the Central Business District. Within walking distance of the Century Center, East Race Waterway, Doubletree Hotel, government buildings, and restaurants.
- Minutes from the South Bend International Airport, Blackthorn Corporate Park, the Indiana 80/90 Toll Road, and US 31 Bypass.
- Downtown South Bend is experiencing an impressive resurgence, fueled by nearly \$1 billion in public and private investment over the next few years. Flagship projects include the ambitious Madison Lifestyle District and the Riverfront West development. More than 500 residential units are already underway, complemented by infrastructure enhancements, like parking, bike lanes, pedestrian-friendly streets, and preservation of historic spaces.



# 2025 DEMOGRAPHICS

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### POPULATION

1 MILE	10,558
3 MILE	101,248
5 MILE	179,208



### NUMBER OF HOUSEHOLDS

1 MILE	1,491
3 MILE	19,491
5 MILE	40,263



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$71,816
3 MILE	\$77,219
5 MILE	\$81,109



### MEDIAN HOME VALUE

1 MILE	\$212,984
3 MILE	\$158,824
5 MILE	\$173,126



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