

# OFFICE SPACE FOR LEASE

220 W. Colfax Ave. | South Bend, IN 46601



## Space for Lease at Colfax Place with FREE Downtown Parking

<b>Building Size:</b>	28,674 SF
<b>Land:</b>	.67 Acres
<b>Zoning:</b>	CBD
<b>Signage:</b>	Directory
<b>Parking:</b>	77 On-Site Spaces Shared In-Common
<b>Utilities:</b>	Municipal Water & Sewer; ChoiceLight (dark fiber)
<b>HVAC:</b>	Gas Forced Air Heat & A/C

SUITE	SQUARE FEET	LEASE RATE
400	4,403 SF	\$16.00 PSF FS
600	2,697 SF	\$16.00 PSF FS
625	1,346 SF	\$16.00 PSF FS
FULL 6TH FLOOR	4,043 SF	\$16.00 PSF FS

### Details:

**FREE ONSITE PARKING.** Colfax Place offers a beautifully rehabbed art deco facade and lobby area, passenger elevator and directory signage. This historic building built in 1928 has received extensive upgrades to the building systems and specific tenant spaces, with vistas overlooking downtown and the University of Notre Dame. Some building features are free on-site surface parking spaces shared in common, secure access to the building, a good expanse of windows which overlook downtown South Bend and allow for abundant natural lighting, and dark fiber connectivity to the building (the MetroNet) providing unlimited bandwidth/speed and a network of vendors for competitive pricing. Lease rate is all-inclusive (includes taxes, utilities, daily janitorial, snow removal, insurance and surface parking). The building is locally managed and provides 24-hour/7-days a week emergency management response.

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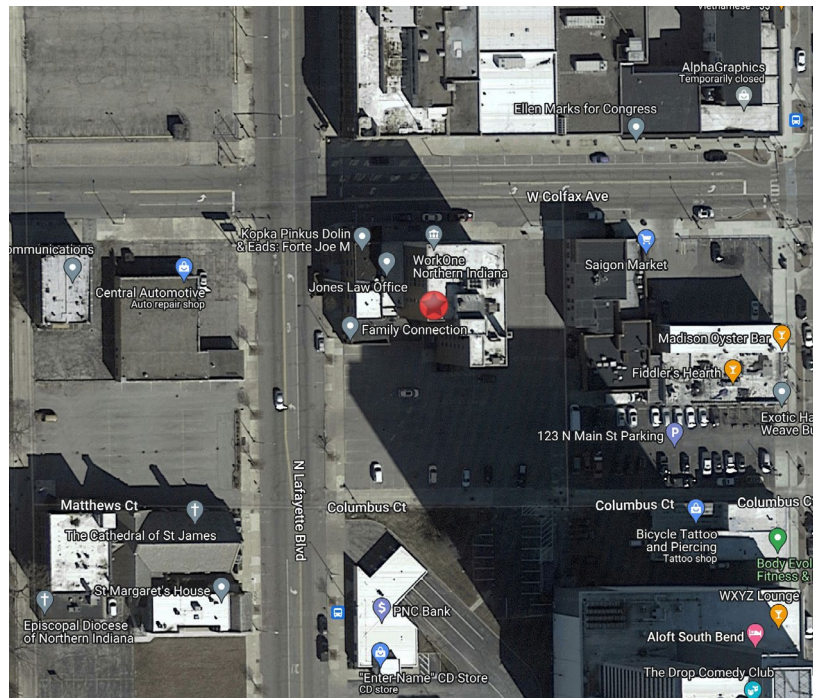
# LOCATION OVERVIEW

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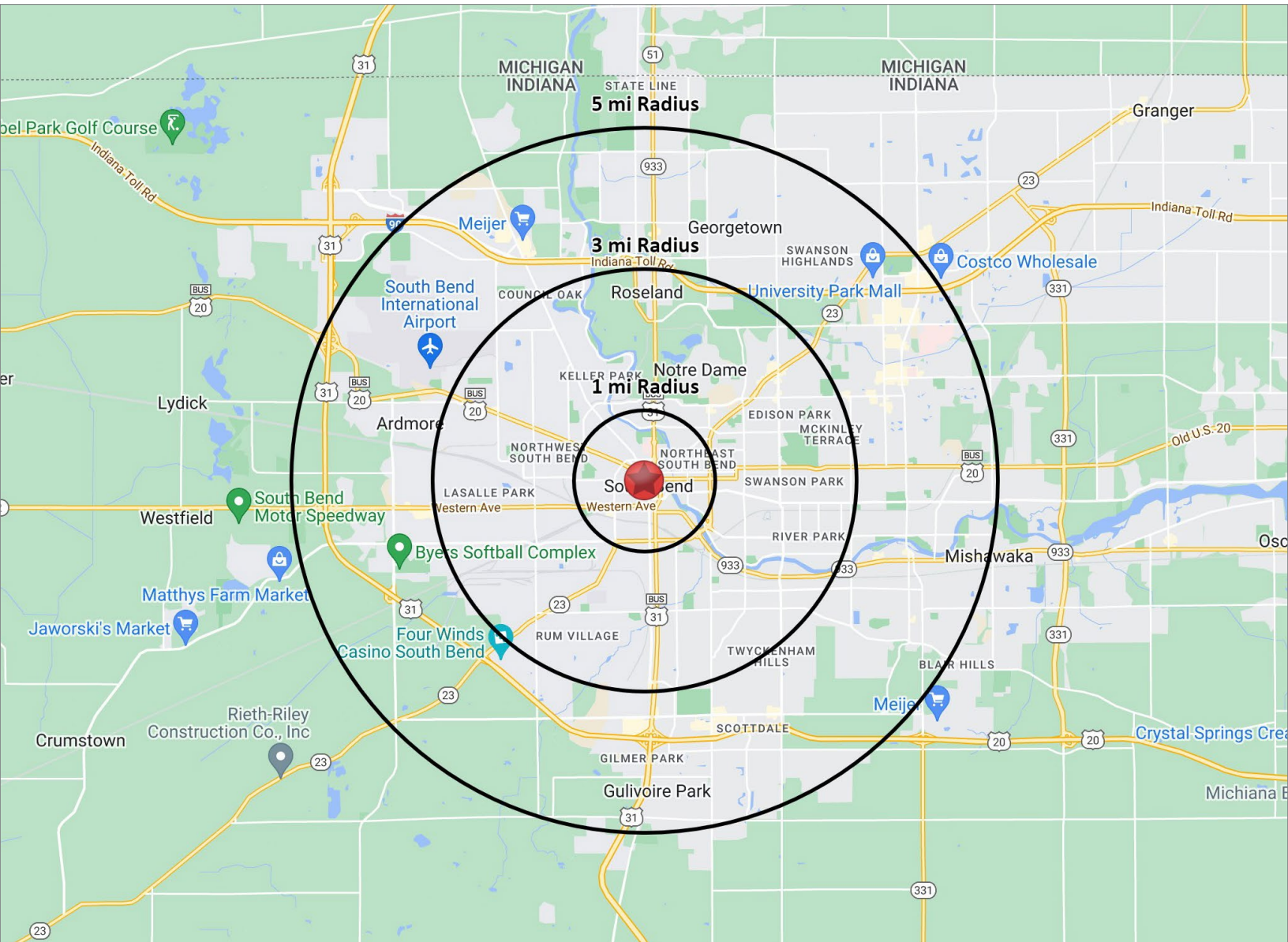
- Colfax Place building is located in the heart of the central business district of South Bend directly across from the former South Bend Tribune building.
- The building offers view of the University of Notre Dame to the north, and the East Race Waterway and St. Joseph River to the east and is within walking distance to restaurants, theaters, hotels and downtown venues.





# 2024 DEMOGRAPHICS

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## POPULATION

1 MILE	11,515
3 MILE	96,946
5 MILE	175,147



## NUMBER OF HOUSEHOLDS

1 MILE	4,916
3 MILE	35,269
5 MILE	70,482



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$78,020
3 MILE	\$75,840
5 MILE	\$78,973



## MEDIAN HOME VALUE

1 MILE	\$146,288
3 MILE	\$129,363
5 MILE	\$144,623