

OFFICE SPACE FOR LEASE

319 W. Jefferson Blvd. | South Bend, IN 46601



4,958 SF - 9,916 SF for Lease in South Bend's Central Business District

Building:	24,521 SF
Available:	4,958 SF - 9,916 SF
Zoning:	MU - Mixed Use
Parking:	47 Total Parking Spaces
Year Built:	1933
Operating Expenses:	Approx. \$6.42 PSF
Lease Rate:	\$5.00 PSF NNN

Details:

Well maintained, 2-story office building in the central business district of South Bend. Many private offices, large open areas, restrooms, and kitchenette. Walking distance to City County Building and Four Winds Field. Tenant pays for Insurance, Taxes, Utilities, Maintenance.

Property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

[VIEW PROPERTY ONLINE](#)



NAI Cressy

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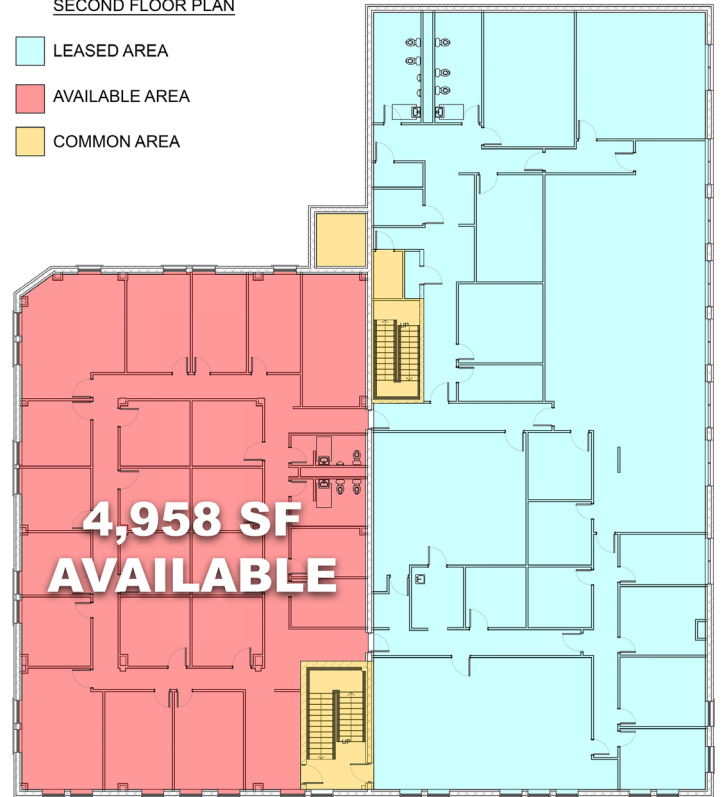
FIRST FLOOR PLAN

- LEASED AREA
- AVAILABLE AREA
- COMMON AREA



SECOND FLOOR PLAN

- LEASED AREA
- AVAILABLE AREA
- COMMON AREA



AVAILABLE UNITS

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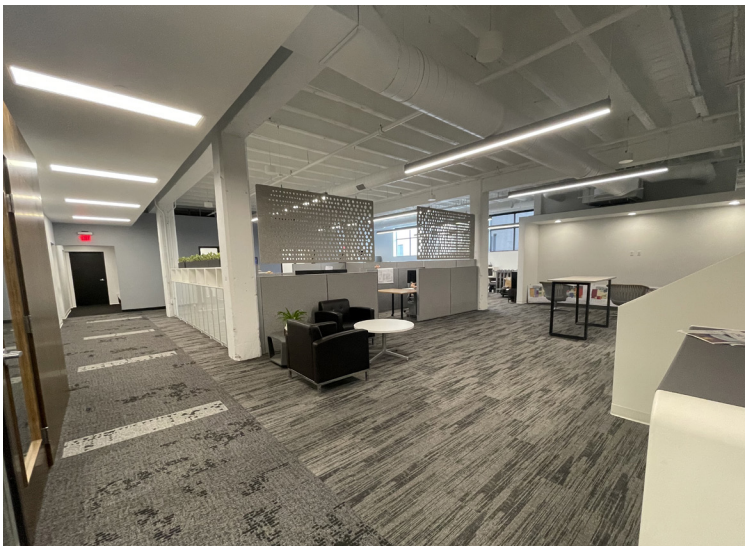
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EXISTING UNITS

FOR REFERENCE

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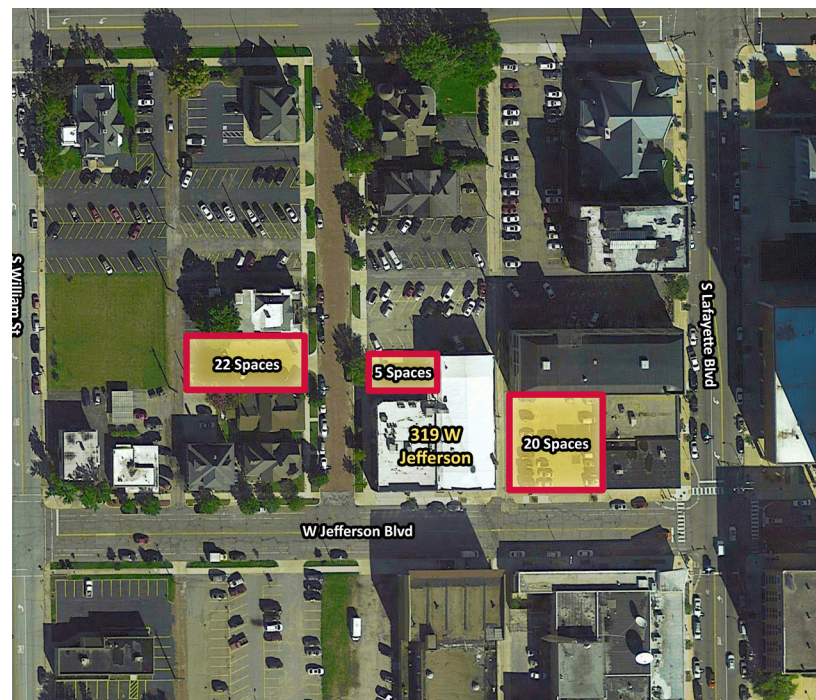


LOCATION OVERVIEW

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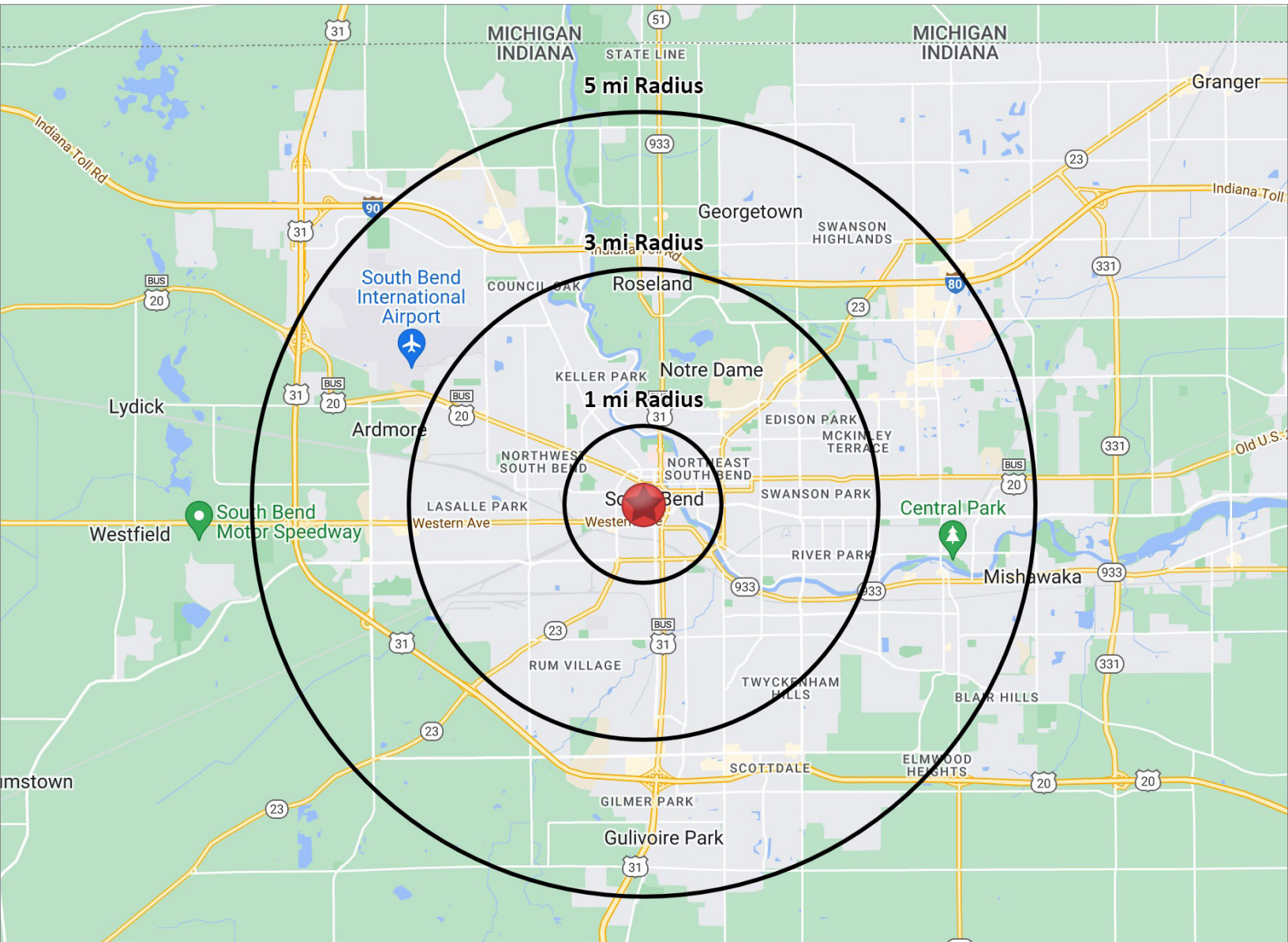
- The former Family and Children’s Center building is located in the central business district of South Bend between Lafayette Blvd. and William Street.
- It is within walking distance to the courthouse, county and city offices, financial institutions, and many restaurants.
- Parking is available on-site as well as to the East and West of the property.



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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