

OFFICE BUILDING FOR SALE

212 E. LaSalle Ave. | South Bend, IN 46616



Downtown Riverfront Location with 222 Feet of Frontage Along the St. Joseph River

Building Size: 16,196 SF
Land: 1.01 Acres
Zoning: DT- Downtown
Parking: ~40 Parking Spaces
Year Built: 1986
List Price: \$2,593,000

[CLICK TO VIEW PROPERTY ONLINE](#)

Details:

The property features on-site parking for approximately 40 vehicles, a passenger elevator, flexible floor plans, DT – Downtown zoning supporting office/retail/service/residential uses and sweeping views of South Bend's skyline and river front. The building sits on 222 feet of St. Joseph River frontage with access to the soon to be renovated East Bank Trail, providing connectivity to 24 miles of pedestrian-friendly paths through South Bend and nearby communities.



NAI Cressy

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

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EXTERIOR PHOTOS

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THE INDIANA MICHIGAN RIVER VALLEY TRAIL

The Indiana Michigan River Valley Trail connects the cities of South Bend, IN, Mishawaka, IN, and Niles, MI via 17 miles of paved multi-use trails with offshoot paths providing additional mileage for walker, runners, and bikers to enjoy. The trail passes different sites like the University of Notre Dame/St. Mary's College and more than 15 parks and the downtown areas of the three cities.

The connected park systems offer playgrounds, fishing piers, watercraft ramps, recreation shelters, charcoal grills, amphitheatres where concerts are held throughout the summer, and fields and rinks for snow skiing and skating throughout the winter.

[LEARN MORE](#)



RIVERFRONT DEVELOPMENT EXPANSION PROJECT

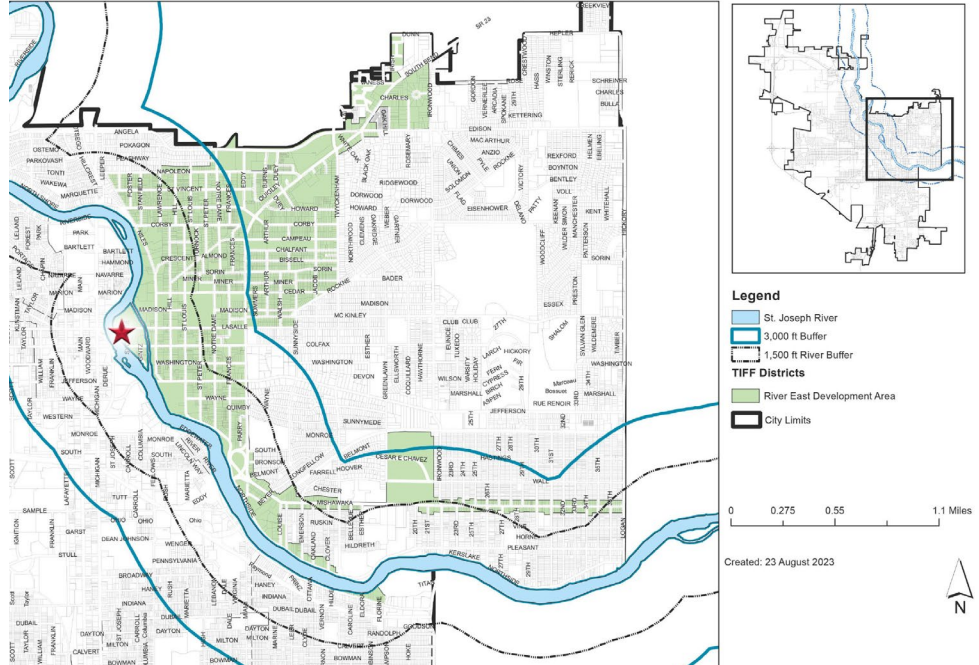
The downtown South Bend Municipal Riverfront Development District is a project where 3-way liquor licenses are made available to eligible dining, entertainment, and cultural establishments for \$1,000 annually plus an annual \$1,000 community partnership contribution to Downtown South Bend, Inc. This District was spearheaded and is administered by DTSB as a way to spur development along and near our river by saving businesses \$58,000 or more in start-up costs. This program was made possible via state legislation and an Ordinance passed by the City of South Bend Common Council that designated the District and adopted eligibility requirements.

[LEARN MORE](#)

SOUTH BEND RIVER LIGHTS

South Bend River Lights is an innovative public art installation that transforms the St. Joseph River into a canvas of living art. Color splashes from two interactive light sculptures on either side of the river, amplifying the majestic cascade of water, joined with a third sculpture highlighting the exquisite "Keeper of the Fire" statue, and symbolically uniting the two sides of the river.

[LEARN MORE](#)



DOWNTOWN SOUTH BEND DEVELOPMENT



Riverfront West Development



Colfax Corner



Raclin Murphy Encore Center Rendering



The Liberty Towers



Momentum Entrepreneurship Hub Rendering



1547 Critical Systems Realty

MADISON LIFESTYLE DISTRICT AND BEACON MEMORIAL HEALTH SYSTEM: \$330M Investment. The new District calls for the construction of 240 new apartments, a 100-plus-room hotel, 40,000 SF of commercial space, and 900+ parking spaces. The hospital is building a new 10-story tower which is expected to create more than 500 new jobs.

FOUR WINDS FIELD: \$48M Investment. The aim is to expand the ballpark capacity to 10,000, making it one of the largest stadiums in the Midwest league.

RIVERFRONT WEST DEVELOPMENT: \$61.5M Investment. Plans are on the table for a new 291-unit apartment complex on the St. Joseph River.

COLFAX CORNER: Holy Cross College, through a collaboration with the University of Notre Dame, will be building a Center for Leadership and Professional Excellence in downtown South Bend. It will include renovated research and innovation space centered in the historic former South Bend Tribune building, about two miles south of campus. Estimated \$100M.

RACLIN MURPHY ENCORE CENTER: The Raclin Murphy Encore Center will serve as an additional lobby space and a hub for local art programs. The 20,000 square foot building will be situated in a parking lot in between the Morris and the LaSalle Apartments. Estimated \$15M expansion project.

THE LIBERTY TOWERS: 90 apartments that will take over the top 9 floors above the Aloft Hotel that currently reside on the lower levels. Estimated \$14.7M.

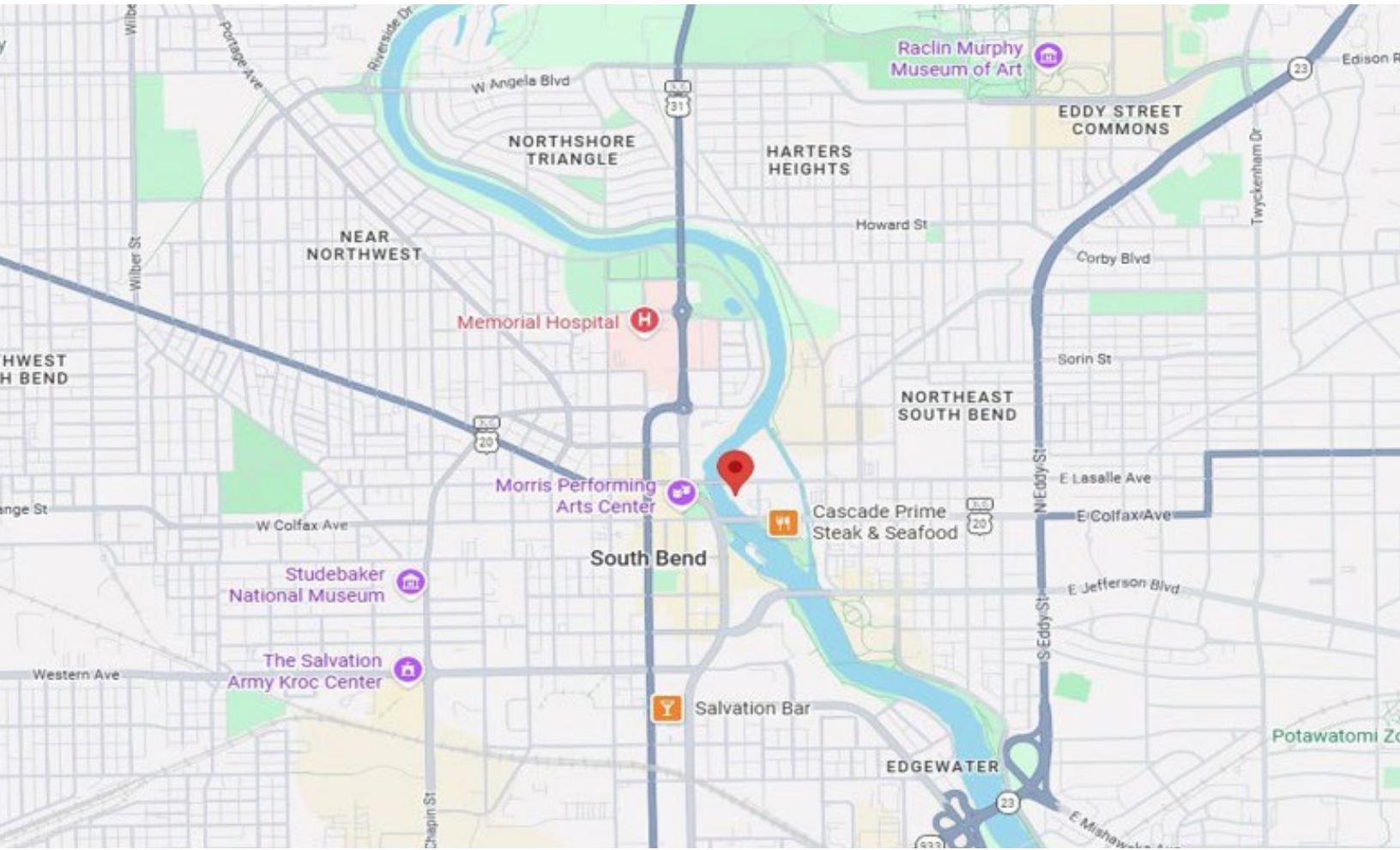
MOMENTUM ENTREPRENEURSHIP HUB: Just opened! Provides workshops, mentorship, and investment opportunities for startup businesses. Estimated \$6.3M.

FIFTEENFORTYSEVEN CRITICAL SYSTEMS REALTY ("1547"): Situated in the historic Union Station in Northern Indiana, the South Bend data center is ranked among the top U.S. carrier hotels and critical network hubs, offering access to over 20 unique telecommunication network service providers. Estimated \$50M expansion project.

LOCATION OVERVIEW

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Located in downtown South Bend along the St. Joseph River, 212 E. LaSalle Avenue offers a central urban setting with convenient access to nearby offices, restaurants, civic amenities, and major corridors. The property sits within the River East Development Area and benefits from a walkable downtown environment with strong potential for office, service, residential, or redevelopment uses.



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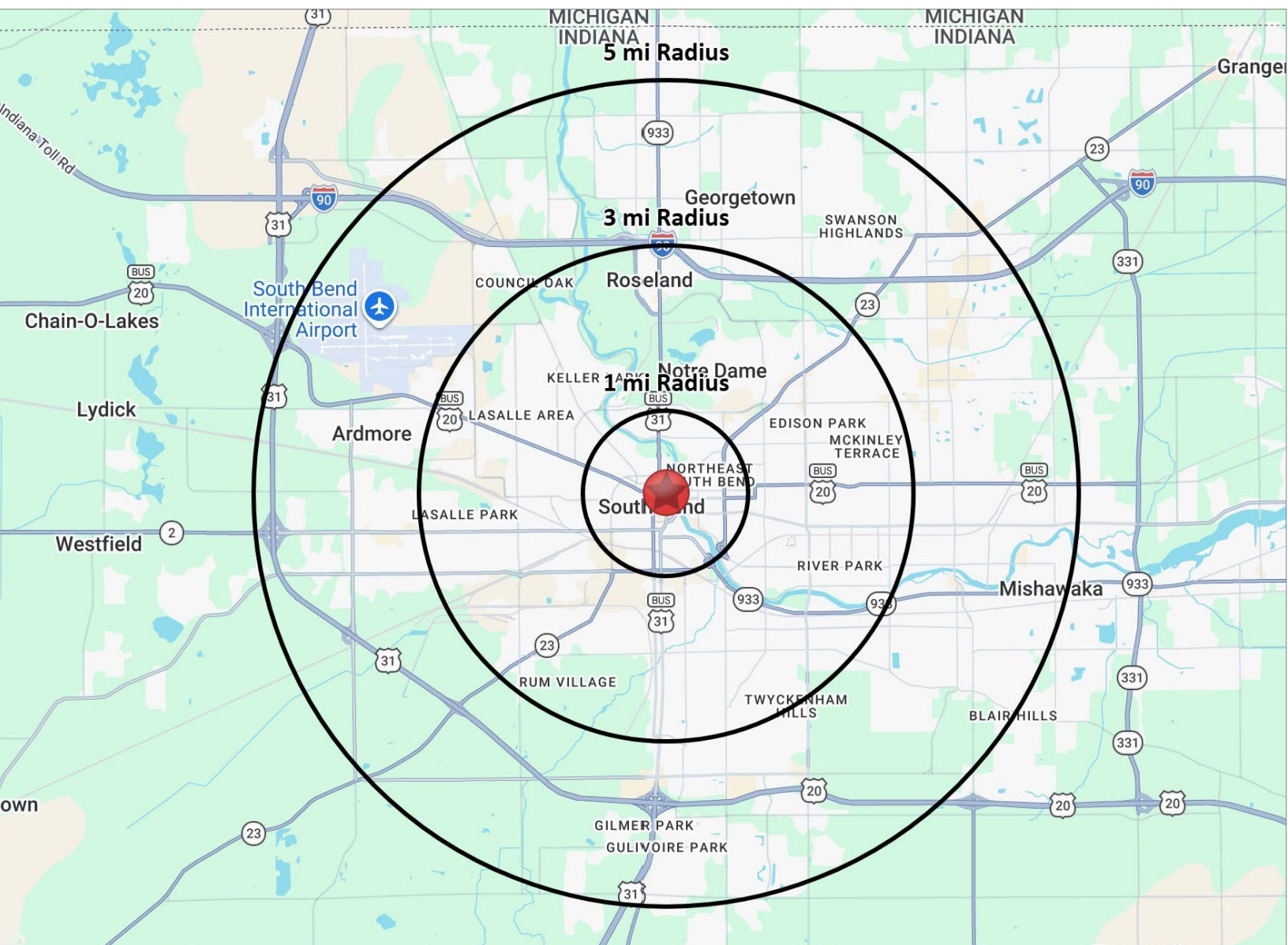
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2025 DEMOGRAPHICS

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POPULATION

1 MILE	13,306
3 MILE	100,736
5 MILE	181,218



NUMBER OF HOUSEHOLDS

1 MILE	2,082
3 MILE	19,153
5 MILE	40,412



AVERAGE HOUSEHOLD INCOME

1 MILE	\$91,341
3 MILE	\$77,258
5 MILE	\$82,557



MEDIAN HOME VALUE

1 MILE	\$247,893
3 MILE	\$158,411
5 MILE	\$174,001



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