

OFFICE SPACE FOR LEASE

929 Lincolnway E. | South Bend, IN 46601



Riverfront Office Space Available in South Bend's Central Business District

Building Size: 11,419 SF
Available: 2,670 SF
Land: 1.17 Acres
Zoning: Commercial
Lease Rate: \$16.00 PSF Gross

Details:

Completely remodeled office space with riverfront patio is now available! This 2,670 SF office features plentiful windows with ample natural light and spectacular river views. Other features include HVAC, security system, lawn irrigation and landscaping, truck door, and overhead door. Tenant is responsible for phone/data and snow removal for sidewalk. Landlord is responsible for property taxes, insurance, CAM, maintenance, snow removal for parking lot and other sidewalks, lawn care, and all utilities.

[VIEW PROPERTY ONLINE](#)



P 574.271.4060 | CRESSY.COM | **CONNECT WITH US!**    
200 N. Church St., Suite 200, Mishawaka, IN 46544

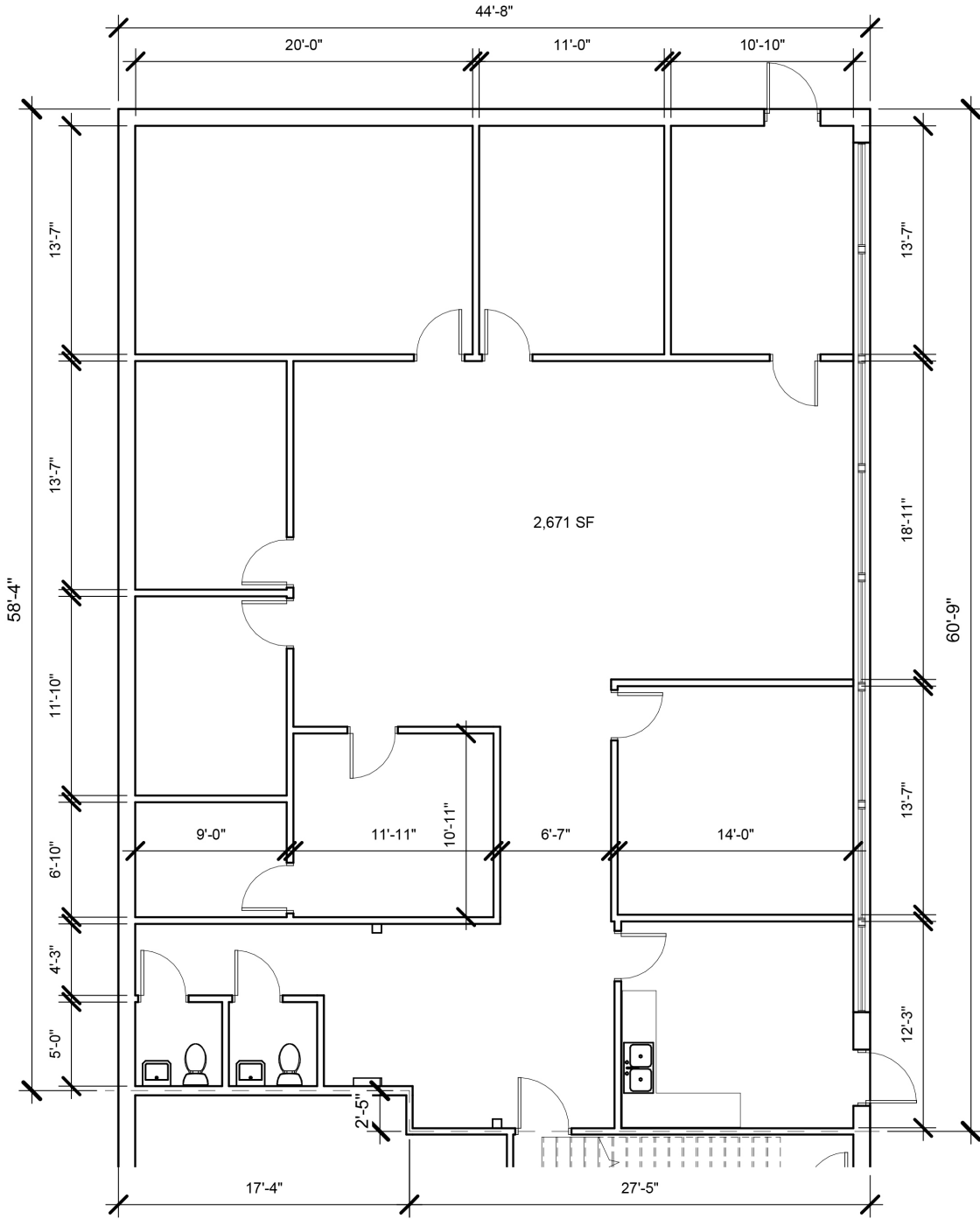
Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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.



Shawn Todd
Senior Broker/Business Broker
574.485.1520
stodd@cressy.com



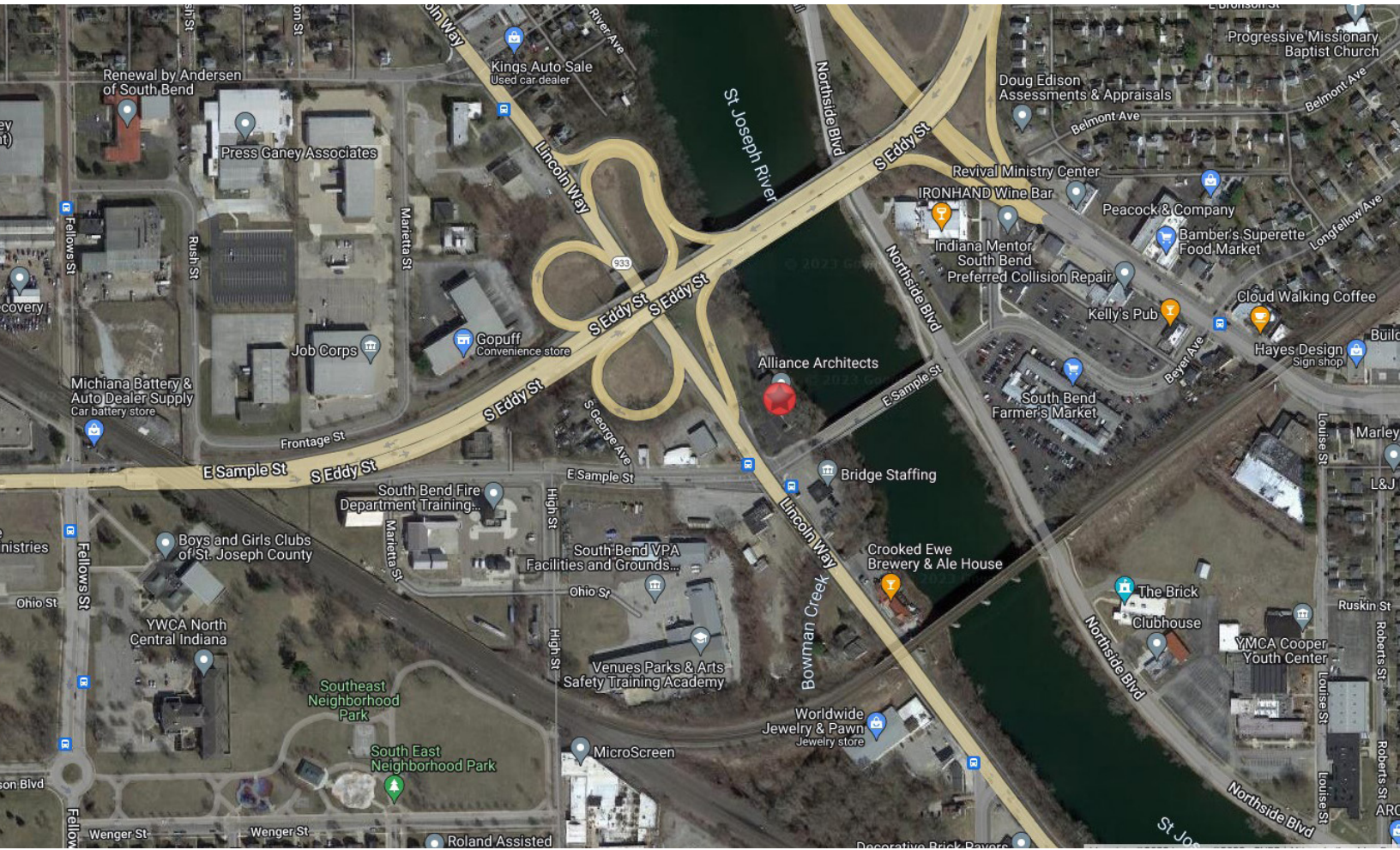
SUITE 100

SCALE: 1/8" = 1'-0"



LOCATION OVERVIEW

OFFICE SPACE FOR LEASE
929 Lincolnway E. | South Bend, IN 46601

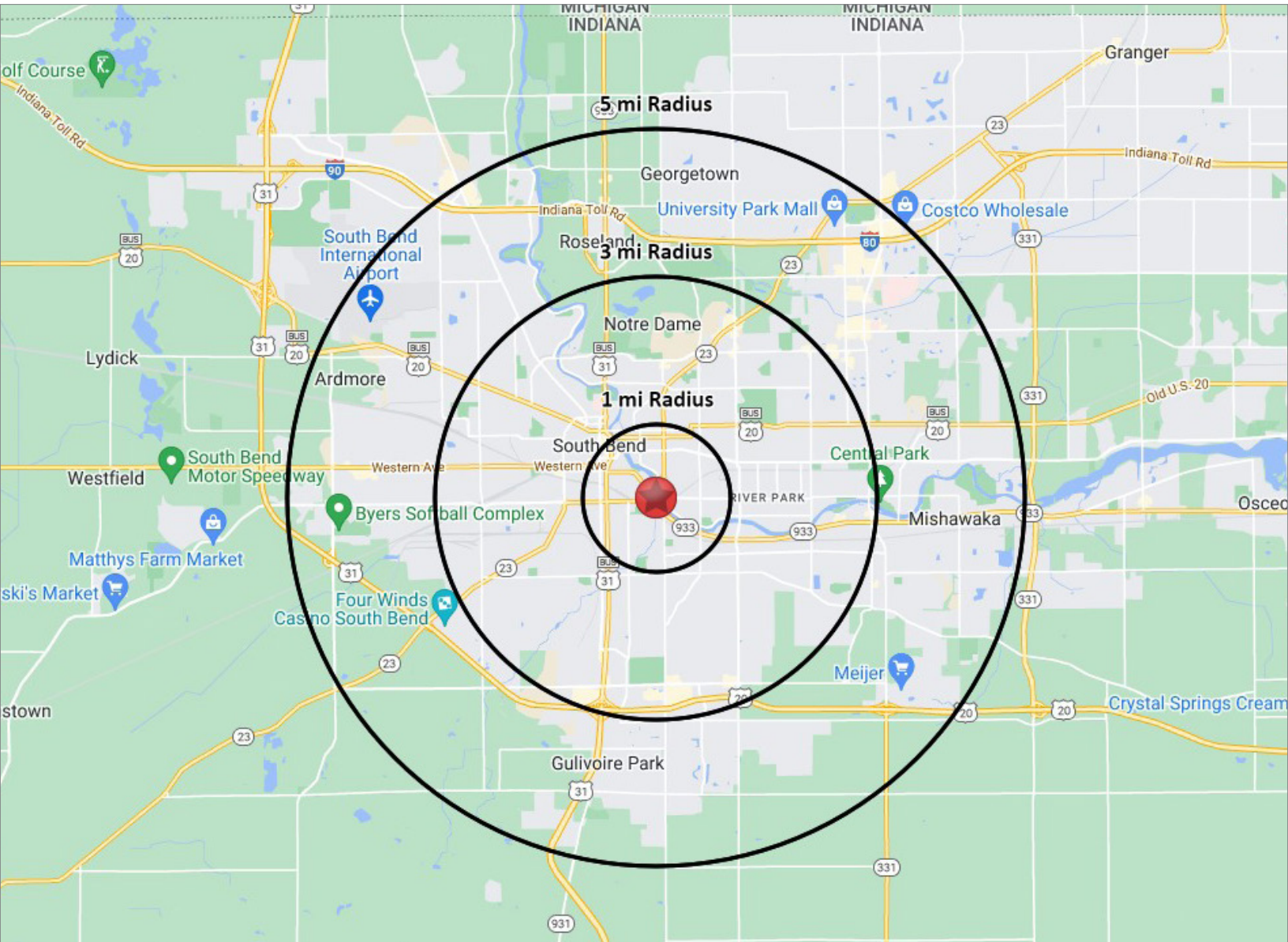


- This property is situated along the St. Joe River and experiences wonderful riverfront views.
- Located in South Bend, the property is part of the city's Central Business District and sits adjacent to the Farmer's Market, Iron Hand Wine Bar, and is near many other area businesses, residential neighborhoods, parks, and the Potawatomi Zoo.



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

Shawn Todd
Senior Broker/Business Broker
574.485.1520
stodd@cressy.com



POPULATION

1 MILE	10,477
3 MILE	98,747
5 MILE	177,218



NUMBER OF HOUSEHOLDS

1 MILE	4,094
3 MILE	37,767
5 MILE	71,564



AVERAGE HOUSEHOLD INCOME

1 MILE	\$78,646
3 MILE	\$75,825
5 MILE	\$77,592



MEDIAN HOME VALUE

1 MILE	\$134,651
3 MILE	\$134,751
5 MILE	\$143,972