

**Blackthorn Corporate Park**

3575 Moreau Court
South Bend, IN 46628



Class A Office Space For Lease in South Bend

This Class A office boasts a stellar location within Blackthorn Corporate Park. The building has an abundance of natural light and is the best option in Northern Indiana for a corporate headquarters. This property has one suite available for lease.

The suite has private offices, conference rooms, breakrooms, and large open areas. It is professionally managed and connected to the Metronet Zing fiber optic network.

Property Highlights

- ▶ Suite 210 - 5,431 SF
- ▶ Beautiful wooded campus
- ▶ Great access to South Bend International Airport
- ▶ **FOR LEASE: \$12.00/SF/Yr NNN**

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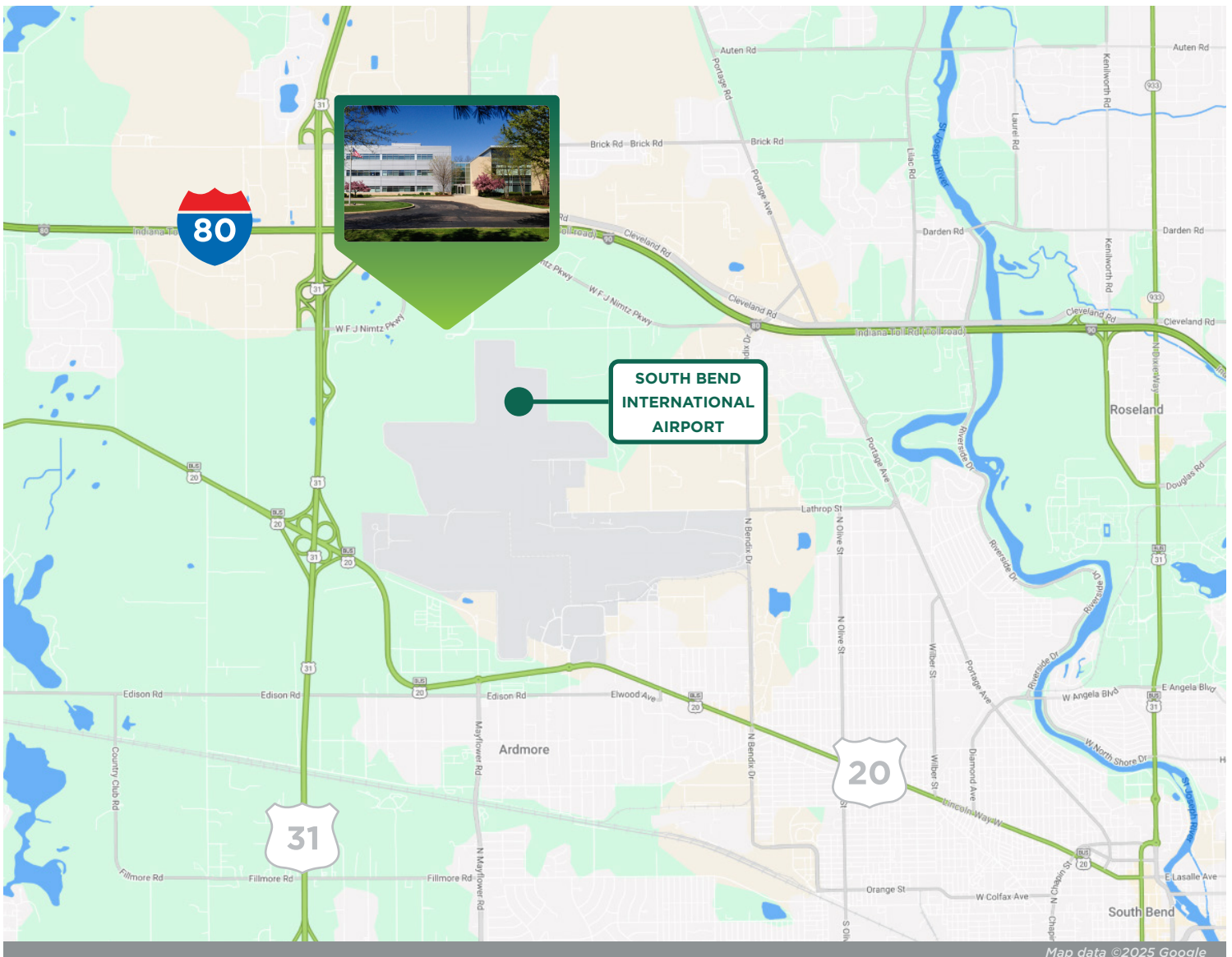
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Excellent Location

Blackthorn Corporate Park is adjacent to a beautiful golf course on the northwest side of South Bend. It is located at the junction of US 31 and I-80/90, which provides easy access to Chicago, Indianapolis, Detroit, and all other major Midwest cities. The office campus also borders South Bend International Airport, which offers air, train, and bus transportation, as well as operational centers for Fedex, UPS, and other commercial shippers. About 10 miles away, you'll find the newly announced GE/Samsung SDI Battery Complex, a \$3.5 billion investment development.

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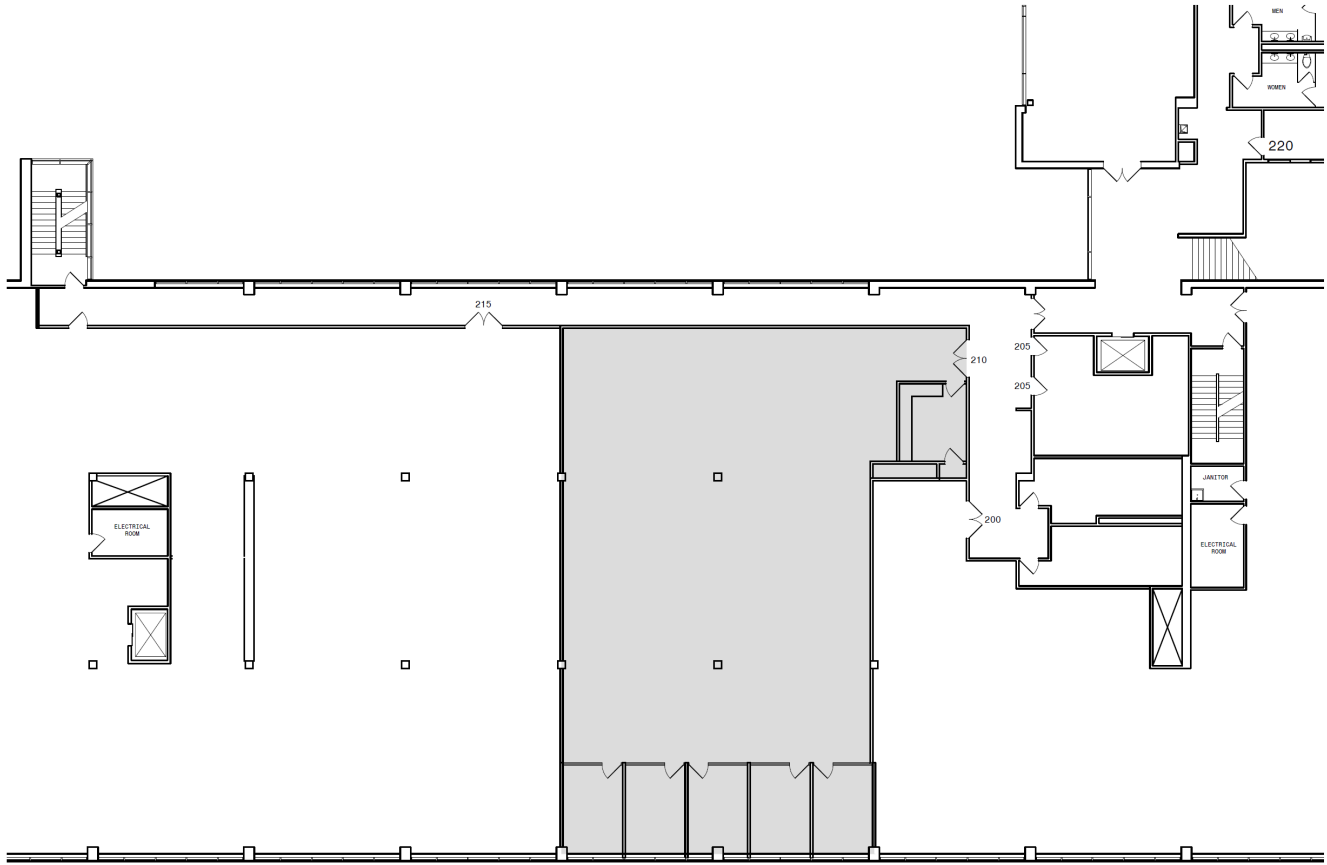
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Available - Suite 210, 5,431 SF



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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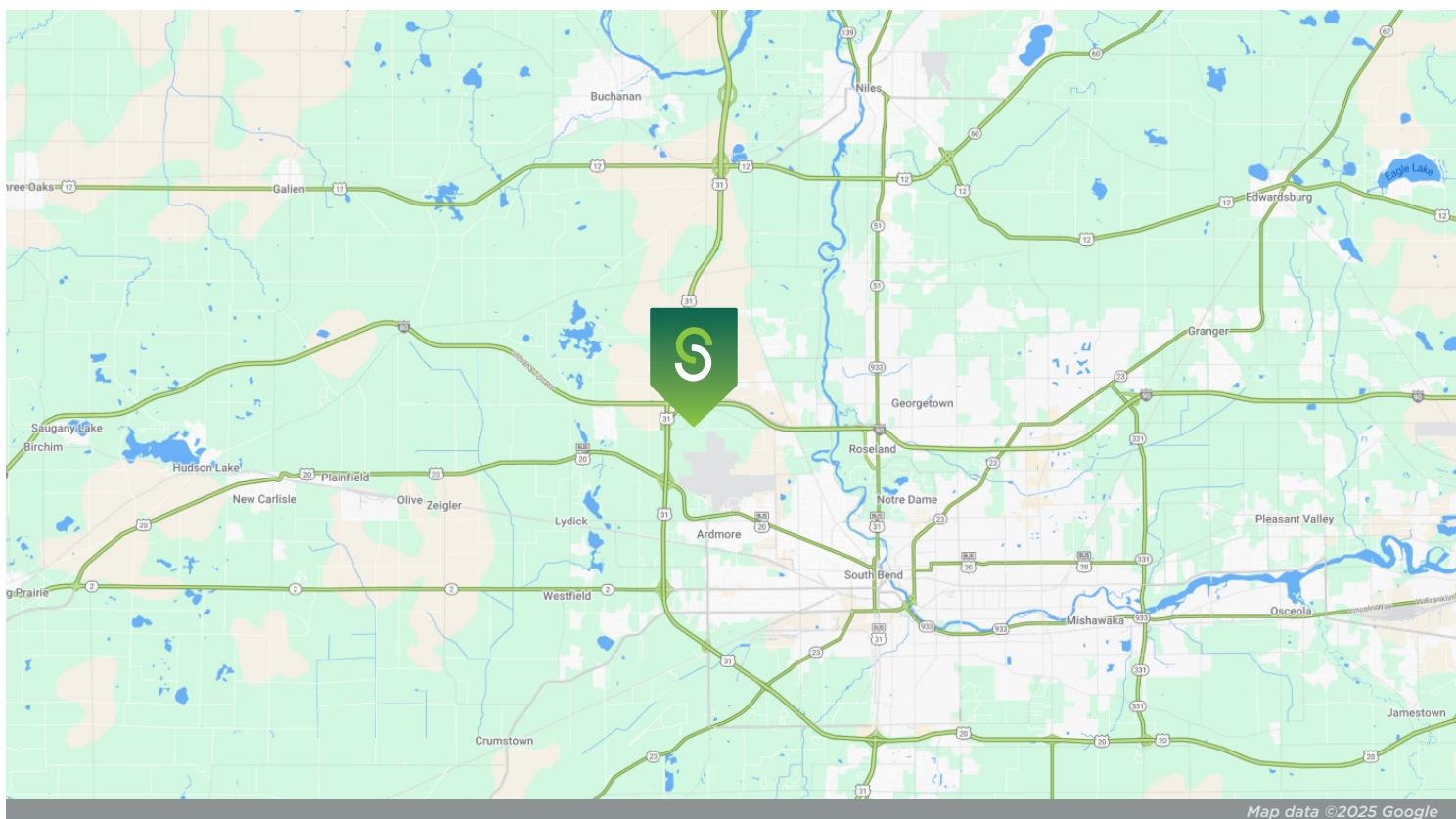
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PROPERTY INFORMATION

Address	3575 Moreau Court
City, State, Zip	South Bend, IN 46628
County	St. Joseph
Township	German
Parcel Number	71-03-29-100-001.000-009

LEASE INFORMATION

Lease Rate & Type	\$12.00/SF/Yr NNN
Terms	5+ years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	79,147 SF	
Total Available	5,431 RSF	
Max Contiguous	5,431 RSF	
Units Available	RSF	Monthly Rate
• 210	5,431	\$5,431.00

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of South Bend

SITE DATA

Site Acreage	12.47 AC
Zoning & Description	O - Office
Nearest Interstate	I-80/90
Parking	Surface
Parking Ct	3.6/1,000 SF
Flood Zone	N/A

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Multi-tenant office
Year Built	1998
# of Stories	3
Construction Type	Steel
Roof	Flat
Heating	Boiler
A/C	Evaporative cooling
Sprinkler	Yes
ADA Compliant	Yes
Elevators	2

ADDITIONAL INFORMATION

- Class A office suite for lease in South Bend, IN
- Well-maintained and professionally managed
- 2nd floor suite available

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



#13
Top States for
Doing Business
(CNBC, 2023)

7.5
Million
Annual
Visitors



\$2B
in Capital
Investment





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



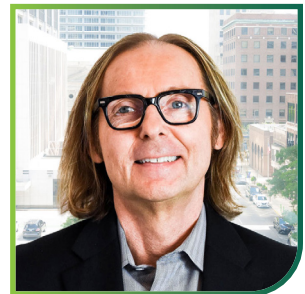
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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

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