



Capital Centre

3371 W. Cleveland Rd., South Bend, IN 46628

Property Highlights

- ±1,284 SF office suite available offers breakroom, 2 private offices, and floor to ceiling showroom windows
- ± 2,240 SF industrial flex suite available offers 20' ceiling height and 14'x12' overhead door
- Highly visible location along heavily traveled Cleveland Rd. with Toll Road visibility
- Site is serviced by the Metronet and provides high speed fiber optic connectivity
- Ample on-site parking (approximately 200 spots)
- Estimated common area maintenance \$2.83 PSF

LEASE RATE

\$8.95 - 9.50 SF/YR (NNN)

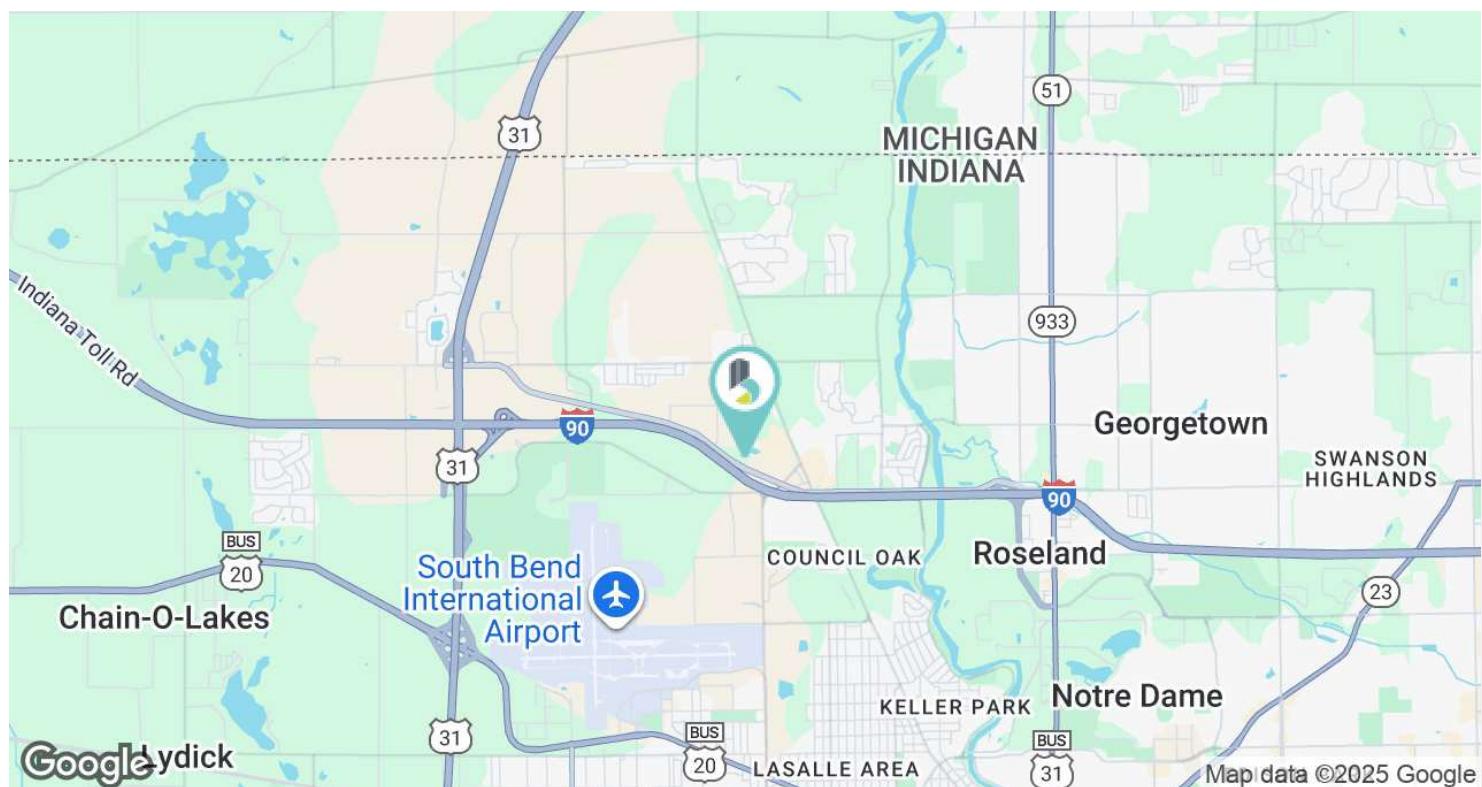
Available SF:	± 1,284 - 2,240 SF
Lot Size:	± 5.3 Acres
Building Size:	± 44,493 SF
Year Built:	1988
Renovated:	1999
Zoning:	D - Lt. Industrial
Market:	St. Joseph County
Submarket:	Blackthorn Development Area

Jeremy McClements
 Senior Vice President

jmclements@bradleyco.com
 574.970.9004

Jack Williams
 Broker

jwilliams@bradleyco.com
 231.357.5418




Legend

Available

Unavailable

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,284 - 2,240 SF	Lease Rate:	\$8.95 - \$9.50 SF/yr

Available Spaces

Suite	Size	Type	Rate
200A	1,284 SF	NNN	\$9.50 SF/yr
308	2,240 SF	NNN	\$8.95 SF/yr



