

LEASE

RETAIL



THE IVY AT BERLIN PLACE AT FOUR WINDS FIELD



VIDEO

415 S. LAFAYETTE BLVD., SOUTH BEND, IN 46601

PROPERTY HIGHLIGHTS

- Excellent visibility and access from a ground floor end-cap suite situated at the main entrance of Four Winds Field
- Four Winds Field was named Single-A Ballpark of the Year in 2017 by Baseball Digest, is home to the 2019 Midwest League Champion South Bend Cubs, and received invitation to become PDL license holder to join Major League baseball in 2020
- The Ivy at Berlin Place features 120 upscale apartments with 96% occupancy, a residential clubhouse and fitness center as well as Wrigley Field-inspired rooftop patios for residents and fans
- The Ivy won 2018 Editor’s Choice for Outstanding Achievement Award by Ballpark Digest
- The redevelopment of Four Winds Field and the addition of the Ivy at Berlin Place have been key factors in the revitalization of downtown South Bend
- The property is located in the heart of the Renaissance District, near 500 new apartments
- Since 2012 the South Bend Cubs has invested \$38 million into Four Winds Field and the mixed-use development, The Ivy at Berlin Place, including the 17,000 SF world-class First Source Bank Performance Center training facility



LEASE RATE \$15.00 SF/YR (NNN)

Available SF:	6,000 SF
Building Size:	10,000 SF

**BRADLEY COMPANY**  
 112 W. Jefferson Blvd., Suite 300  
 South Bend, IN 46601  
 574.237.6000

**JOHN JESSEN**  
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## PROPERTY DETAILS

Property Address	415 S. Lafayette Blvd.
City, State, Zip	South Bend, IN 46601
Year Built	2018
Suite B SF	6,000 SF
Building Class	A
# of Floors	3
# of Buildings	2
Heating Type	HVAC
Sprinkler System	Yes



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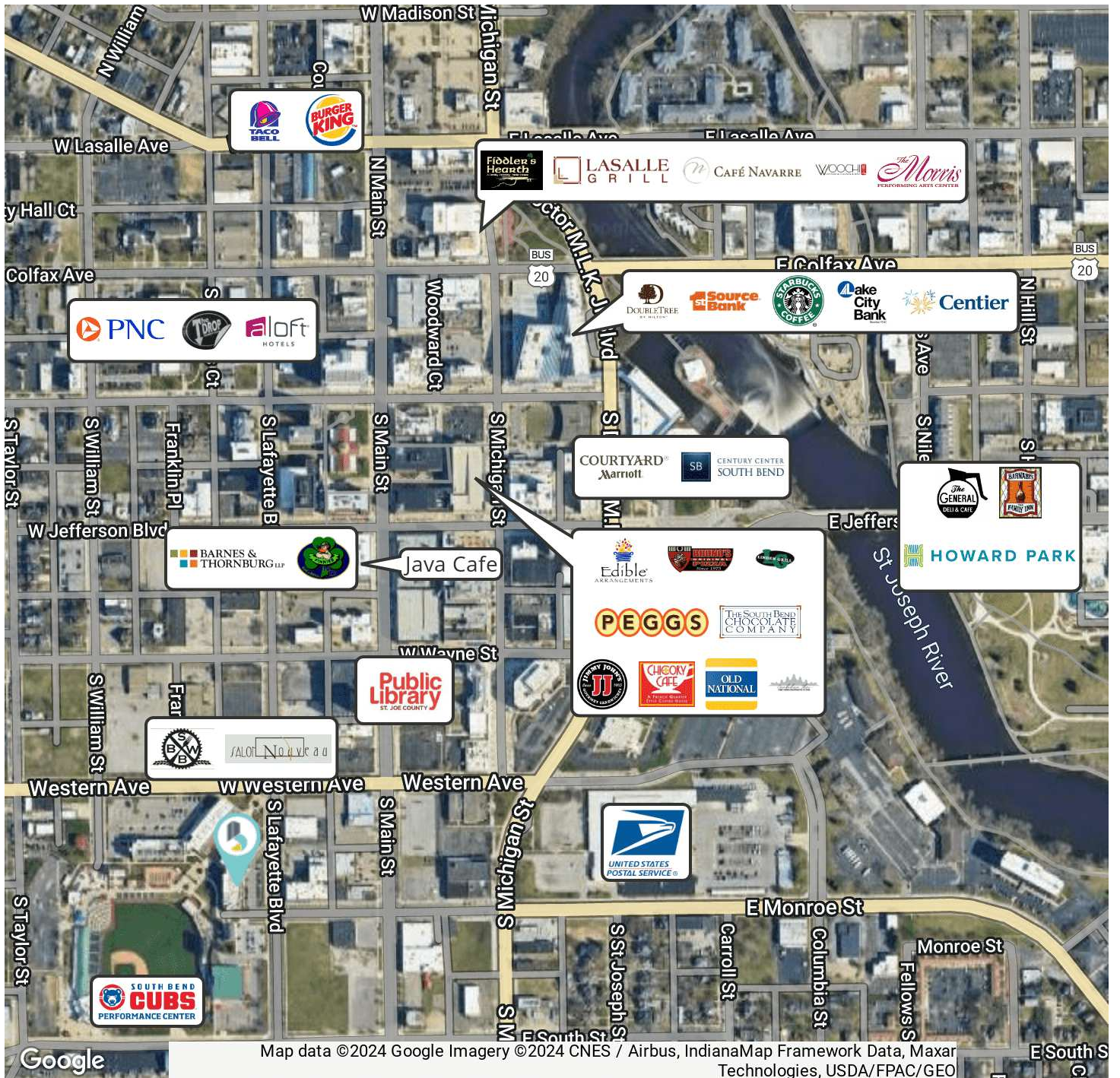
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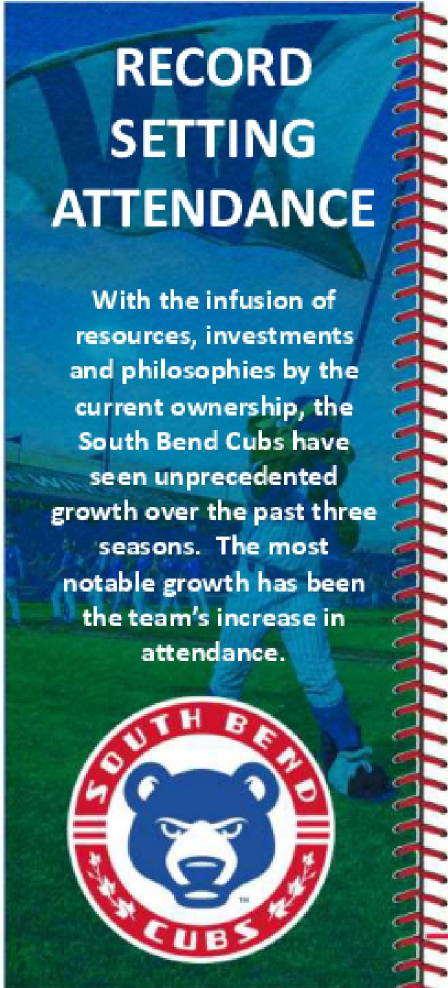
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Since the ownership change prior to the 2012 season the community support and interest have grown at unprecedented levels.



**South Bend has experienced the largest rise in attendance over a ten year stretch in all of MiLB, without a new stadium.**

**WHERE EVERYONE COMES TO PLAY**

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