

LEASE

RETAIL / OFFICE



ST. JOSEPH STATION



300 N. DR. MARTIN LUTHER KING JR. BLVD., SOUTH BEND, IN 46601

DESCRIPTION

St. Joseph Station is a multi-level retail and office building located on the north side of South Bend's Central Business District. The building is currently undergoing a major renovation to the common areas, facade, elevators, and building systems. Amenities include an attached parking garage, access to Metronet, and signage opportunities at the highly visible corner of LaSalle Ave. and Dr. MLK Jr. Blvd. Suites range in size from 722 square feet to over 20,000 square feet.

PROPERTY HIGHLIGHTS

- Accessibility and visibility via both LaSalle Ave. and Dr. Martin Luther King Jr. Blvd.
- Currently undergoing major renovation to common areas, elevators, and exterior facade
- Excellent for restaurants, professional services, and therapists
- Aggressive tenant improvement packages available
- River views with natural light
- Plentiful on-site parking available in a secured, underground garage

BRADLEY COMPANY

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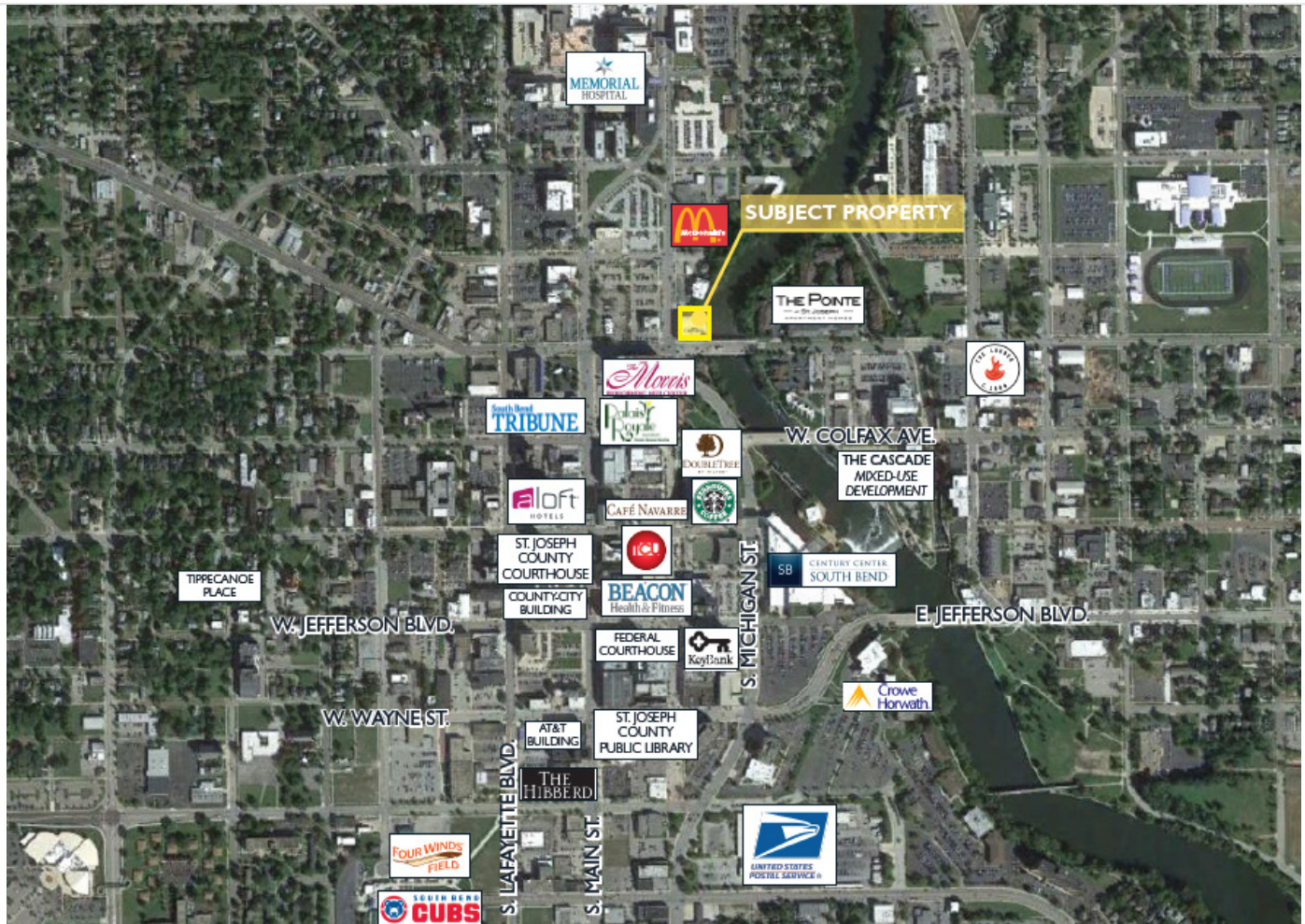


AREA INFORMATION

300 N. DR. MLK JR. BLVD.

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Downtown South Bend is the work place of more than 20,000 people and home to the Century Center; an award-winning convention center on the St. Joseph River featuring 100,000 sq. ft. of adaptive meeting and event space. Gracing South Bend's downtown is a world class civic auditorium - the historic Morris Performing Arts Center. The downtown's south gateway is anchored by the award winning Four Winds Field, the home fo the Chicabo Cubs Class A baseball affiliate, the South Bend Cubs. Walkability to a significant number of bars, restaurants, and music venues is also high,

South Bend is the fourth largest city and the economic and cultural hub of a multi-county, bi-state region that in 2018 had a population of 937,203 residents (eight counties). There are roughly 95,500 people living within a five-mile radius.

Numerous investments throughout the community and many other factors have helped contribute to the growth in South Bend. Some examples include the over \$32 million invested into Four Winds Field over the past decade, the \$150 million being invested to create a new Renaissance District in DTSB, as well as the University of Notre Dame undergoing its largest construction boom in the history of the school, which will total 20 new buildings adding nearly 2.5 million sq. ft and costing \$1.1 billion once completed.

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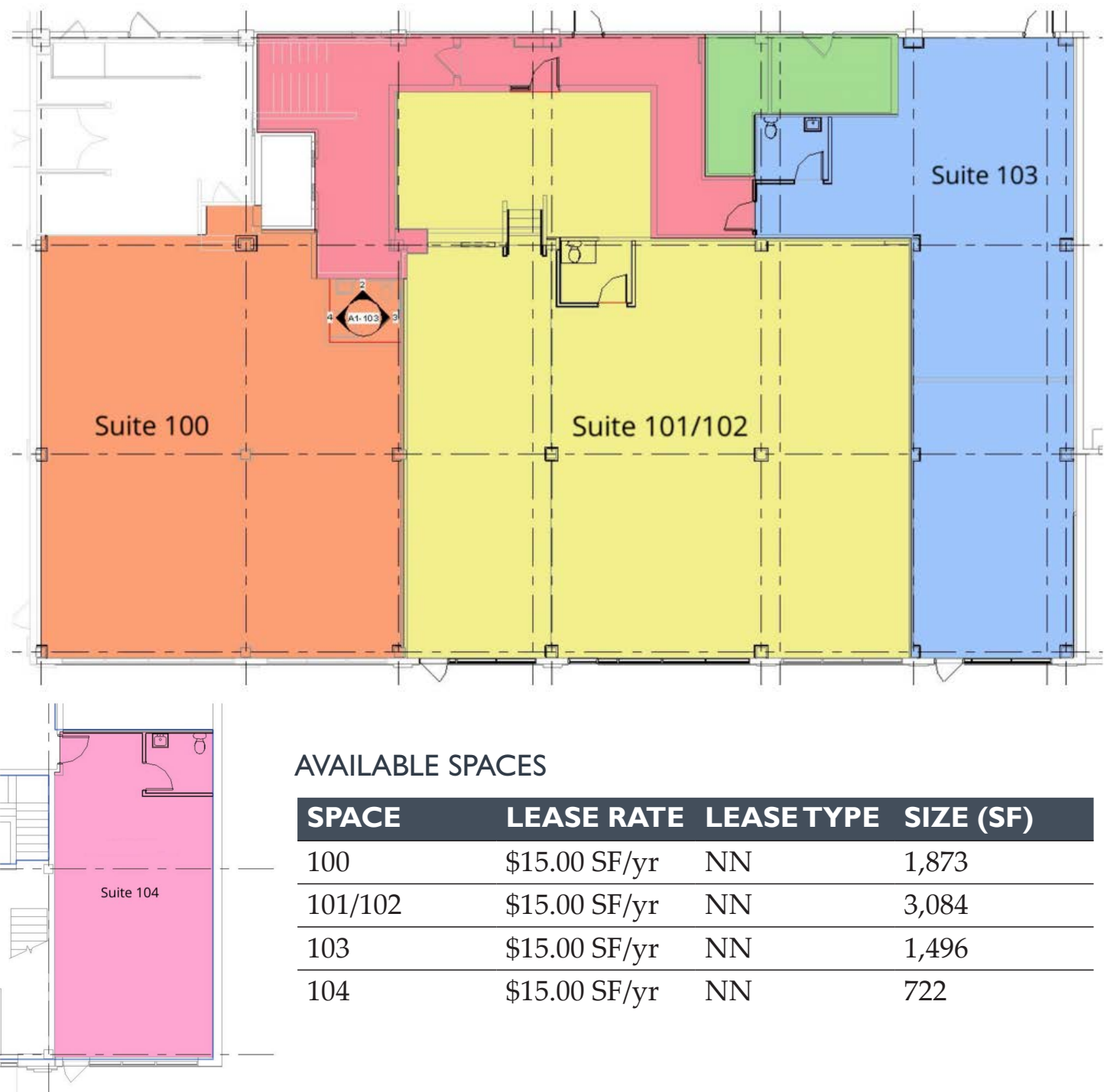


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FIRST FLOOR



AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
100	\$15.00 SF/yr	NN	1,873
101/102	\$15.00 SF/yr	NN	3,084
103	\$15.00 SF/yr	NN	1,496
104	\$15.00 SF/yr	NN	722

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4th Floor



FOURTH FLOOR

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
4th Floor	\$15.00 SF/yr	MG	4,067-20,129

FIFTH FLOOR

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
500/600	\$15.00 SF/yr	MG	557

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