

OFFICE SPACE FOR LEASE

5770 Nimtz Parkway | South Bend, IN 46628



Premier Office Space in Blackthorn Corporate Park

Building Size: 9,814 SF
Space Available: 3,183 SF
Zoned: O - Office
Location: Blackthorn Corporate Park
Condition: Newly Renovated
Parking: Ample On-site Parking
Lease Rate: \$14.00 PSF Modified Gross




[VIEW PROPERTY ONLINE](#)

Details:

Newly renovated! 3,183 SF office suite available for lease. Features include 5 private offices, a 32' x 34' open collaboration space, a conference room, a foyer/small conference room, and private men's and women's restrooms. Located adjacent to Blackthorn Golf Course with direct views of the 15th hole! The property is professionally managed and well maintained with grassy green areas and landscaped shrubbery around the building. The property is zoned O-Office in the City of South Bend. Ample on-site parking.



NAI Cressy

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200 N Church St., Suite 200, Mishawaka, IN 46544

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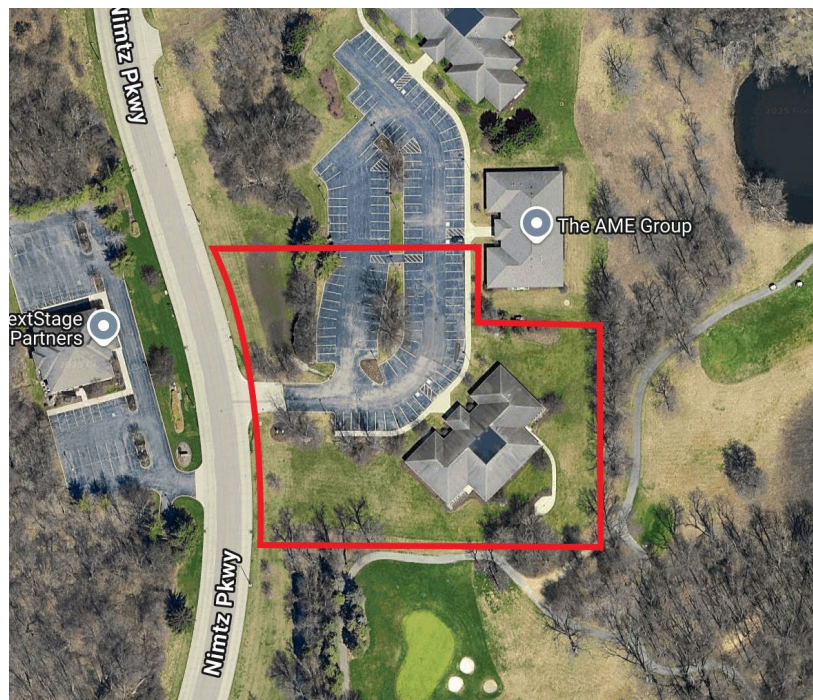
LOCATION OVERVIEW

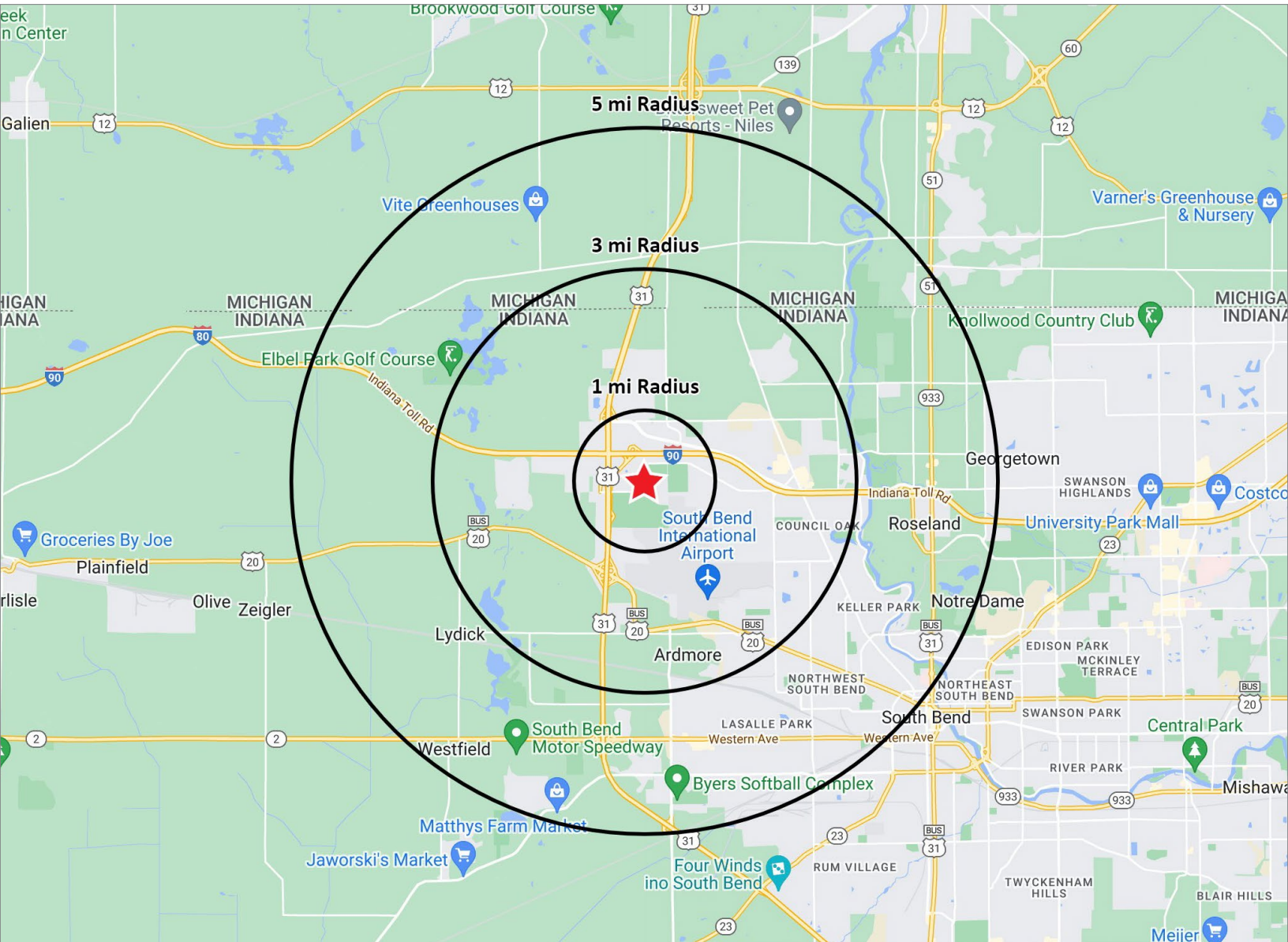
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Blackthorn Corporate Park is adjacent to the Indiana I 80/90 Toll road, the US 20/31 ByPass (St. Joseph Valley Parkway), the South Bend Regional Airport and Blackthorn Golf Course. Located on the northwest side of South Bend, Indiana, Blackthorn Corporate Park is a 115-acre park with infrastructure, location and workforce to nature world class businesses, innovative medical firms and first class retail shops. The MetroNet, a vendor neutral dark fiber network loops around the Blackthorn Corporate Park.





POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	34
3 MILE	16,194
5 MILE	72,922

1 MILE	13
3 MILE	4,629
5 MILE	16,836

1 MILE	\$119,260
3 MILE	\$86,834
5 MILE	\$87,463

1 MILE	\$219,368
3 MILE	\$200,490
5 MILE	\$170,806