

**\$5.90** SF/YR NNN**PROPERTY HIGHLIGHTS****Total Size:** 7,440 SF**\*Can be demised to 2,000 SF****HVAC:** Gas forced air & A/C**Restrooms:** 2 sets**Clear Height:** 14 feet**Remodeled:** 2014,2015,2017**Zoning:** LI-Light Industrial**Power:** 400 A 3-Phase**CAM:** \$1.43 SF/YR for 2025**Utilities:** Separately Metered**Availability:** April 1, 2025**1601 N. Maplewood  
South Bend, Indiana****PROPERTY DETAILS**

Airport Commerce Plaza-7,440 SF office suite available April 1, 2025.

Clean and flexible layout with multiple entrances and controlled reception area.

Extensive parking along Maplewood and @ Airport Commerce Plaza.

Large conference room with accordion wall for separation.

Break room, storage areas and multiple restrooms.

Well located within a mile of the South Bend Airport, the Toll Road & US 20/31.

Space can be demised to 2,000 SF suites w/shared common area. Call for details

**Make contact.**

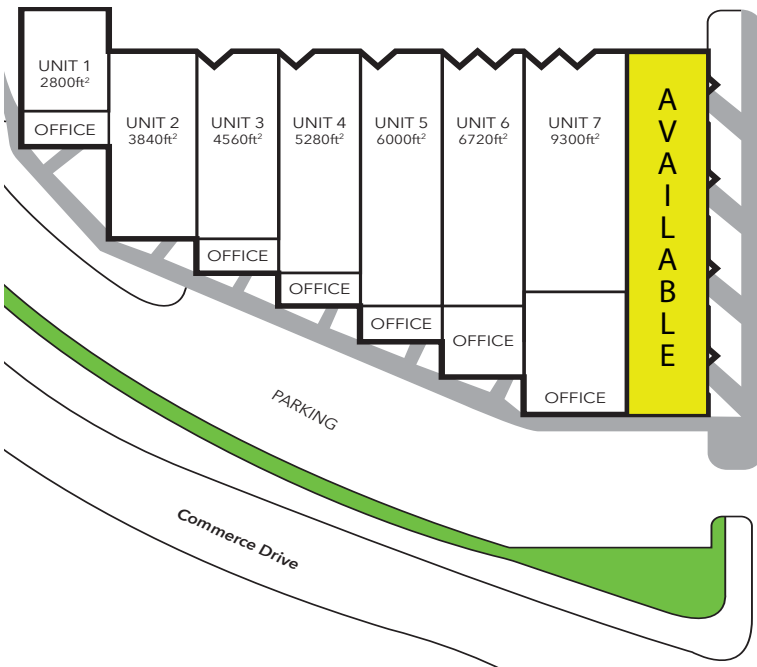
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**ENDEAVOUR**  
COMMERCIAL

OFFICE SPACE FOR LEASE



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Architectural floor plan of a building with various rooms and dimensions. The plan includes the following rooms and areas:

- RECEPTION**: Located in the center-left area.
- CONFERENCE RM**: Two rooms, labeled **A** and **B**, located on the left side.
- BREAK RM**: Located at the top left.
- COATS CORRIDOR**: A narrow corridor between the break room and the conference rooms.
- RESTROOMS**: Labeled **MEN** and **WOMEN**, located near the break room.
- JAN**: Janitor's room, located near the restrooms.
- VEST**: Vestibule, located near the restrooms.
- COPY AREA**: Located near the restrooms.
- OPEN OFFICE**: A large central area with several workstations.
- STORAGE**: Located at the top right.
- TELE/ELEC**: Telephone and electrical room, located at the bottom right.

Dimensions and other notes:

- Overall width: **14'0"** (left section), **44'0"** (middle section), **113'-1 1/2"** (total clear finish dimension).
- Overall height: **20'-0 1/2"** (right side).
- Notes: **NEW CONCRETE FLOOR WHERE EXISTING HAS REMOVED** (top left), **EXISTING WATER METER** (top center), **office cubicles** (middle right), **fixed glass panel** (bottom left and right), **plastic sills, typical** (bottom center).

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