

LEASE

RETAIL



LIBERTY TOWER



213 W WASHINGTON, SOUTH BEND, IN 46601

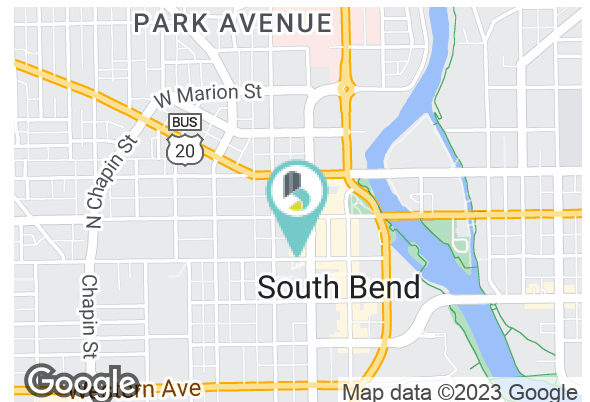
PROPERTY HIGHLIGHTS

- First Floor Retail Suites Available in the newly renovated Liberty Tower building in Downtown South Bend. The 25-story tower features the 187 room Aloft Hotel and 100 luxury apartments
- Located in North-Central Indiana’s Central Business District
- Two Suites Available – Each 4,500 to 4,750 SF
- Suite A - Corner suite between the Aloft Lobby and the Apartment Lobby
- Suite B – On the Washington St. side adjacent to the Apartment Lobby

LEASE RATE \$25.00 SF/YR (NNN)

Available SF: 4,500 - 4,750 SF

Building Size: 100,000 SF



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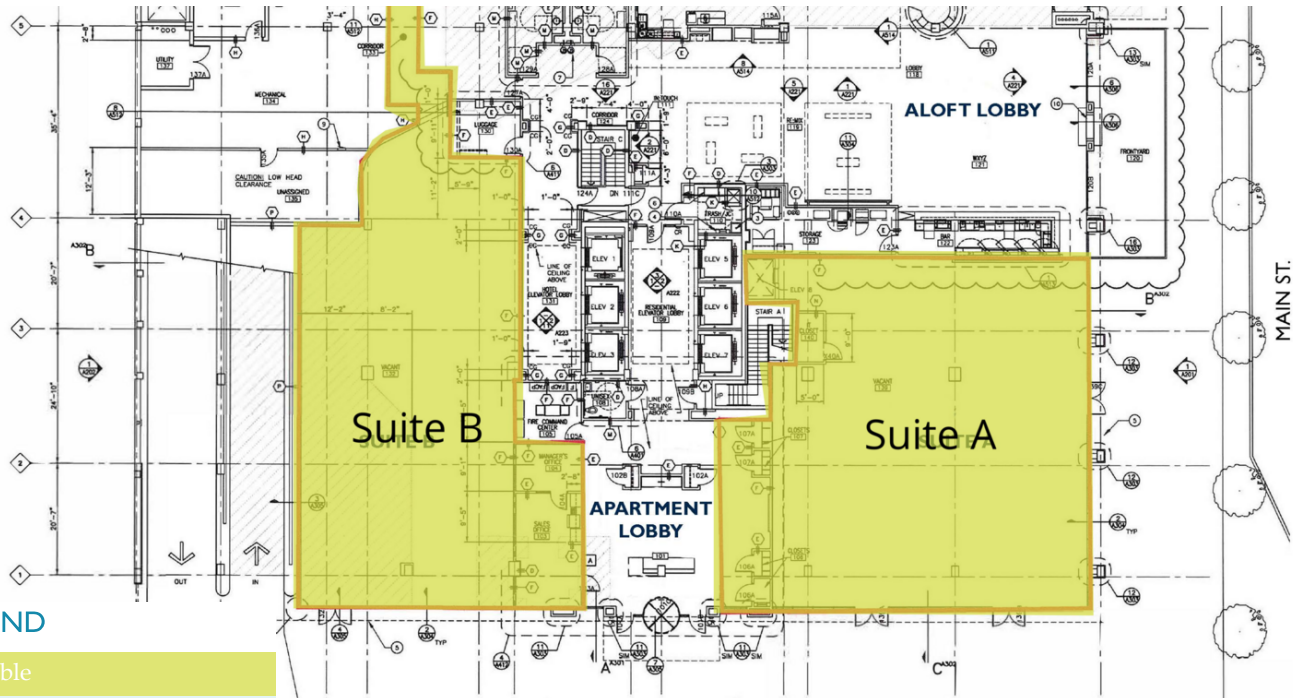
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LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,500 - 4,750 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite A	Available	4,750 SF	NNN	\$25.00 SF/yr
Suite B	Available	4,500 SF	NNN	\$25.00 SF/yr

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ABOUT LIBERTY TOWER

Locate your retail business on the first floor of South Bend, Indiana's premier downtown building - the Liberty Tower. At 25 stories, this landmark is the tallest building in north-central Indiana and it dominates the prime corner in Downtown South Bend. It is in the final stages of a complete renovation and conversion to an upscale hotel and apartment property. The stylish boutique hotel Aloft is up and running with 187 new rooms, and 100 luxury apartment units are now under construction on the building's upper floors. All units offer matchless views of the City, the St. Joseph River and East Bank Areas, and the two iconic landmarks on the University of Notre Dame campus, the steeple of the Basilica and the Golden Dome.

Downtown South Bend is the workplace of more than 20,000 people and the location of nearly 400 apartment units with another 400 units in development. More than 600 quality hotel rooms serve downtown in three properties - the DoubleTree, the Aloft, and the Courtyard by Marriott. It is also home to the Century Center, an award-winning convention center on the St. Joseph River featuring 100,000 sq. ft. of adaptive, beautiful meeting and event space. Also 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 spectacular Four Winds Field, the home of the Class A baseball affiliate - the South Bend Cubs. Throw in the South Bend Chocolate Company and multiple quality restaurants and you round out the vibrant and growing Downtown South Bend.

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