

For Lease

4,000 SF Available in Downtown South Bend, IN



201 S Main St.

South Bend, IN, 46601

Highlights

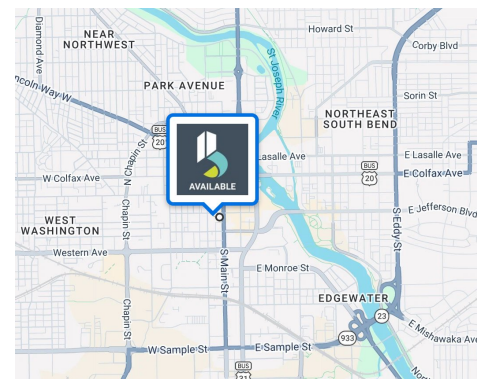
- 4,000 SF Available retail or office space - flexible first-floor shell space suited for a customized build-out
- Modern Building - Built in 2019 with a contemporary professional setting in Downtown South Bend
- Prominent Downtown Location - convenient access to restaurants, coffee shops, retail, entertainment, and the University of Notre Dame
- Located in the Barnes & Thornburg Building - a prominent mixed-use office development featuring office users and the Java cafe
- Join an established community of Businesses including Barnes & Thornburg, Gibson, Old National Bank, Everwise, 1st Source Bank, Centier Bank, & Hensley Legal in the downtown central business district
- Ideal for Retail, Financial, Insurance, Legal, Accounting & Professional Services

Lease Rate \$29.00/NNN

Leasable 4,000 SF

Year built 2019

Building size 55,995 SF



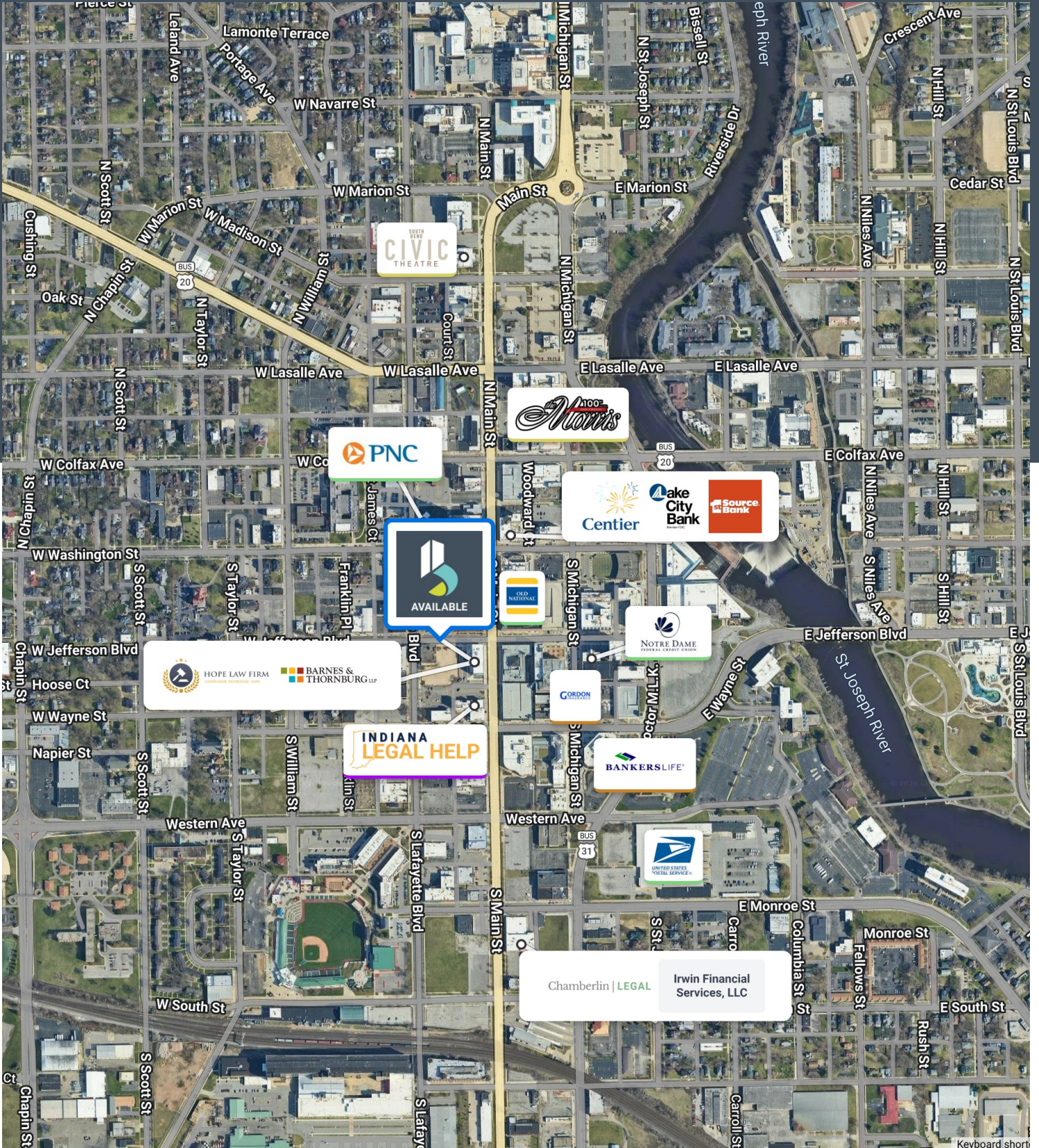
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Aerial Map

201 S Main St., South Bend, IN 46601

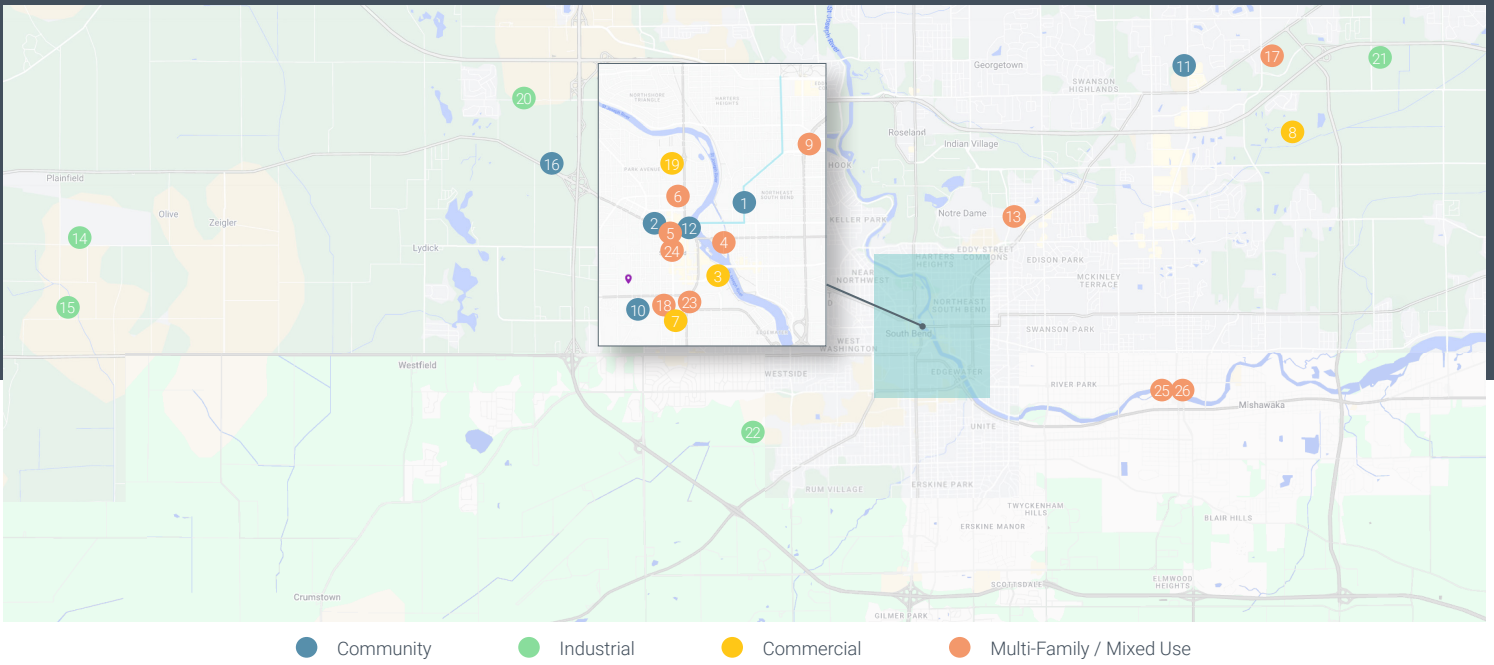




About South Bend

Built around the St. Joseph River, South Bend is a historic university town known for its low cost of living, prevalence of non-profit organizations, and family-oriented culture. Home to the University of Notre Dame, St. Mary's College, Holy Cross, Bethel, and Indiana University, the area is notable for its high concentration of students and diverse academic culture. Famous for being the home of the former Studebaker Corporation, South Bend is home to notable corporations such as AM General, Honeywell, and Crowe. Often grouped with the surrounding counties, including southern Michigan, South Bend is the central seat of what is known as "Michiana", an area defined by its connection to St. Joseph County for work and pleasure





St. Joe County 2026 Growth & Development

- | | |
|---|--|
| 1 Walkway from Notre Dame to South Bend | 14 AWS Building |
| 2 ND DTSB Tech Talent Hub | 15 GM Chip Plant |
| 3 J.C. Hart-Crowe Campus | 16 Indiana Dinosaur Museum |
| 4 Cascade | 17 Springs at Mishawaka |
| 5 Seven Diamonds | 18 Diamond View Apartments |
| 6 Madison Lifestyle District | 19 Beacon Tower Expansion |
| 7 Momentum Hub | 20 Lippert After Market Fulfillment Center |
| 8 Mishawaka Fieldhouse | 21 Microsoft Data Center |
| 9 Five Corners | 22 Verbio Plant Expansion |
| 10 Four Winds Field Expansion | 23 The Monreaux |
| 11 Grandview Expansion | 24 Aloft |
| 12 Morris Performing Arts Renovations | 25 The Avalon |
| 13 The 87 | 26 The Mill |

St. Joe County Area Developments

	Type	Project	Description	Timeline
1	Community	The Link Trail	\$11.5 million trail linking University of Notre Dame and DTSB with a pedestrian bridge plan for Phase 2	Completed
2	Community	Colfax Corner	Notre Dame redevelopment of former South Bend Tribune building into a research and innovation tech and talent hub	2026 - 2028
3	Multi-Family	J.C. Hart-Crowe Campus	\$61.5 million dollar project to bring 291 luxury units on riverfront former Crowe campus	2027
4	Multi-Family / Mixed Use	Cascade	Completed 17-unit, high-end mixed-use complex on the East Bank; Phase II is a \$24 million project and will bring 24 more units	2027
5	Multi-Family / Mixed Use	Seven Diamonds	\$30 million, 100-130 unit mixed use apartment complex with parking garage	Start in 2027
6	Mixed Use	Madison Lifestyle District	\$330 million: 240 apartments, 100 key hotel, 40,000 SF of commercial space, 900 space parking garage	2026 - 2027
7	Community	Momentum Hub	\$6.3 million dollar redevelopment project creating entrepreneurial hub and co-working office spaces, commissary kitchen, and cocktail lounge	Completed
8	Community	Mishawaka Fieldhouse	Sports complex completed as first phase of the Juday Creek Business Park master planned development on northeast side of county	Completed
9	Mixed Use	Five Corners	\$31 million mixed use - 108 apartments, 4 condos and retail space	2026 Completion
10	Community	Four Winds Field Expansion	\$48 million expansion, field replacement, seats replacement, relocation of splash pad, add double decker seating (10,000 additional seats)	2026
11	Community	Grandview Phase III	\$175 million development, 246 apartments, 66 townhomes, a hotel, rooftop & ground level restaurants, retail and green space	2026 - 2028
12	Community	Rachlin Murphy Encore Center	\$10 million Phase 1 expansion completed of the Morris Performing Arts Center, with an additional \$16.7 million expansion planned	2026 - 2027
13	Multi-Family / Mixed Use	The 87	\$100+ million student housing complex with 335 rental apartments and 26 townhouses	Completed
14	Industrial	AWS Data Center Campus	\$11 billion investment (largest in state history), creating 32 225,000 SF data centers and creating 1,000+ jobs	2026 +
15	Industrial	GM / Samsung Battery Plant	\$3.5 million SF battery campus, 200 AC, adding 1720 jobs	2024 - 2027
16	Community	Indiana Dinosaur Museum	\$20 million attraction, including a dinosaur museum, restaurant, park, and South Bend Chocolate cafe	Completed
17	Multi-Family	Springs at Mishawaka	\$44 million, 280-unit luxury apartment complex on the northeast side of the County	2026
18	Multi-Family	Diamond View Apartments / Stadium Flats	\$37 million project, 3-building, 150-unit apartment complex adjacent to Four Winds Field	2026
19	Community	Beacon Tower Expansion	\$250 million, 10-story patient care tower at Memorial Hospital downtown	10/2022 - Late 2025
20	Industrial	Lippert After Market Fulfillment Center	Holladay properties built to suit-606,000 SF Industrial facility	Completed
21	Industrial	Microsoft Industrial Campus	Microsoft acquired 930 AC site for \$77.5 million; planned data center	2028 +
22	Industrial	Verbio Plant Expansion	\$230 million expansion at ethanol plant of SW side of SB	2027
23	Multi-Family	The Monreaux	\$16.9 million 60 unit apartment complex on the south side of downtown	2027
24	Multi-Family	Liberty Tower	\$14.7 million, converting top 9 floors into new apartments and roof top lounge	2026
25	Multi-Family	The Avalon	108 unit apartment complex in downtown Mishawaka	Completed
26	Mixed Use	The Mill Phase II	\$67 million, 227-unit expansion of downtown Mishawaka flagship redevelopment	2027