



321-325 S. Main St.

South Bend, IN 46601

Lease Rate:	\$14.00 - 17.50 SF/yr (NNN)
Available SF:	674 - 2,817 SF
Building Size:	25,596 SF
Zoning	CBD
Traffic Count:	ADT 9,656 S. Main St.

Property Overview

The Hibberd Building, located in South Bend's Central Business District, is a historic mixed-use property offering flexible retail and office spaces. Its prime location near restaurants, shops, and residential developments makes it an ideal choice for businesses seeking visibility and accessibility in downtown South Bend.

Property Highlights

- 674 SF former bakery space for lease
- 2,817 SF office space available for lease
- Historical building recently renovated to Class A retail and residential development
- Lower level space/storage available
- Rooftop deck with views of Four Winds Field available for special events
- Commercial Tenants include the largest Aveda salon group in Michiana, Bend Yoga, and South Bend Brew Works
- Onsite dedicated parking available for tenants of the Hibberd for a fee
- Estimated operating expenses = \$8.62/SF

John Jessen

Managing Director

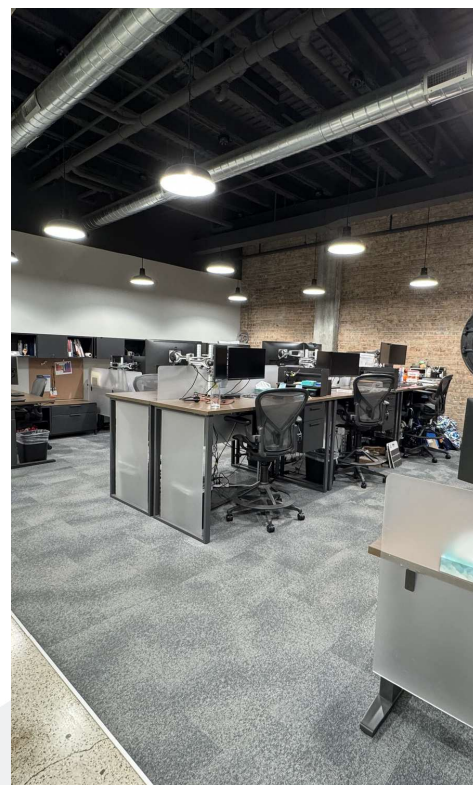
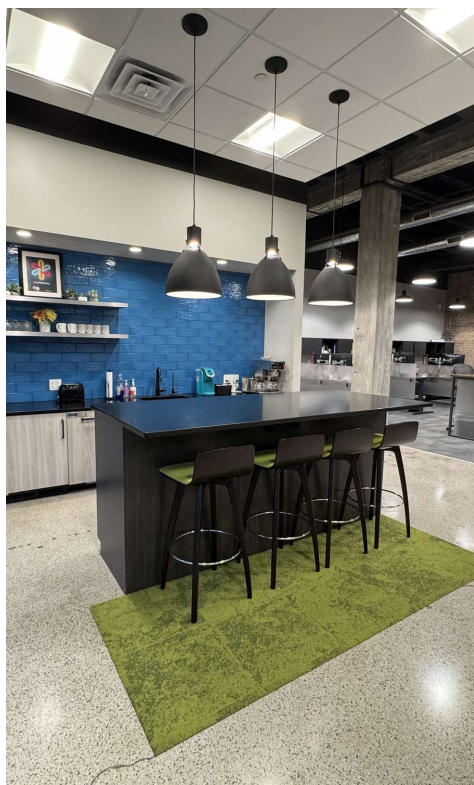
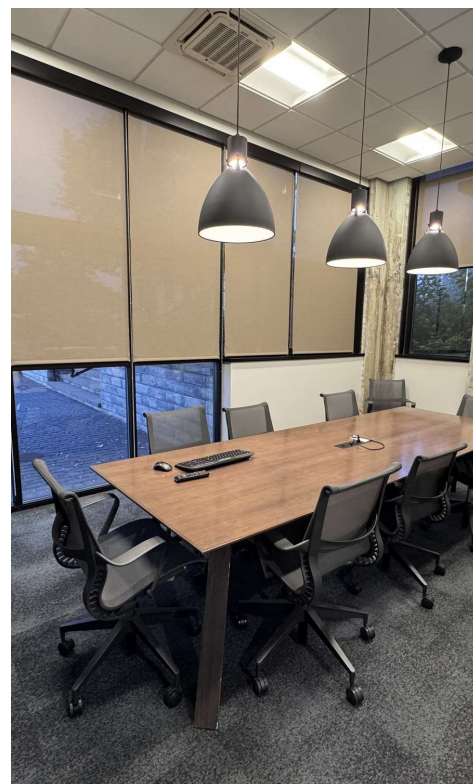
jjessen@bradleyco.com
 574.968.9270

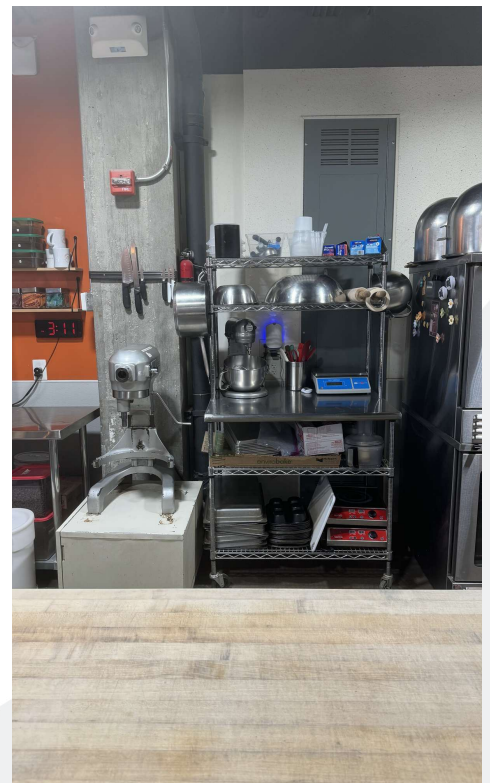
Gage Hudak, CCIM

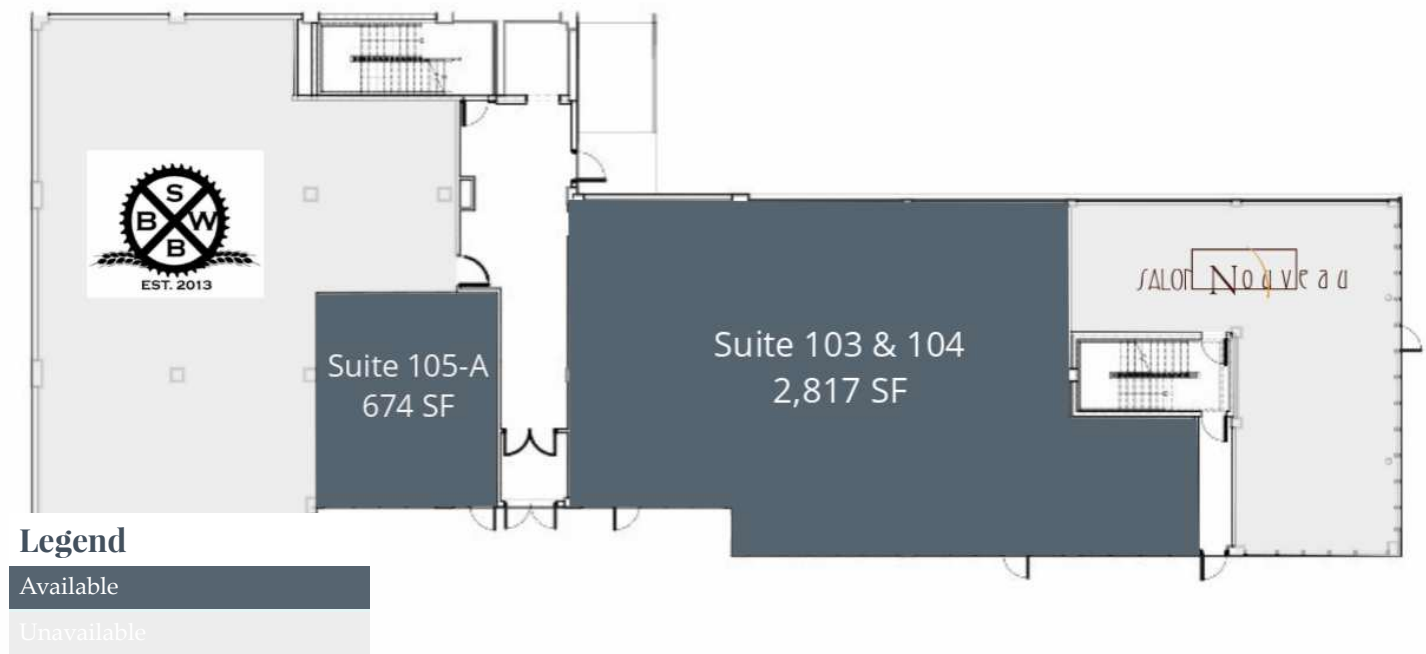
Senior Vice President

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	674 - 2,817 SF	Lease Rate:	\$14.00 - \$17.50 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
103 & 104	Available	2,817 SF	NNN	\$14.00 SF/yr
105A	Available	674 SF	NNN	\$17.50 SF/yr



AREA OVERVIEW



14 Apartment Units



Traffic Count
10,077 AADT (Main St.)



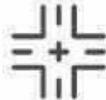
Adjacent to Four Winds
Field: 5,000 avg. attendance
for 70 home games



Located in the Heart of
Downtown South Bend



Abundant Proximal
Parking



Visibility from Main St.,
Western Ave. & Lafayette Blvd.



Phase I of a Redevelopment
that includes Retail,
Residential, & Restaurants



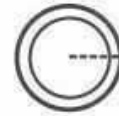
Phase I:
\$6.5 Million Project



Minutes away from the
University of Notre Dame



30,000± Daytime
Population within 1-mile



Destination to Live,
Work, and Play

