

# FOR SALE AND LEASE

## OFFICE/FLEX SPACE

316 E. Monroe St., South Bend, IN



20,370 SF Total Space

Sale Price: \$2,400,000

Lease Rate: \$12.25/SF/YR (NNN)



**Your modern and majestic 21<sup>st</sup> Century Technology Center awaits! This versatile property comes fully powered and ready to exceed every technological need. Don't miss out on a truly unique hybrid space that can be both customer-facing and ready for multiple levels of dynamic On-Air/Content Creation!**

- Total SF: 20,370 (16,309 SF Studio & Office Suites, 4,061 SF Utility/Storage/Customizable)
- 0.92 Acres
- 14 total Studios + Offices (10 Studio Suites, 4 Full Offices)
- Multiple conference rooms, including a first floor conference room supported by 5+ cubicles.
- 3 sets of men's/women's restrooms
- 1 Breakroom
- Elevator access.
- Power: 5,000 Amps/480 Volts/3-Phase
- Internet (including Dark Fiber) throughout
- Data rack room equipped with two 20-amp power strips, connected to a generator system with a 650-gallon fuel tank.
- HVAC and Central Air throughout
- Secure, fenced parking lot with keypad gate access and security camera coverage throughout the property, including the parking lot.
- Taxes '24 Pay '25: \$6,150



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Broker

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