

Blackthorn Corporate Park

3575 Moreau Court
South Bend, IN 46628



OFFICE

FOR LEASE

South Bend Office Space For Lease

This Class A office boasts a stellar location within the Blackthorn Corporate Park. It has an abundance of natural light and is a must-see for any individual looking for the perfect corporate headquarters. This property has two contiguous floors available.

Featured Property Highlights

- 5,914 - 38,976 SF available
- Private offices, conference rooms, breakrooms, and large open areas
- Easy access to South Bend International Airport
- Close proximity to US 31 and I-80/90
- Connected to Metronet Zing
- Professionally managed
- **For sale: see broker for details**

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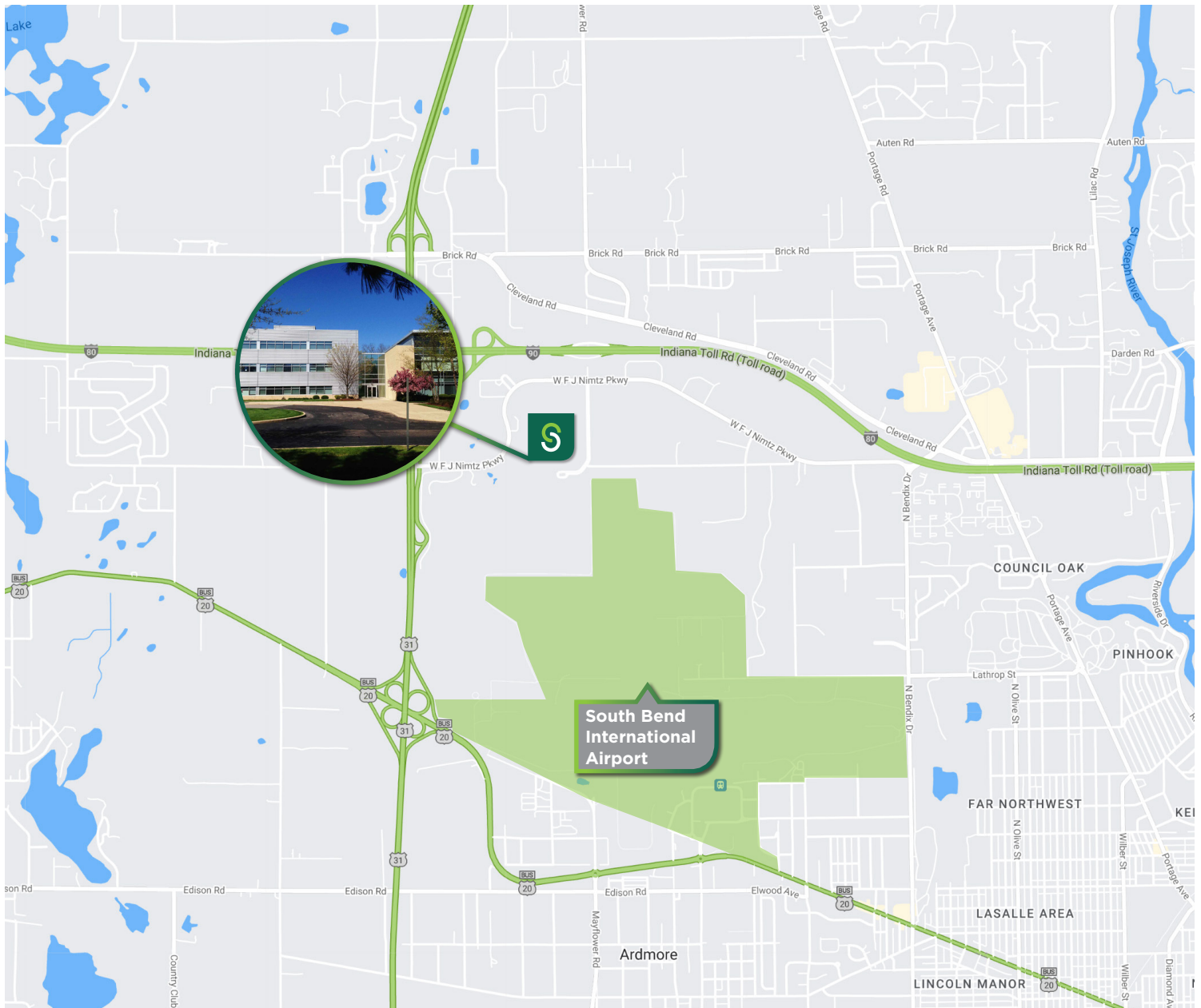
PHILIP HAGEE

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Excellent Location

Blackthorn Corporate Park offers an excellent selection of affordable suites. Adjacent to a beautiful golf course in northwest South Bend, Blackthorn is located at the I-80/90 and US-31 junction, which provides easy access to Chicago, Indianapolis, Detroit, and all other major Midwestern cities. Blackthorn also borders the South Bend International Airport, which offers air, train, and bus transportation, as well as operational centers for FedEx, UPS and other commercial shippers. Blackthorn will also be located roughly 10 miles from the newly announced GE/Samsung SDI Battery Complex.

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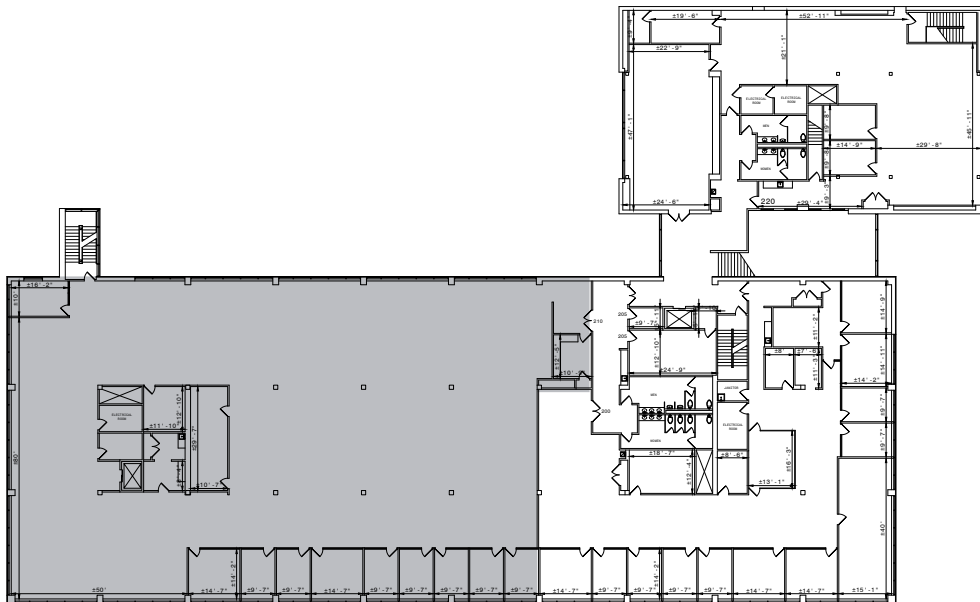


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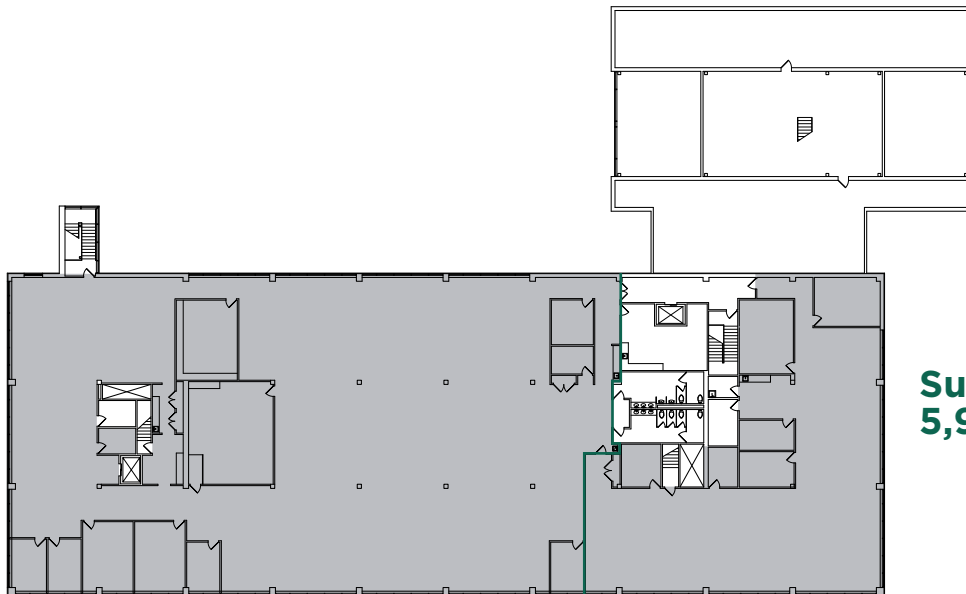
Units Available - Contact Broker For Detailed Floor Plan

**Suite 210 -
16,183 RSF**



Second Floor - Suite 210: 16,183 RSF

**Suite 300 -
16,879 RSF**



**Suite 310 -
5,914 RSF**

Third Floor - Suite 300: 16,879 RSF; Suite 310: 5,914 RSF

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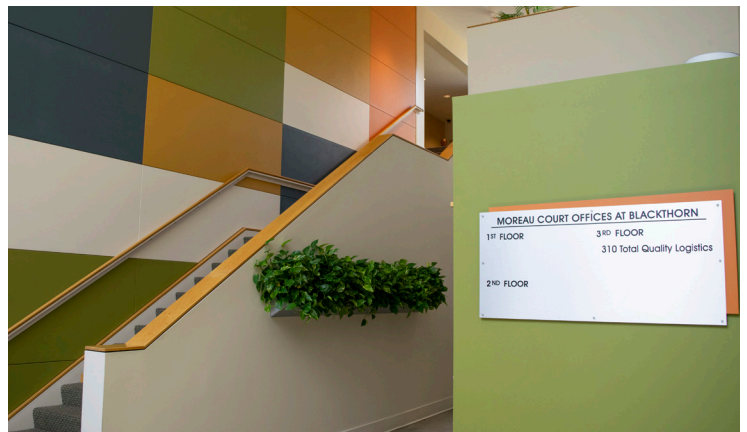
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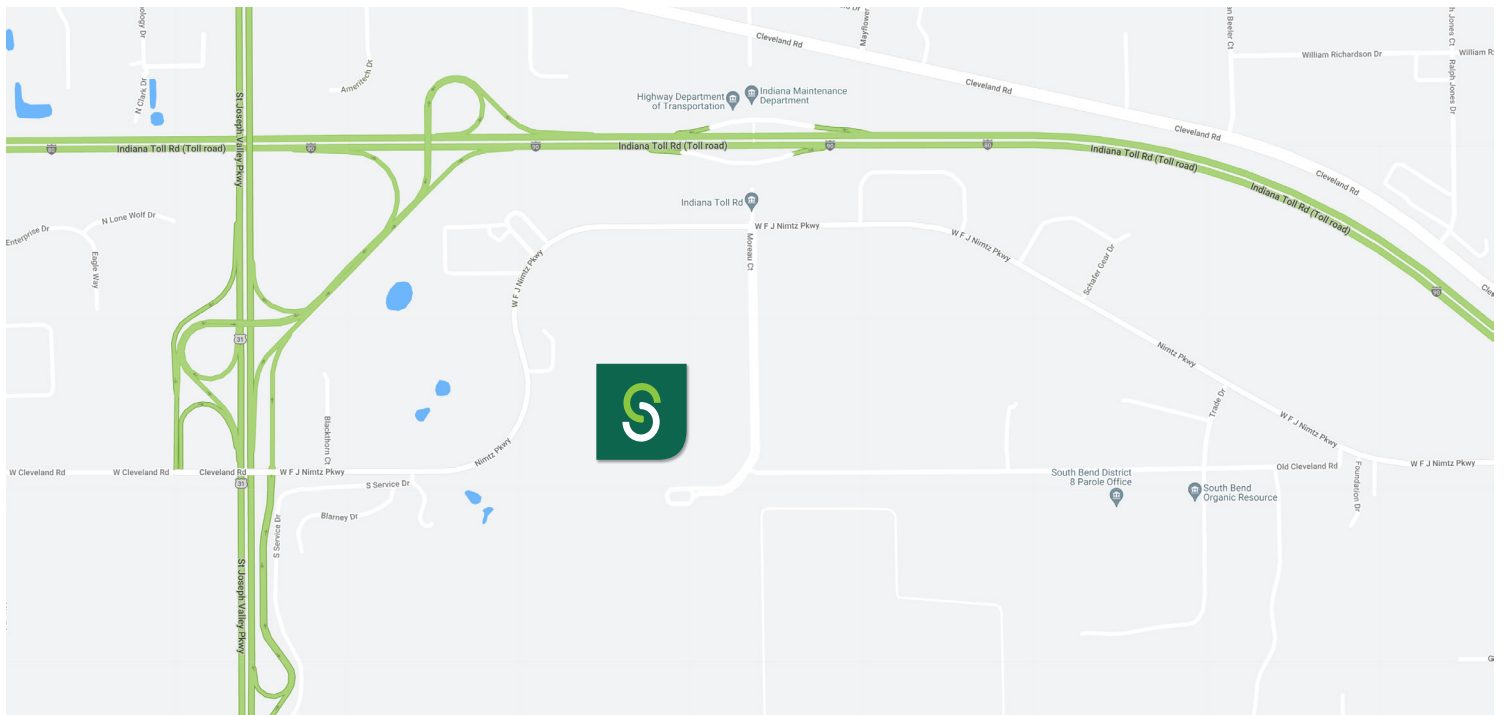
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OFFICE SPACE IMPROVED FOR LEASE

Property Name	Blackthorn Corporate Park
Address	3575 Moreau Court
City, State, Zip	South Bend, IN 46628
County	St. Joseph
Township	German Township
Parcel No.	71-03-29-100-001.000-009



LEASE INFORMATION

Lease Rate	\$12.00/SF/Yr
Lease Type	NNN
Terms	5+ Years
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE SUITES

Total Building Area	79,147 SF	
Total Available	38,976 RSF	
Max. Contiguous Available	38,976 RSF	
Suites Available	RSF	Monthly Rate
- Suite 210	16,183	\$16,183.00
- Suite 300	16,879	\$16,879.00
- Suite 310	5,914	\$5,914.00

BUILDING INFORMATION

Property Type	Multi-tenant office
Year Built	1998
No. of Stories	3
Construction Type	Steel
Roof	Flat
Heating	Boiler
A/C	Evaporative cooling
Sprinklered	Yes
ADA Compliant	Yes
Elevators	2

SITE DATA

Site Acreage	12.47 AC
Zoning & Description	O - Office
Parking Description	Surface
Parking Count/Ratio	3.6 spaces/1,000 SF

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities

ADDITIONAL INFORMATION

- Class A office in South Bend, IN
- Well-maintained and professionally managed
- Second and third-floor space available

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Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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