



Blackthorn Corporate Park

3575 Moreau Court
South Bend, IN 46628



Class A Office Space For Lease in South Bend

This Class A office boasts a stellar location within the Blackthorn Corporate Park. It has an abundance of natural light and is the best option in Northern Indiana for a corporate headquarters. This property has two contiguous floors available.

The available suites have private offices, conference rooms, breakrooms, and large open areas. This property is professionally managed and is connected to the Metronet Zing fiber optic network.

Property Highlights

- ▶ 5,914 - 38,976 SF available
- ▶ **FOR LEASE: \$12.00/SF/Yr NNN**
- ▶ Great access to South Bend International Airport, US 31, and I-80/90
- ▶ Beautiful wooded campus

BRAD STURGES

President
260 424 8448
brad.sturges@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

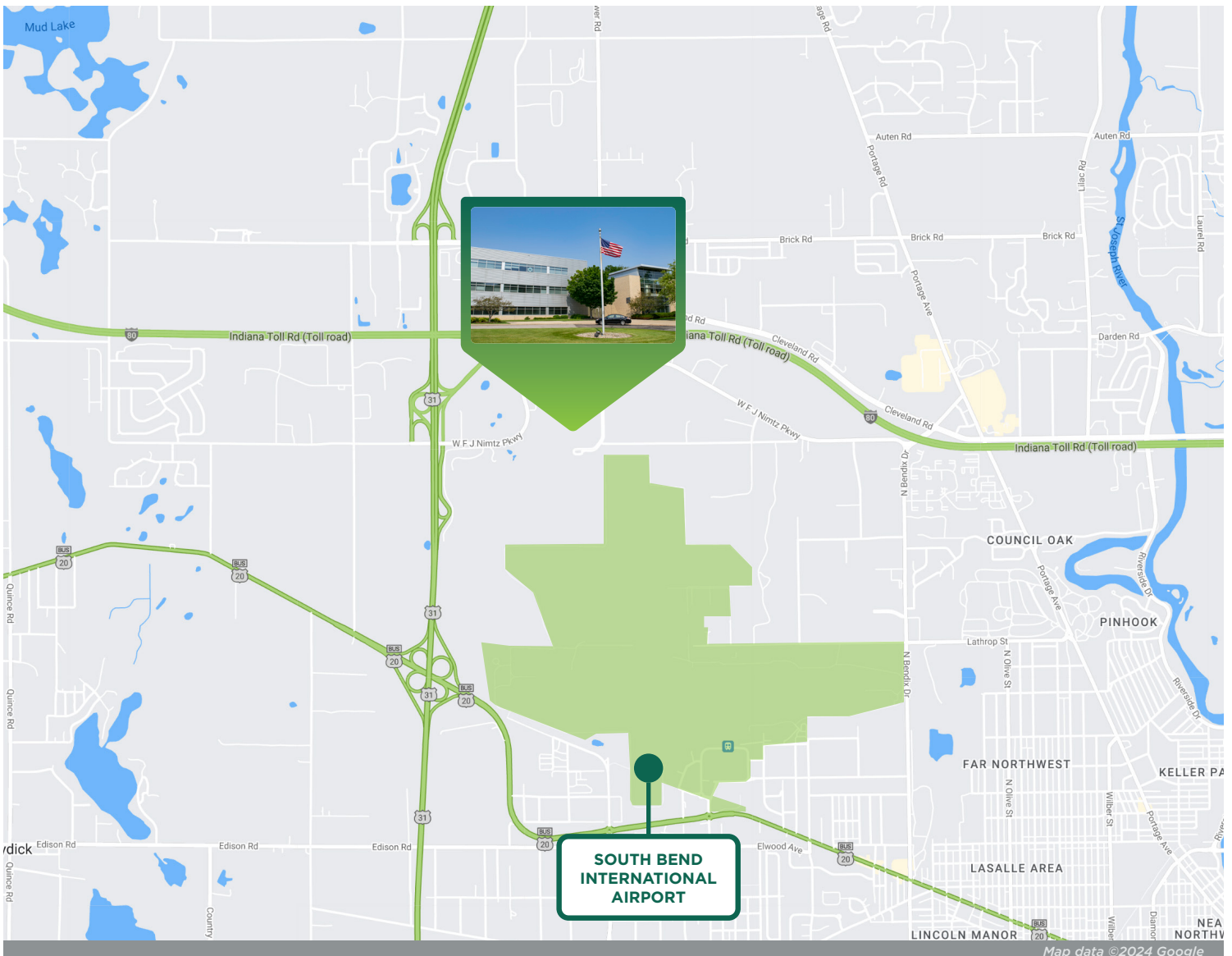
IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Blackthorn Corporate Park

3575 Moreau Court
South Bend, IN 46628



Excellent Location

Blackthorn Corporate Park is adjacent to a beautiful golf course in northwest South Bend. It is right at the junction of US 31 and I-80/90, which provides easy access to Chicago, Indianapolis, Detroit, and all other major Midwestern cities. The office campus 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 Corporate Park is located 10 miles away from the newly announced GE/Samsung SDI Battery Complex, a \$3.5 billion investment development.

BRAD STURGES

President
260 424 8448
brad.sturges@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Blackthorn Corporate Park

3575 Moreau Court
South Bend, IN 46628

Available Units



2nd Floor - Suite 210: 16,183 RSF



3rd Floor - Suite 300: 16,879 RSF; Suite 310: 5,914 RSF

Floor plan may not be to scale.

Contact broker for detailed floor plan.

BRAD STURGES

President
260 424 8448
brad.sturges@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

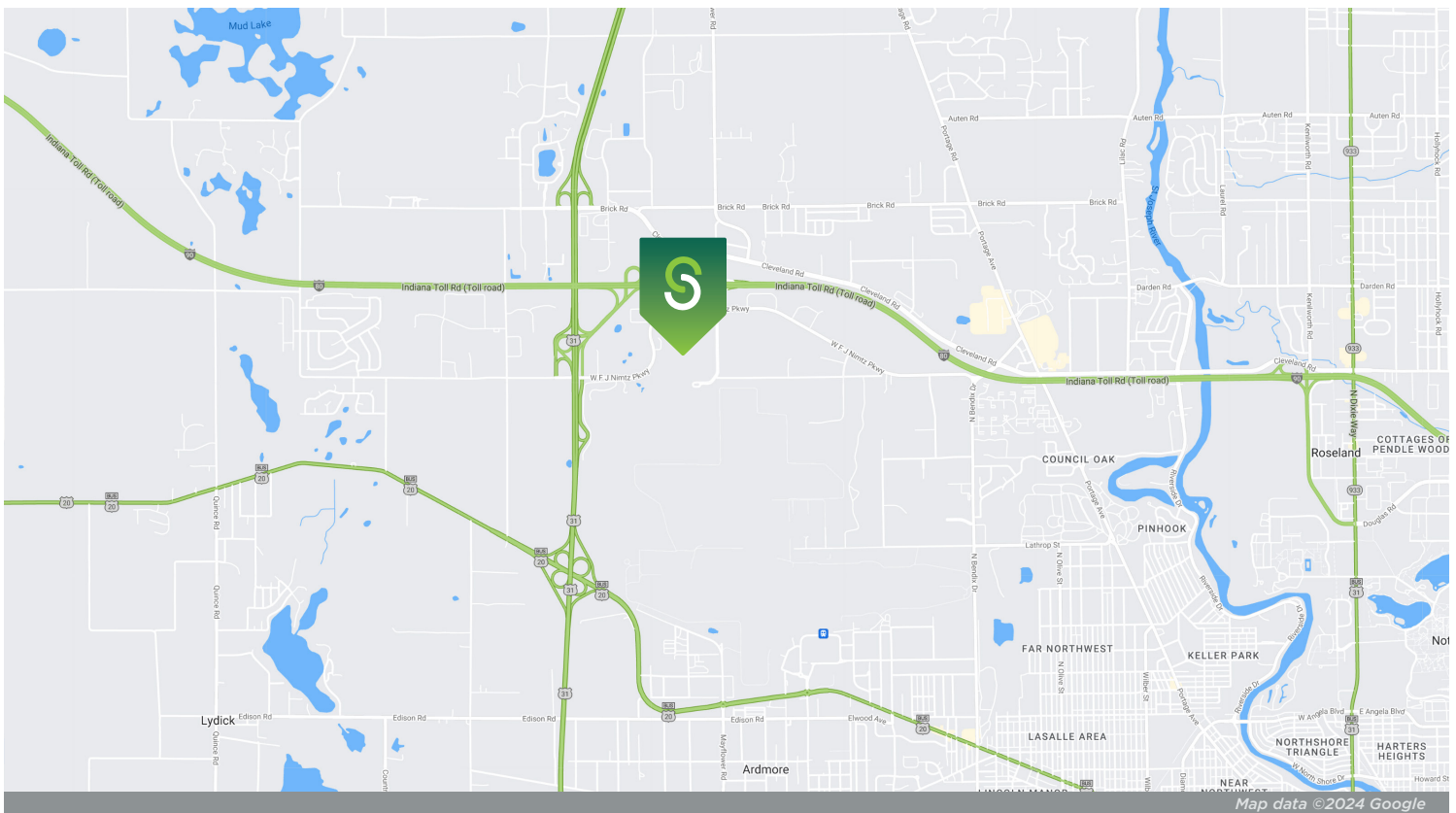
IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Blackthorn Corporate Park

3575 Moreau Court
South Bend, IN 46628



© 2024 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

BRAD STURGES
President
260 424 8448
brad.sturges@sturgespg.com

NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE
Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH
Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Blackthorn Corporate Park

3575 Moreau Court
South Bend, IN 46628



PROPERTY INFORMATION

Address	3575 Moreau Court
City, State, Zip	South Bend, IN 46628
County	St. Joseph
Township	German
Parcel Number	71-03-29-100-001.000-009

LEASE INFORMATION

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

AVAILABLE UNITS

Total Building Area	79,147 SF	
Total Available	38,976 RSF	
Max Contiguous	38,976 RSF	
Units 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

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of South Bend

SITE DATA

Site Acreage	12.47 AC	Interstate	I-80/90
Zoning	O - Office	Flood Zone	N/A
Parking	Surface	Parking Ct	3.6/1,000 SF

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Multi-tenant office
Year Built	1998
# of Stories	3
Construction Type	Steel
Roof	Flat
Heating	Boiler
A/C	Evaporative cooling
Sprinkler	Yes
ADA Compliant	Yes
Elevators	2

ADDITIONAL INFORMATION

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

BRAD STURGES

President
260 424 8448
brad.sturges@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



DOWNTOWN FORT WAYNE, INDIANA
visitfortwayne.com



AUBURN, INDIANA
visitdekalb.org

#13
Top States for
Doing Business
(CNBC, 2023)



KOKOMO, INDIANA
visitkokomo.org



WARSAW, INDIANA
visitdowntownwarsaw.com



ELKHART, INDIANA
visitelkhartcounty.com



ANGOLA, INDIANA
visitstuebencounty.com

\$2B
in Capital
Investment



BLUFFTON, INDIANA
visitwellscounty.com



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



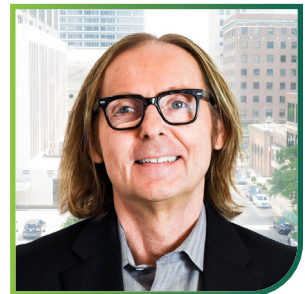
Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager & Broker



Shelby Wilson
Broker



Ian Smith
Brokerage Associate

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

260 424 8448
SturgesProperty.com



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.