

1302 HIGH STREET, SOUTH BEND, IN 46615

OFFICE/COMMERCIAL – IMMEDIATE AVAILABILITY



Private entrance, Free guest parking, and Street-facing access



Bright with ample natural light for a warm inviting feel



One separate private office + large open meeting/guest area

Lease rate is all inclusive ...no additional fees!

DESCRIPTION:

Turnkey commercial space, with a private office + large communal/retail area. Private bathroom and private entrance with free parking. Communal area, office and bathroom together are 1,748 sq ft. THIS RATE IS ALL INCLUSIVE: utilities, property taxes, and building maintenance/services fees are all included in lease price of \$2050/month. Additional second private office space of 180 sq ft also available for flat rate of \$400/mo, if desired.

This property is perfect for a small professional business with 3-5 employees, a small retail establishment with a need for office/storage space, or a group of similar small businesses interested in joining together to split the cost and share the communal space.

Services like internet and trash/recycling disposal are all included at no additional cost.

Located at 1302 High Street South Bend, you would be operating in a building that supports multiple small businesses and maintains facilities for large scale events and gatherings. We are looking for someone to fit into our continually growing community, interested in growing together and supporting one another.

CONTACT:

Stephanie at LangLab: langlab.admin@gmail.com or call 919-417-0450. Inquiries will be treated on a first come, first served basis.

Scan for more information!



