

401 E. Colfax, South Bend, IN 46617

THE COMMERCE CENTER



FLEXIBLE TERMS

NNN or full gross,
short term or long term.



VARIETY OF SPACES

Various options make it easy
to adapt space to fit changing
business needs.



PRIME LOCATION

Near popular restaurants,
parks, walking paths, shops,
hotels, and city offices.

www.MatthewsLLC.com | P: 574.607.8008



F: 888.651.7823 | info@MatthewsLLC.com

MATTHEWS, LLC

401 E. Colfax, South Bend, IN 46617

THE COMMERCE CENTER



The historic Commerce Center, is one of the area's premier office locations. It features a unique industrial design, spacious corridors and expansive parking.

Currently part of the Regional Cities Initiative, a new food hall, grocery store, pharmacy, and parking structure are scheduled to open in 2020.

Located in Downtown South Bend's popular East Bank Neighborhood along the East Race waterway, the Commerce Center is a locally-owned and professionally-managed office complex. It boasts one of the highest Walk Scores in the region, and offers Full Service - Full Gross leases.

Multiple gigabit Internet connections are available from several providers, including the St Joe Valley METRONET.

The Commerce Center is listed on the National Register of Historic Places and was originally constructed as a power plant for the Indiana & Michigan Power Company in 1901.



For More Information:

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MATTHEWS, LLC
SOUTH BEND, IN

THE COMMERCE CENTER

OFFICE SOLUTIONS TO FIT YOUR NEEDS.



BENEFITS & INTAGIBLES OF LEASING OFFICE SPACE AT THE COMMERCE CENTER

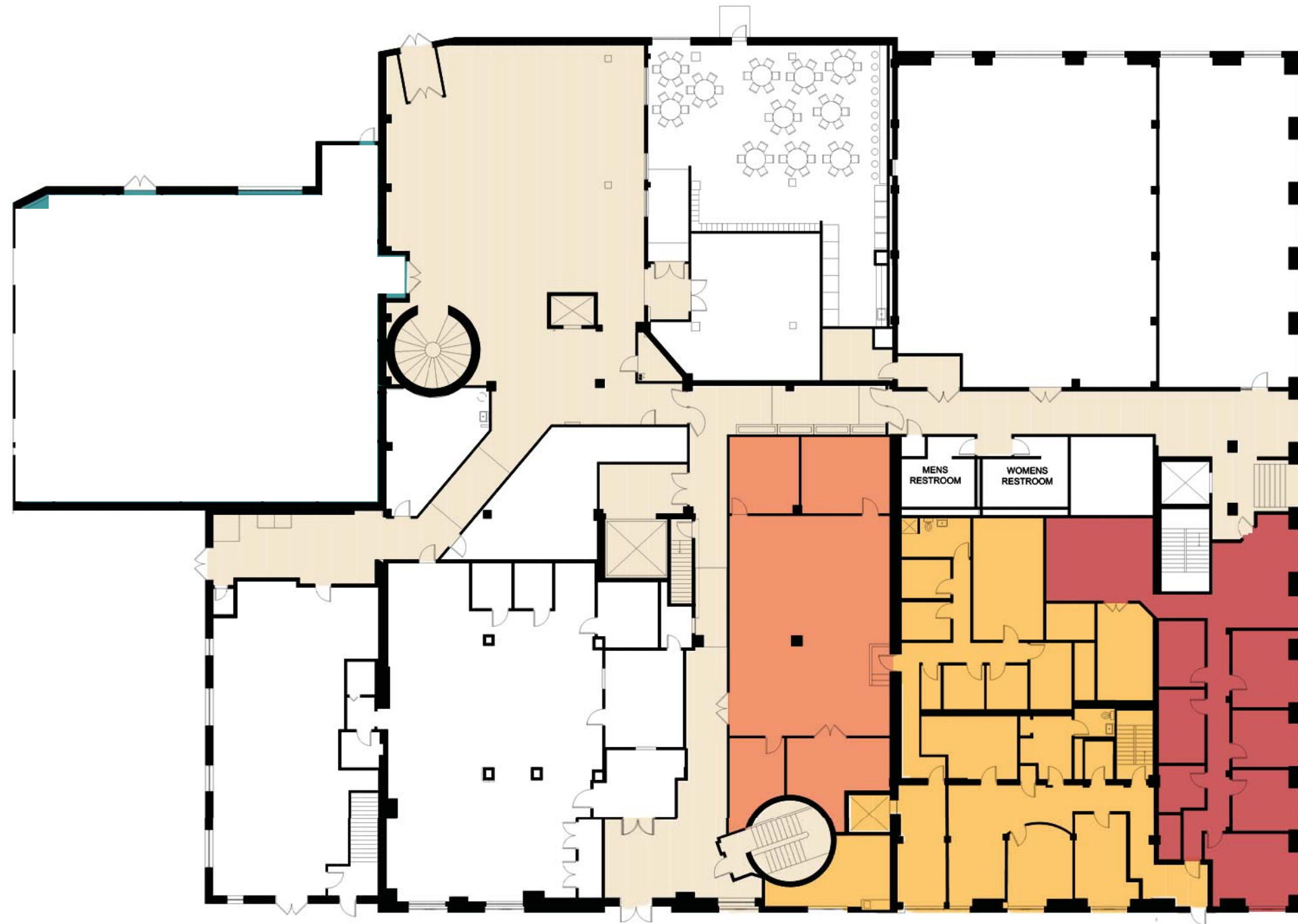
- Local ownership
- Full-time maintenance staff
- Private and shared workspace options
- 24-hour secure access
- Creative office layouts with views of St. Joseph River & East Race
- On-site private parking
- Within Central Business District
- Walking distance to popular restaurants, parks, banks, hotels, and government offices
- High-speed internet through Metronet Zing™
- Individual heating/cooling units
- ADA accessible elevator and restrooms




Focus On The Task At Hand

With taxes, building insurance, maintenance, and utilities all covered in the fixed base rent, tenants at the Commerce Center spend more time focusing on doing what they do best, and less time monitoring overhead expenses.



THE COMMERCE CENTER - 1ST FLOOR



-  SUITE 155B - 2275 SQFT (2662 SQFT)
-  SUITE 135 - 3418 SQFT (3999 SQFT)
-  SUITE 105 - 2155 SQFT (2521 SQFT)



LIVE • WORK • PLAY

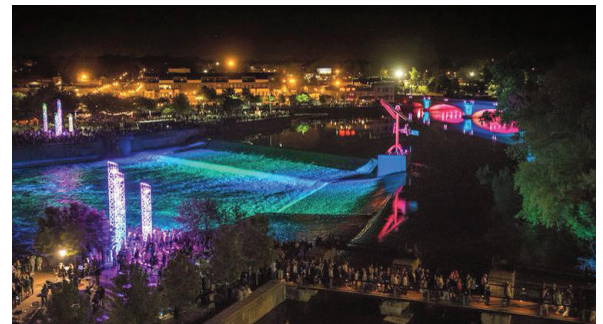
EAST BANK VILLAGE

← →
DOWNTOWN SOUTH BEND

The Commerce Center is located in the East Bank Village, a popular neighborhood on downtown's East side with strong historical connections to Notre Dame and the greater community. Located within the Central Business District, the Commerce Center is a five minute walk away from several popular restaurants, parks, banks, hotels, office and government locations, and retail shops. It also benefits from abundant parking and easy access to highways, mass transit, Notre Dame, and Mishawaka.

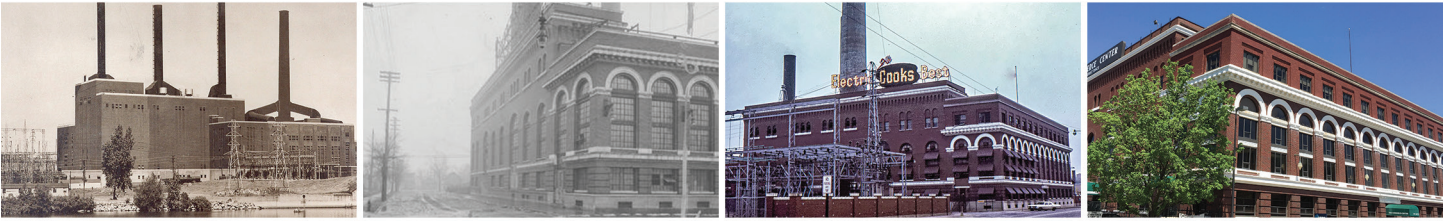
Local events like the *Music in the Park Series*, wine and beer walks, art fairs and *First Friday* celebrations provide great recreational options during and after the typical workday. Unique attractions such as the bike trails, man-made white water course, and South Bend River Lights add to the quality of life for residents, workers, and visitors alike.

Matthews, LLC believes in this neighborhood and sees it as a premiere destination for living, working, and playing. Our main office is located in the East Bank, and we are heavily invested in the neighborhood through the construction of multiple townhomes, the purchase of three commercial buildings (including the Commerce Center) and the planning of two new mixed-use apartment buildings.



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THE COMMERCE CENTER



The Commerce Center is listed on the National Register of Historic Places and was originally constructed as a power plant in 1901 that would eventually become the Indiana & Michigan Power Company. This four-story, 100,000 square foot building with century-old architectural details was once considered one of the most modern electrical plants in the state. It signified a major investment in the future of South Bend's economy, as the city put full trust in the company (South Bend Electric Co. at the time) and technology that lit the first downtown business establishments with electricity in 1882.

Technological advancements eventually rendered the plant obsolete and the building was reopened as an office and conference facility in the 1980s. It has stayed as such ever since and today the Commerce Center stands as an integral part of the historic preservation moment taking place across the city.

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ABOUT SOUTH BEND

As the fourth largest city in Indiana with more than 101,000 residents, South Bend is a culturally rich community with “big city” resources. Its excellence in the area of post-secondary education, health care, data centers, and logistics have helped make it into the economic and cultural hub of a nine-county, bi-state (Indiana and Michigan) region with nearly one million people.

The city’s progressive administration (led by one of the nation’s youngest mayors), as well as major investments into technological resources, have successfully transformed this former industrial epicenter into an emerging center of research and innovation.

Institutions like the University of Notre Dame, Bethel College, Indiana University South Bend, and Ivy Tech Community College provide strategic collaborations, college amenities, and a set of nationally followed sports programs.

The city’s pedestrian- and bike-friendly downtown includes numerous trails, a man-made white water course, a museum of art, the Morris Performing Arts Center, a symphony, a civic theater and the Studebaker National Museum, which honors the automotive company that helped define South Bend for decades.



In 2011, South Bend received the National Civic League’s most prestigious community award for its innovation and successful civic efforts. Its been recognized as the #1 city for value, stability and rising prices in a home by NBC-TV’s Today Show, as well as one of the best college football towns in the country by both *USA Today* and *Away.com*.

