



## 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 Blackthorn Corporate Park. The building has an abundance of natural light and is the best option in Northern Indiana for a corporate headquarters. This property has one suite available for lease.

The suite has private offices, conference rooms, breakrooms, and large open areas. It is professionally managed and connected to the Metronet Zing fiber optic network.

## Property Highlights

- ▶ Suite 210 - 5,431 SF
- ▶ Beautiful wooded campus
- ▶ Great access to South Bend International Airport
- ▶ **FOR LEASE: \$12.00/SF/Yr NNN**

### BRAD STURGES

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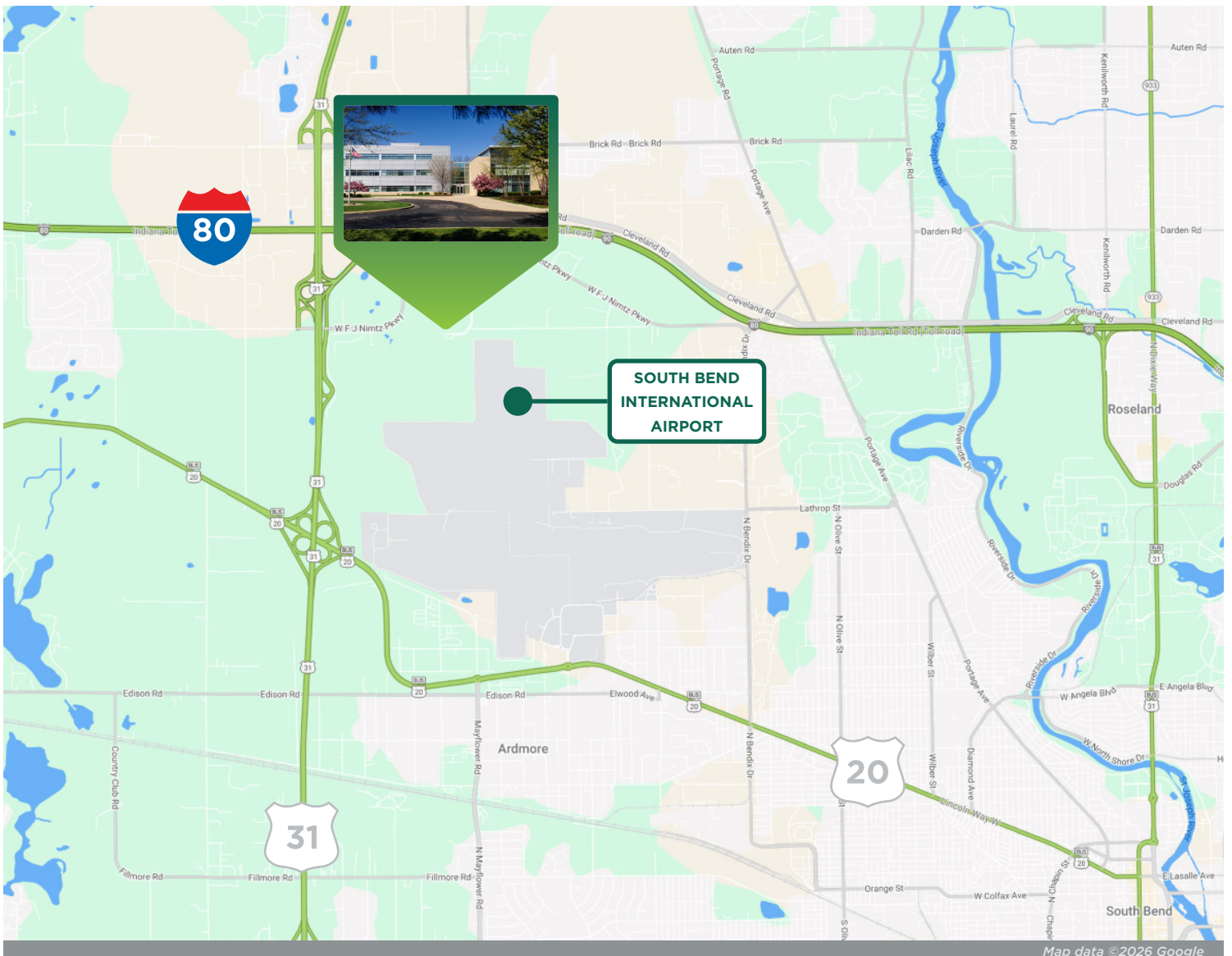
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### Excellent Location

Blackthorn Corporate Park is adjacent to a beautiful golf course on the northwest side of South Bend. It is located at the junction of US 31 and I-80/90, which provides easy access to Chicago, Indianapolis, Detroit, and all other major Midwest cities. The office campus also borders South Bend International Airport, which offers air, train, and bus transportation, as well as operational centers for Fedex, UPS, and other commercial shippers. About 10 miles away, you'll find the newly announced GE/Samsung SDI Battery Complex, a \$3.5 billion investment development.

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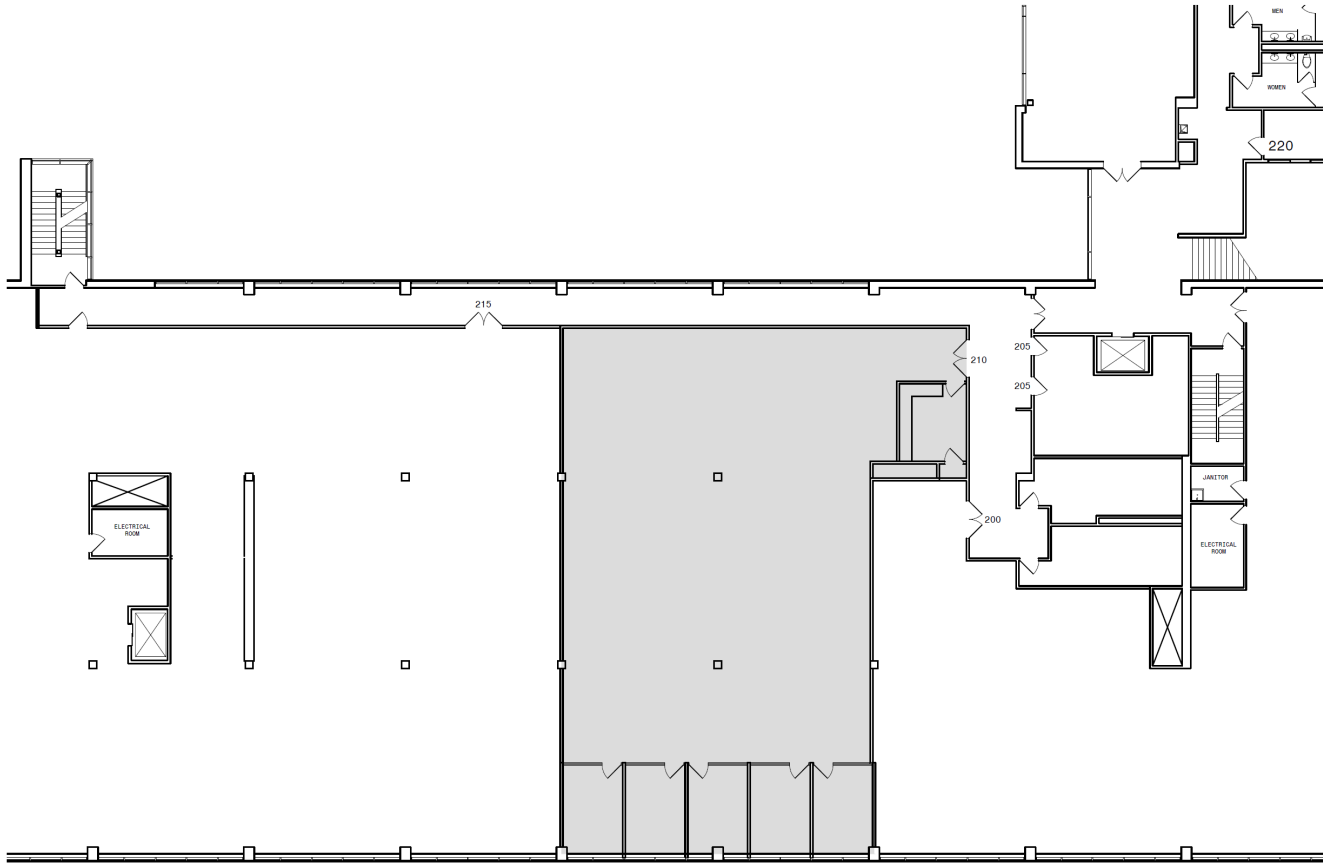
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**Available - Suite 210, 5,431 SF**



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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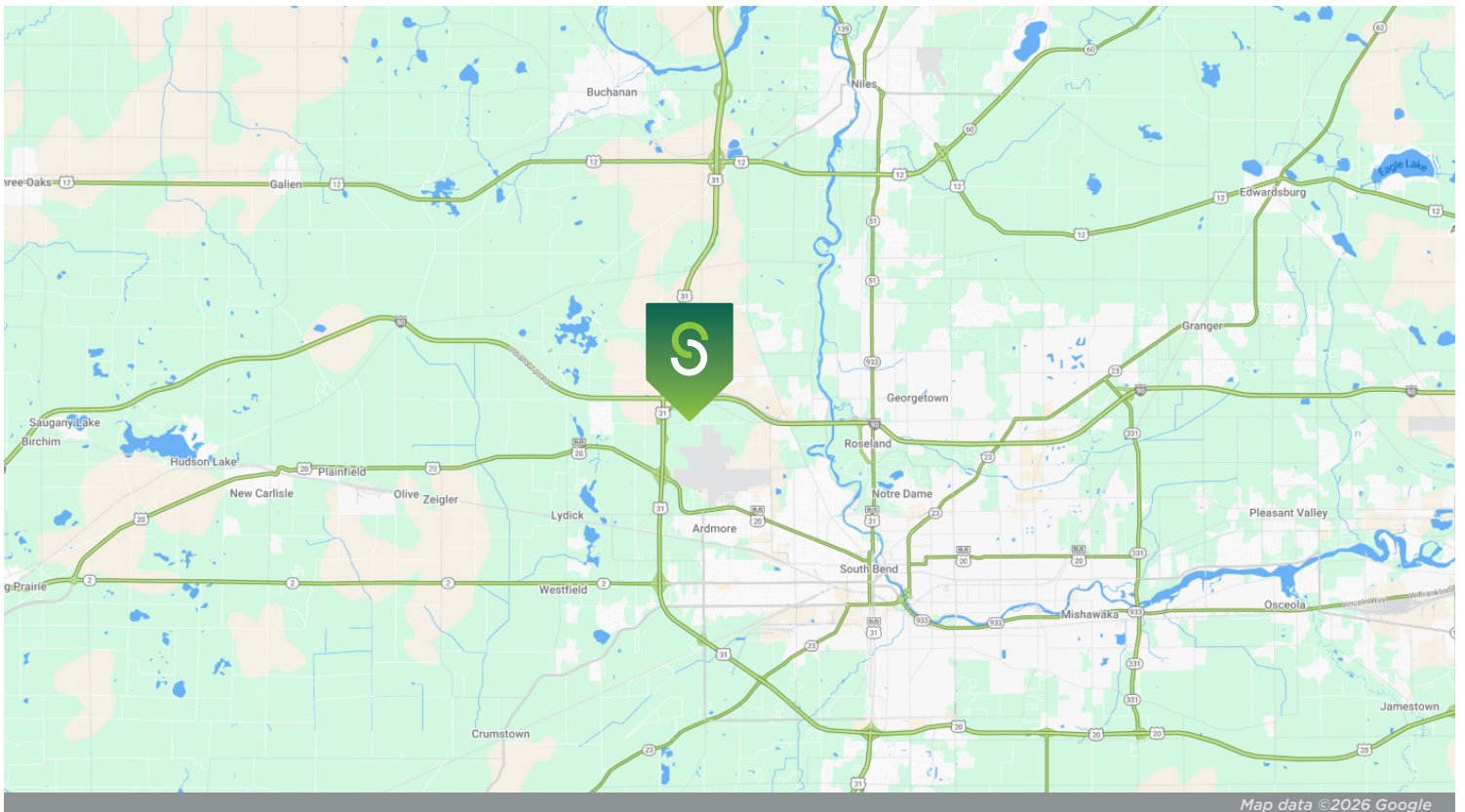
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## Blackthorn Corporate Park

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### 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	80,204	
Total Available	5,431 RSF	
Max Contiguous	5,431 RSF	
Units Available	RSF	Monthly Rate
• 210	5,431	\$5,431.00

### UTILITIES

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

### SITE DATA

Site Acreage	10.33 AC
Zoning & Description	O - Office
Nearest Interstate	I-80/90
Parking	Surface
Parking Ct	3.75/1,000 SF
Flood Zone	N/A

### 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 suite for lease in South Bend, IN
- Well-maintained and professionally managed
- 2nd floor suite available

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