



SCAN HERE FOR VIRTUAL WALKTHROUGH



OFFERING OVERVIEW

Lease Rate:	\$6.50 - \$7.95 psf NNN
Suites:	Suite 100, 400, 500, 700
Suite Size:	3,200 - 17,056 SF
Lot Size:	2.5 ac
Year Built:	1983
Zoning:	Industrial

HIGHLIGHTS



Accessibility from US-933 and US-23 for customers



Flexible Office and Warehouse layout to accommodate a variety of uses.



Minutes from Downtown South Bend, Notre Dame.



Newly built out office, upgraded exterior paint, and fully replaced parking lot.

PROPERTY OVERVIEW

Experience prime industrial and flex space opportunities at this highly accessible property located at 850 S Marietta St. in South Bend. Strategically situated just minutes from Downtown South Bend and the University of Notre Dame, this location offers exceptional convenience for both clients and employees. With easy accessibility from both US-933 and US-23, your business will benefit from high exposure and strong daily traffic counts—reaching up to 27,000 vehicles on US-23.

This property provides a highly flexible office and warehouse layout designed to accommodate a wide variety of business uses. Offering up to 12,408 square feet of gross leasable area within a 26,880-square-foot steel-constructed building, this multi-tenant space offers true versatility. The interior features a newly built-out office space equipped with air conditioning, alongside highly functional warehouse areas featuring drop-down heaters, docks, and overhead doors.



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FLEX SPACE FOR LEASE

850 S MARIETTA ST | SOUTH BEND, IN 46601



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LOCATION INFORMATION

Building Name: Flex Space for Lease**Street Address:** 805 S Marietta St**City, State, Zip:** South Bend, IN 46601**Suite:** Suite 400, 600, 700

BUILDING INFORMATION

Building Size: 26,880 SF**Building Class:** B**Price/SF:** TBD**Year Built:** 1983**Tenancy:** Multiple**Gross Leasable Area:** 3,200 - 17,056 SF**Condition:** Good**Number of Buildings:** 1**Number of Units:** 4**Taxes:** \$16,777**Construction/Framing:** Steel**Min. Ceiling Height:** 17' 11"**Roof:** Metal**Max. Ceiling Height:** 21'9"**Number of Floors:** 1**Foundation:** Slab**No. of Docks:** 6**Dock Door Size:** 10' x 8'

BUILDING INFORMATION (CONTINUED)

Overhead Door Size 14' x 10'**Heating:** Drop down heaters and HVAC**Air Conditioning:** Yes (in office)

UTILITIES AND AMENITIES

Gas: NIPSCO
Separate metered paid by tenant**Water:** City
Single metered part of CAMs**Electric:** Separate metered paid by tenant**Lawn & Snow:** Tenant paid part of CAMs**Sewer:** City**Amp/Volt/Phase:** 3 phase, 120/208V, 225 Amp**JAMES JAMICICH**

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FLEX SPACE FOR LEASE

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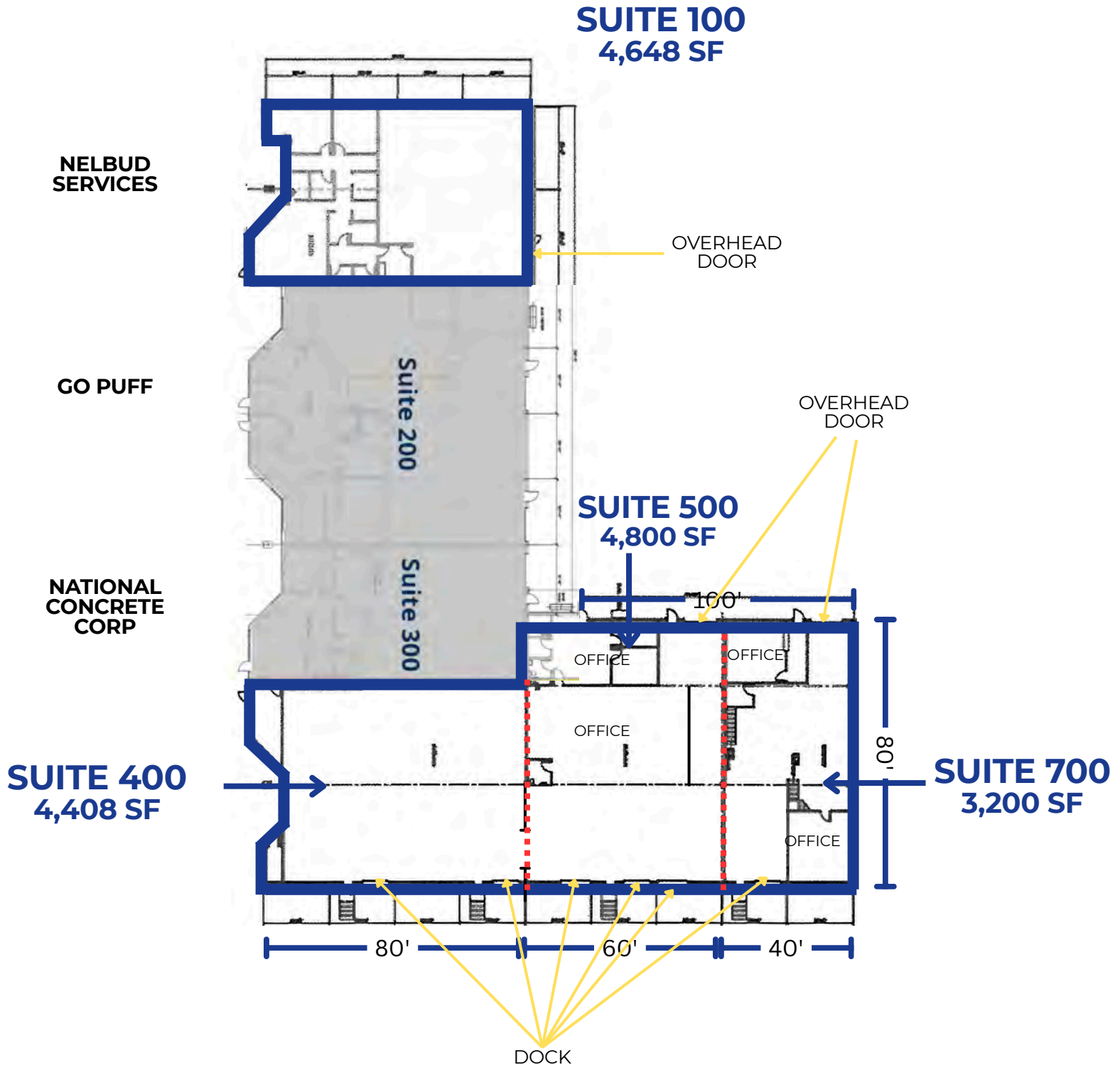


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SUITE 700

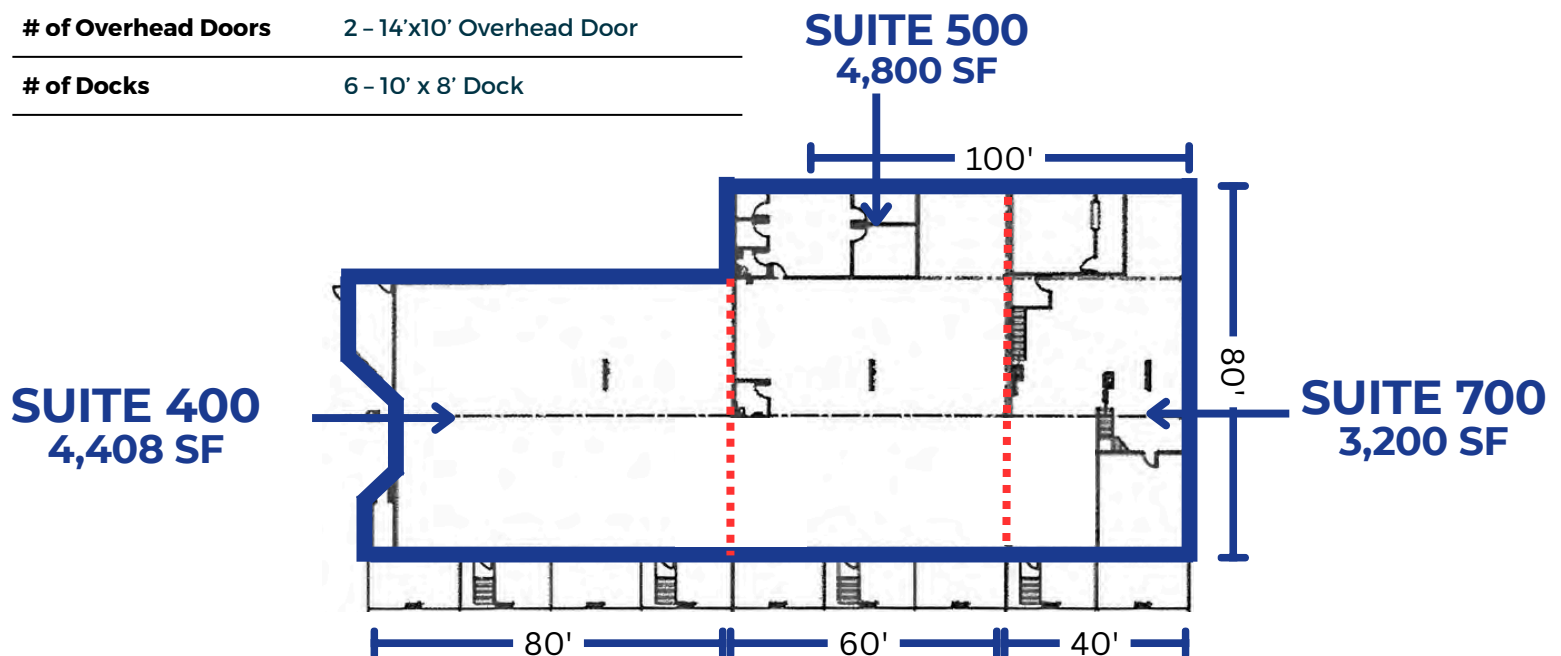
Lease Rate / SF	7.95 psf NNN
Size	3,200 sqft
# of Conference Rooms	2
# of Private Offices	2
# of Restrooms	1
# of Overhead Doors	1 - 14'x10' Overhead Door
# of Docks	1 - 10' x 8' Dock

SUITE 400 & 500

Lease Rate / SF	\$6.95 psf
Size	9,208 sqft
# of Conference Rooms	2
# of Private Offices	4
# of Restrooms	2
# of Overhead Doors	1 - 14' x10' Overhead Door
# of Docks	5 - 10'x8' Docks

SUITE 400 & 500 & 700

Lease Rate / SF	\$6.50 psf NNN
Size	12,408 sqft
# of Conference Rooms	4
# of Private Offices	6
# of Restrooms	3
# of Overhead Doors	2 - 14'x10' Overhead Door
# of Docks	6 - 10' x 8' Dock



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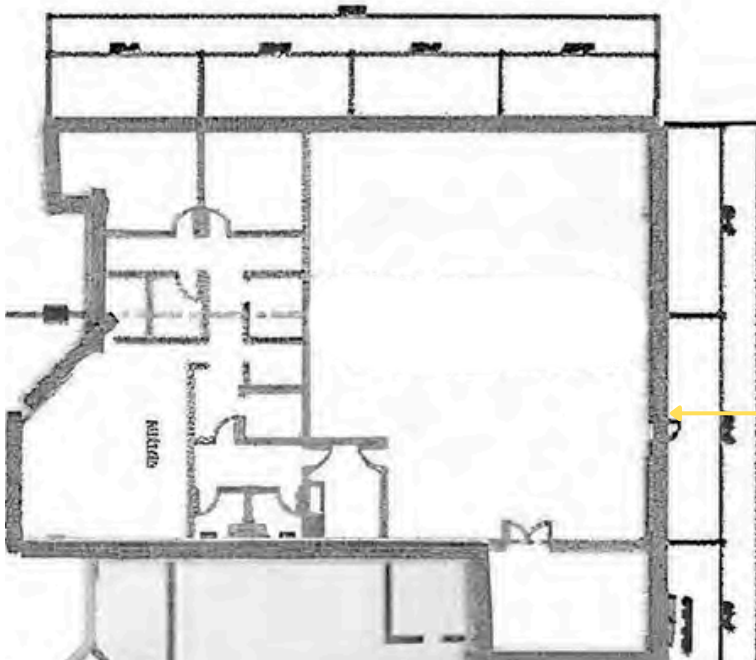
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SUITE 100

Lease Rate / SF	7.25 psf NNN
Size	4,648 sqft
Kitchenette	1
# of Conference Rooms	2
# of Private Offices	2
# of Restrooms	2
# of Overhead Doors	1 - 12'x10' Overhead Door



SUITE 100
4,648 SF

OVERHEAD
DOOR

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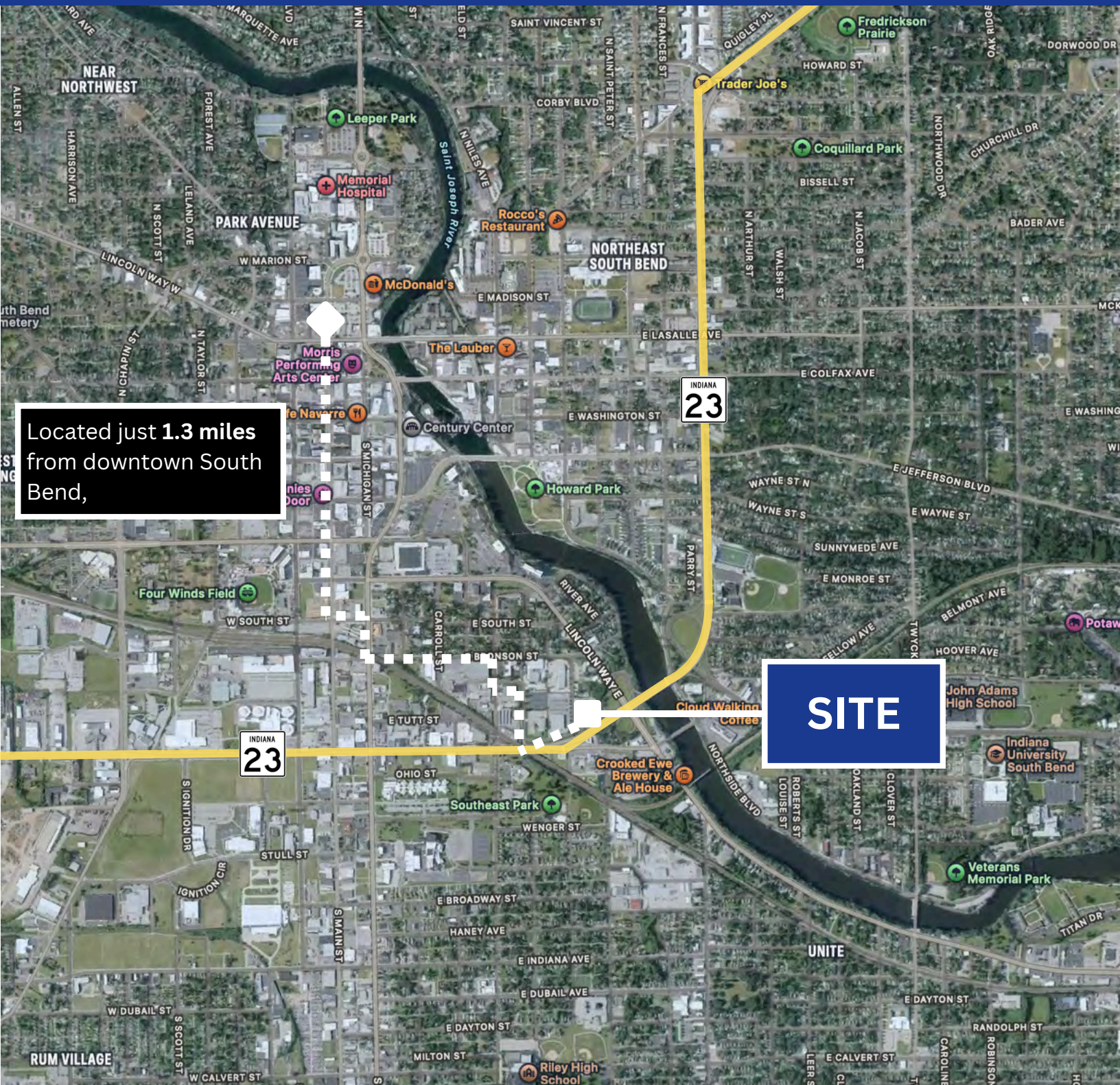
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Located just 1.3 miles
from downtown South
Bend,

SITE



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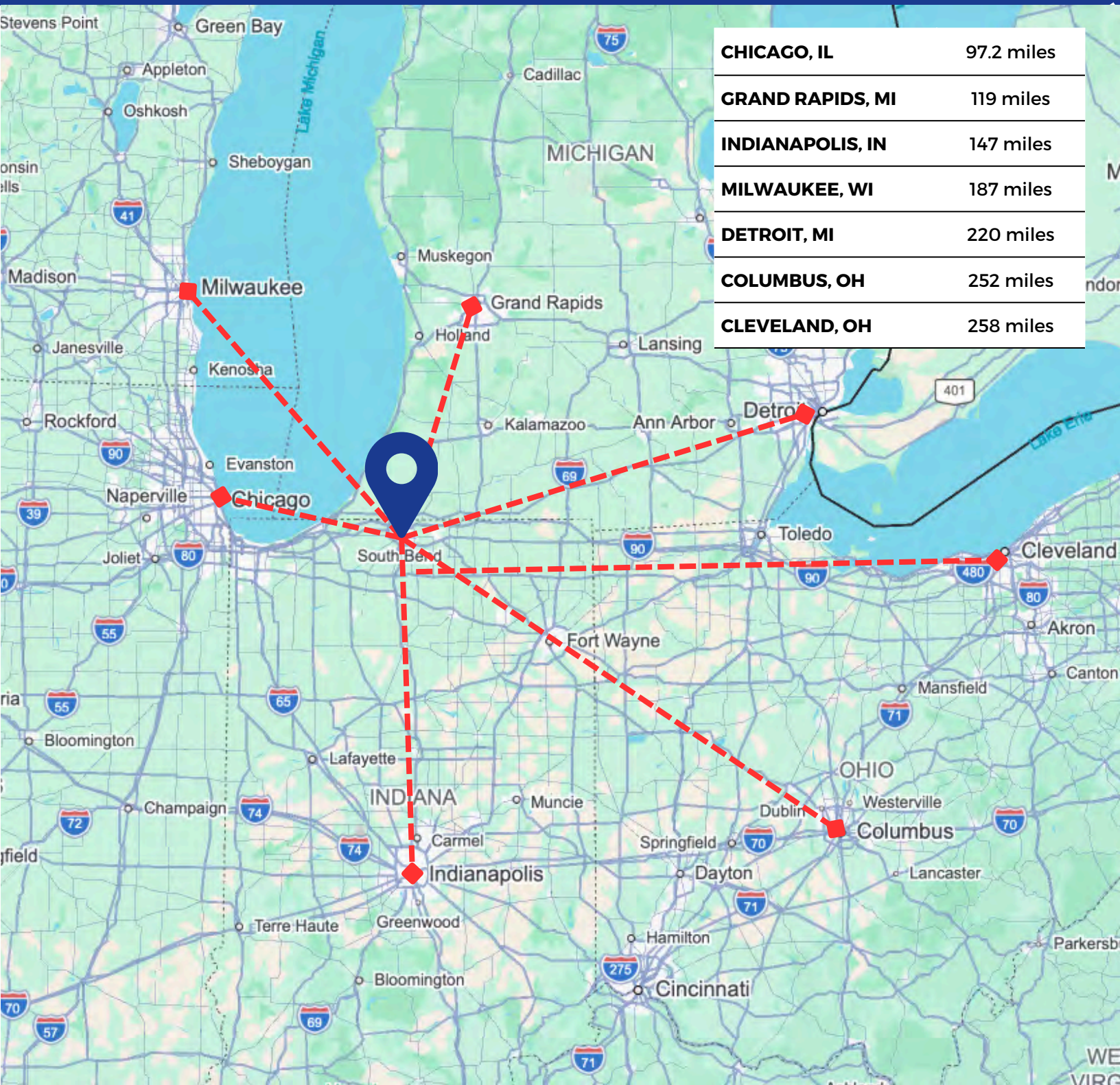


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