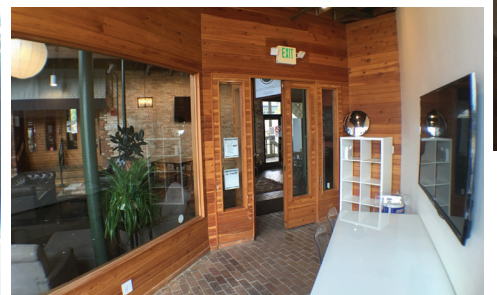




121 S. Niles Avenue, South Bend, IN 46617

THE EMPORIUM BUILDING



FOR LEASE: SUITE #14



PRIME LOCATION

Situated in burgeoning East Bank Village neighborhood.
Short walk to downtown.



AMAZING EXPOSURE

Great visibility with large windows onto S. Niles Ave.



CREATIVE DESIGN

Industrial styled office space with exposed rafters, exposed brick floors and brick walls.

www.MatthewsLLC.com | P: 574.607.8008



F: 888.651.7823 | info@MatthewsLLC.com

MATTHEWS, LLC

SUITE 11

IDEAL LOCATION IN THE EAST BANK VILLAGE NEIGHBORHOOD



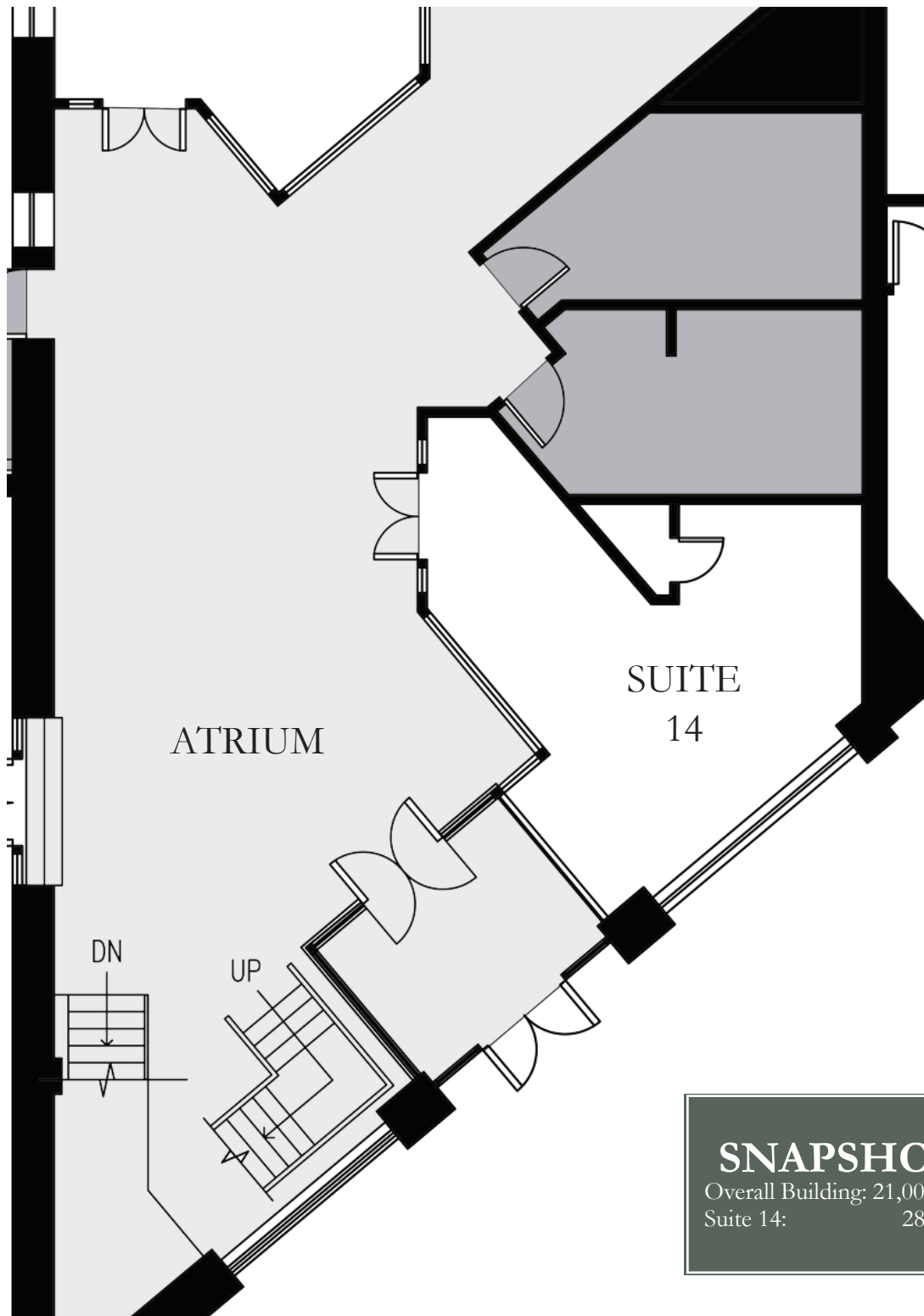
Located in the vibrant and growing East Bank Village neighborhood, in the historic East Bank Emporium building, Suite 14 is a bright, sunny space with great visibility. Directly accessible from a spacious, sunlit atrium, Suite 14 has large windows facing onto the well-trafficked S. Niles Avenue and the building's atrium. It is passed by many pedestrians every day, and is provided ample parking in a nearby lot. Suite 14 is within walking distance of downtown and many nearby restaurants, offices, and retail establishments.

ADDITIONAL FEATURES

- Accessibility by both vehicular and pedestrian paths
- Located in East Bank Village, a growing neighborhood with new restaurants and residential units
- Adjacent to the city landmarks of Howard Park and the East Race Waterway Course
- Walking distance from downtown
- Ample parking adjacent to building
- Gigabit Internet Service



SPACE LAYOUT



SNAPSHOT

Overall Building: 21,000 SF
Suite 14: 280 SF





For More Information:

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