

401 E. Colfax, South Bend, IN 46617

THE COMMERCE CENTER



FOR LEASE: SUITE #206



FLEXIBLE TERMS

On 5,900 SF (usable) of contiguous office space.



SPACIOUS LAYOUT

Corner suite with large offices, custom woodwork and great views of the river.



PRIME LOCATION

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

www.MatthewsLLC.com | P: 574.607.4271



F: 888.651.7823 | info@MatthewsLLC.com

MATTHEWS, LLC

THE COMMERCE CENTER

BENEFITS OF LEASING AT THE COMMERCE CENTER



(View from window in Suite 206 lobby)

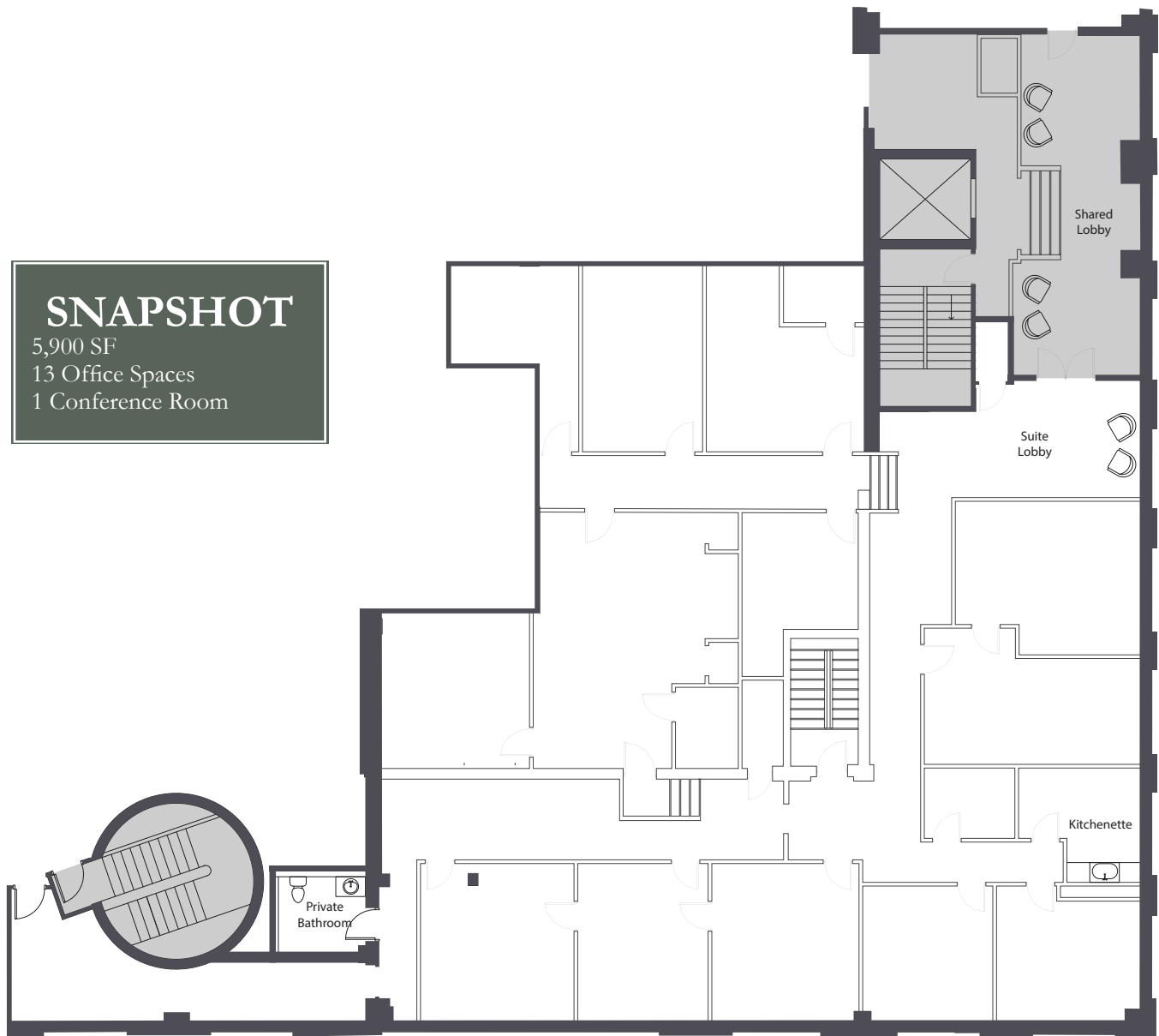
- Local ownership
- Full-time maintenance staff
- 24-hour secure building access
- On-site private parking
- Within Central Business District
- Walking distance to popular restaurants, parks, banks, hotels, and government offices
- Loading docks
- High-speed fiber optic internet
- Individual heating/cooling units
- ADA accessible elevator and restrooms



SPACE LAYOUT

SNAPSHOT

5,900 SF
13 Office Spaces
1 Conference Room

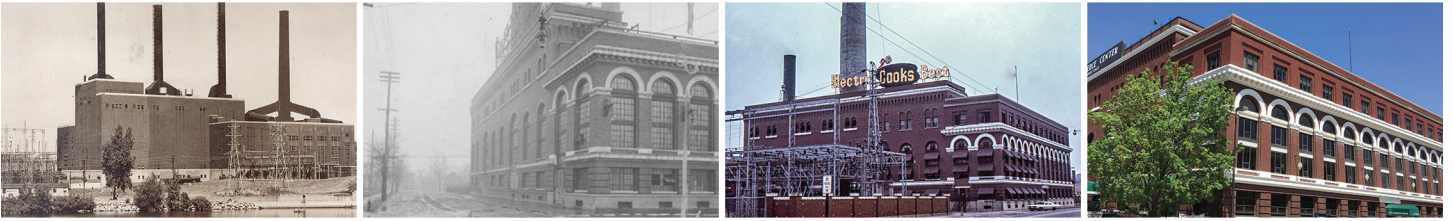


KEY UNIT FEATURES

- Access to a shared lobby
- In-unit bathroom
- Kitchenette
- Large space in center of unit - possible conference room or shared office area
- Views of river

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The Commerce Center is listed on the National Register of Historic Places and was originally constructed as a power plant in 1911 for I & M City Electric (later to merge with the Indiana Michigan Power Company). This five-story, 100,000 square foot building with century-old architectural details was once considered one of the most modern electrical plants in the state, and signified a major investment in the future of South Bend's economy. In addition to producing electricity, the plant also supplied steam heat to area businesses. While production of electricity ceased in 1952, steam was produced for another two decades.

Technological advancements eventually rendered the plant obsolete, leading to the sale of the entire I&M complex to the City Department of Redevelopment in the 1980's to be repurposed as an office and athletic facility. Today the Commerce Center continues to function as an office complex and stands as an integral part of the historic preservation movement taking place across the city.

For More Information:

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