

401 E. Colfax, South Bend, IN 46617

THE COMMERCE CENTER



FOR LEASE: SUITE #303



FLEXIBLE TERMS

On 3,180 SF (usable) of contiguous office space, min divisible to 2,135 SF.



CREATIVE LAYOUT

On a completely remodeled space with views of river and building atrium.



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

OFFICE SPACE TO FIT YOUR NEEDS.



BENEFITS & INTAGIBLES OF LEASING OFFICE SPACE AT THE COMMERCE CENTER

- 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
- Min divisible 2,135 SF (usable).
3,180 SF (usable) max contiguous.



SPACE LAYOUT

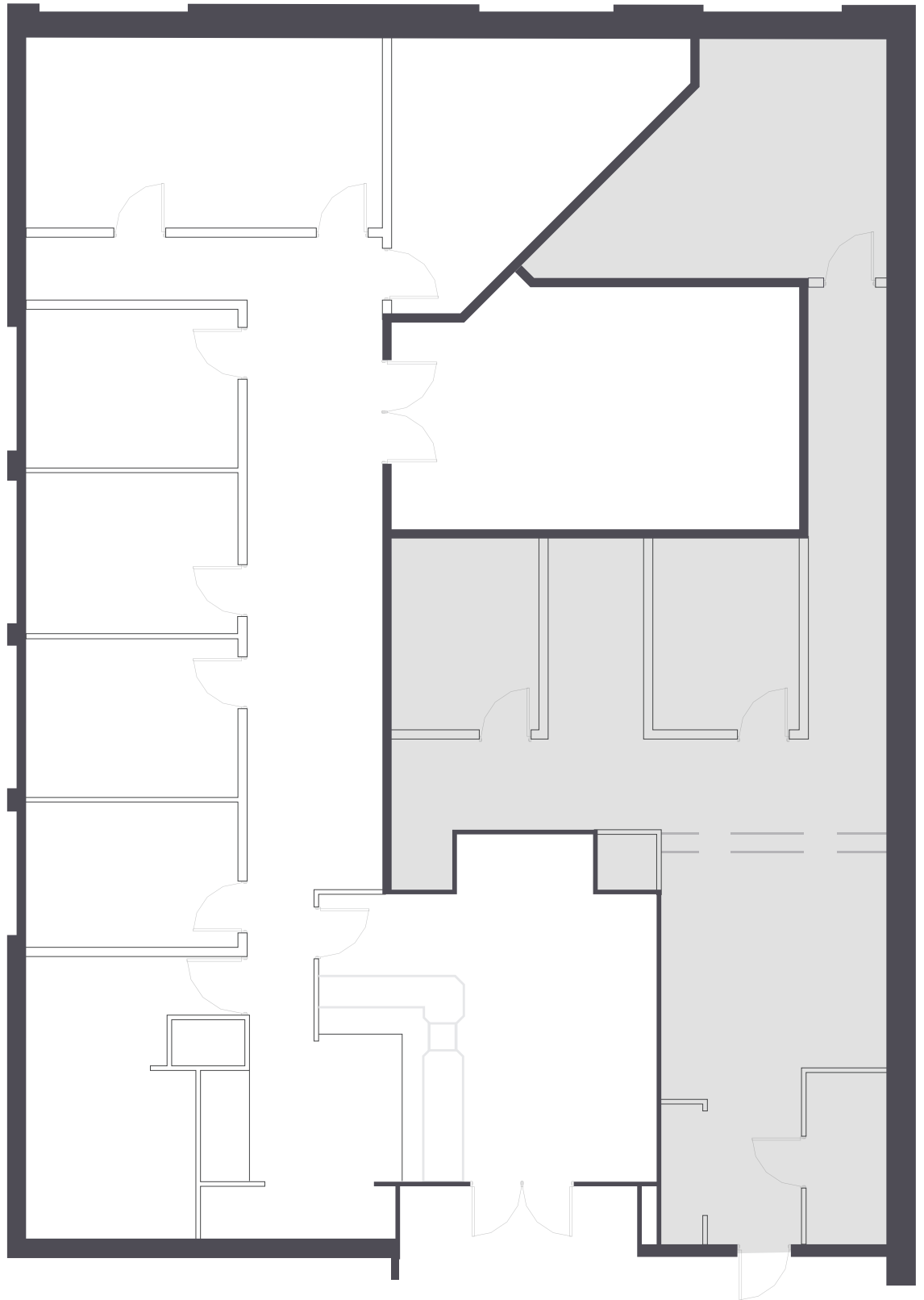
SNAPSHOT

Max Contiguous*: 3,180 SF
Min Divisible: 2,135 SF

**Includes space shaded in gray which can be added if desired.*

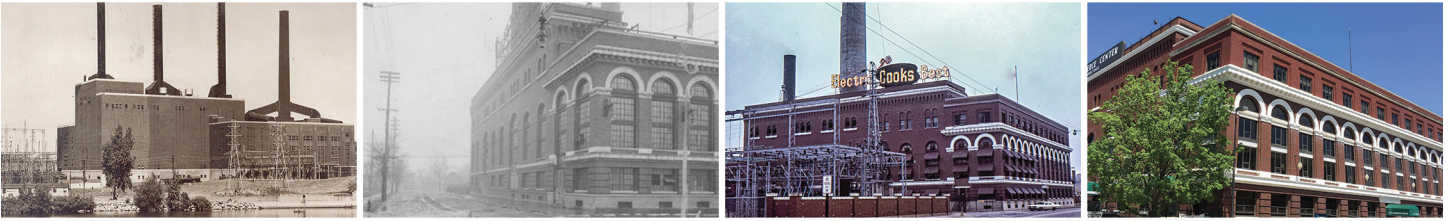
KEY UNIT FEATURES

- Kitchen/break area
- Creative office layouts
- Wired meeting room
- Vaulted ceiling
- Large windows with views of river and building atrium



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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 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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