

401 E. Colfax, South Bend, IN 46617

# THE COMMERCE CENTER



## FOR LEASE: SUITE #307



### FLEXIBLE TERMS

On 3,540 SF (usable) of contiguous office space.



### SPACIOUS LAYOUT

Airy corner suite with 13' tall ceilings, large offices, and excellent views of the river.



### PRIME LOCATION

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

[www.MatthewsLLC.com](http://www.MatthewsLLC.com) | P: 574.607.4271



F: 888.651.7823 | [info@MatthewsLLC.com](mailto: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



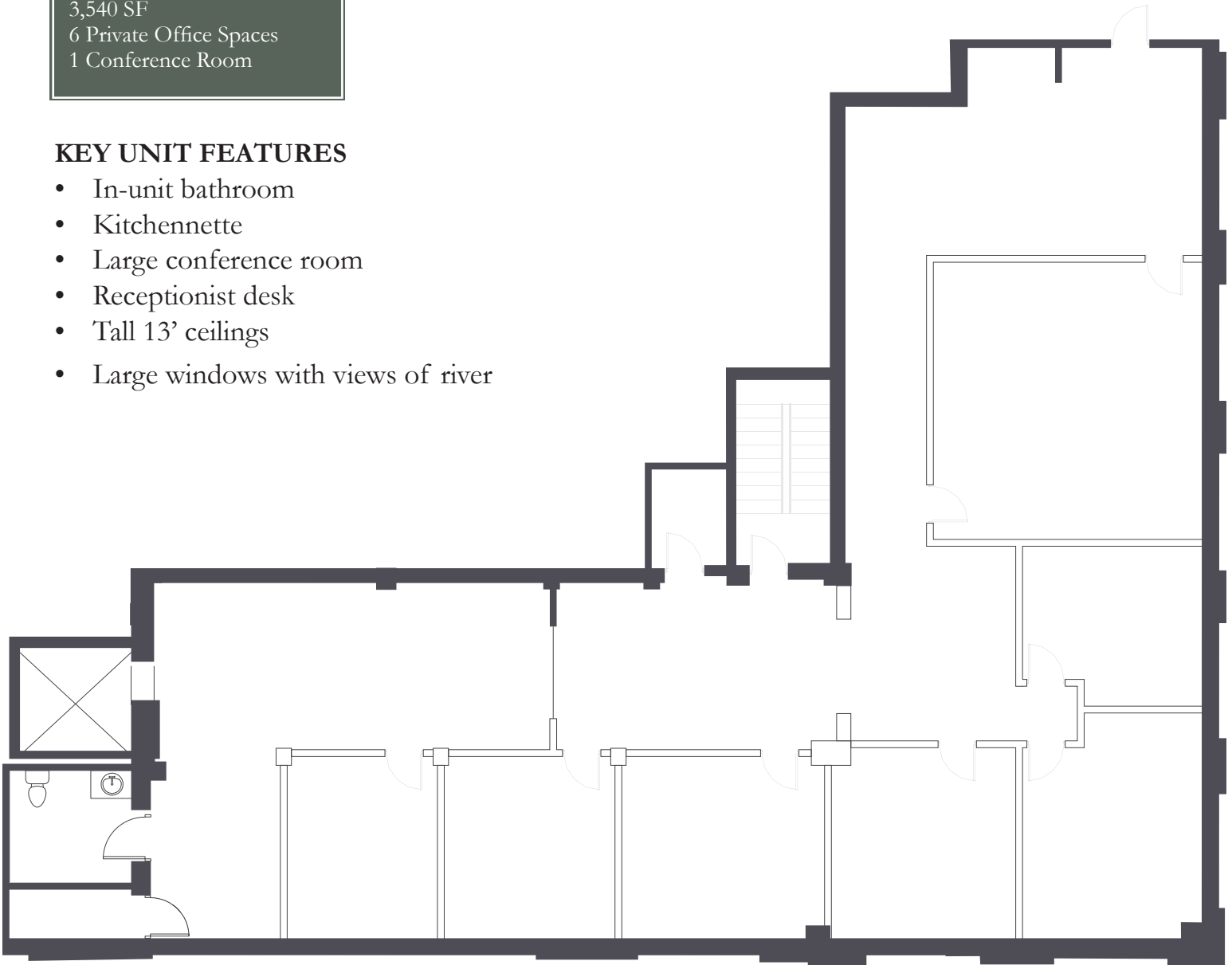
# SPACE LAYOUT

## SNAPSHOT

3,540 SF  
6 Private Office Spaces  
1 Conference Room

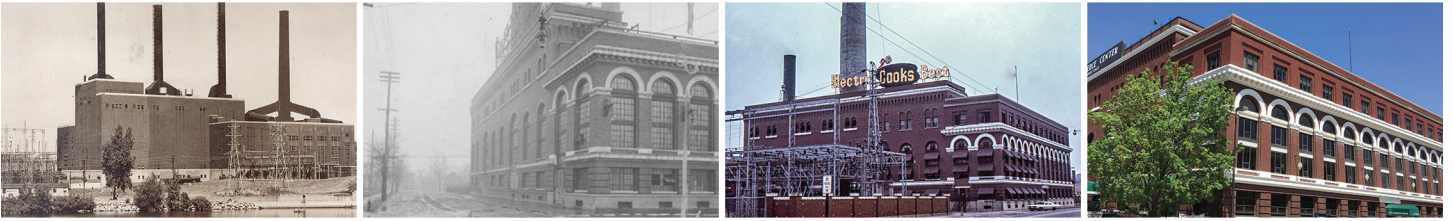
### KEY UNIT FEATURES

- In-unit bathroom
- Kitchennette
- Large conference room
- Receptionist desk
- Tall 13' ceilings
- Large windows with views of river



401 E. Colfax, South Bend, IN 46617

# 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:

**Jonathan Jones**  
P: (574) 707-5345  
[Jonathan@MatthewsLLC.com](mailto:Jonathan@MatthewsLLC.com)

**Matthews, LLC**  
121 S. Niles Ave  
South Bend, IN 46617

[www.MatthewsLLC.com](http://www.MatthewsLLC.com) | P: 574.607.4271



F: 888.651.7823 | [info@MatthewsLLC.com](mailto:info@MatthewsLLC.com)

MATTHEWS, LLC