

401 E. Colfax, South Bend, IN 46617



# THE COMMERCE CENTER



Available Suites	
Room No.	Sq. Ft.
101	1,813
114	1,796
120	3,161
206	6,143
207	1,813
208	694
210	3,875
220	2,087
250	1,036
307	5,912



## FOR LEASE: \$16.00 PSF GROSS

- 28,330 sq. ft. available
- Creative office layouts
- Access to the Metronet
- On-site private parking
- Full-time maintenance staff
- Local ownership
- Located in downtown South Bend along the East Race
- Near walking paths and recreational park areas

**For More Information:**

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

**David Matthews**  
P: 574.607.4271  
David@MatthewsLLC.com

P: 574.607.4271 | F: 888.651.7823



info@MatthewsLLC.com | www.MatthewsLLC.com

MATTHEWS, LLC  
SOUTH BEND, IN

401 E. Colfax, South Bend, IN 46617

# THE COMMERCE CENTER



The historic Commerce Center, home to The Chamber of Commerce of St. Joseph County, The South Bend Clinic LLP, and Select Health Network, Inc., among other valued long term tenants, is one of the area's premier office locations with its unique industrial interior design features, spacious corridors and expansive FREE parking.

Located in Downtown South Bend's popular East Bank Neighborhood on the St. Joseph River Raceway, the Commerce Center is a locally-owned and professionally-managed office complex featuring gigabit per second internet access via the Metronet's 100% fiber optic network. It offers suites ranging in size from 200 to 15,000 square feet and is close to several popular restaurants, parks, retail, hotel, office and government locations also located in the Central Business District.



The Commerce Center is listed on the National Register of Historic Places and was originally constructed as a power plant for the Indiana & Michigan Power Company in 1901.

**For More Information:**

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

**David Matthews**  
P: 574.607.4271  
David@MatthewsLLC.com

P: 574.607.4271 | F: 888.651.7823



info@MatthewsLLC.com | www.MatthewsLLC.com

MATTHEWS, LLC  
SOUTH BEND, IN