

Office/Retail/Medical Space For Lease

805 Lincoln Way West

South Bend, Indiana



GRUBB & ELLIS
CRESSY & EVERETT

Close to Central Business District



Snapshot

Building:	16,149 SF
Available:	4,800 SF on 2 floors; divisible
Year Built:	1901
Zoning:	Mixed Use
Utilities:	Municipal
HVAC:	Two separate systems
Parking:	16 spaces
Annual Taxes:	Not for profit status
Lease Rate:	\$6.00 PSF Modified Gross

To learn more, please contact:

3930 Edison Lakes Parkway, Suite 200
Mishawaka, IN 46545
574.271.4060
574.271.4292 Fax
www.cressyandeverett.com

Independently Owned and Operated

Property Details

This multi-tenant commercial/retail building has 4,800 square feet for lease. The first floor space is currently divided into two 1,200-square-foot spaces with access between the two. The second floor space is nicely finished with four private offices, open work area and large conference/meeting area.

The property is zoned Mixed Use allowing for retail, restaurant, office, medical and social service organizations. There is on-site parking available.

Tenant pays utilities, janitorial, and trash removal in addition to base rent.

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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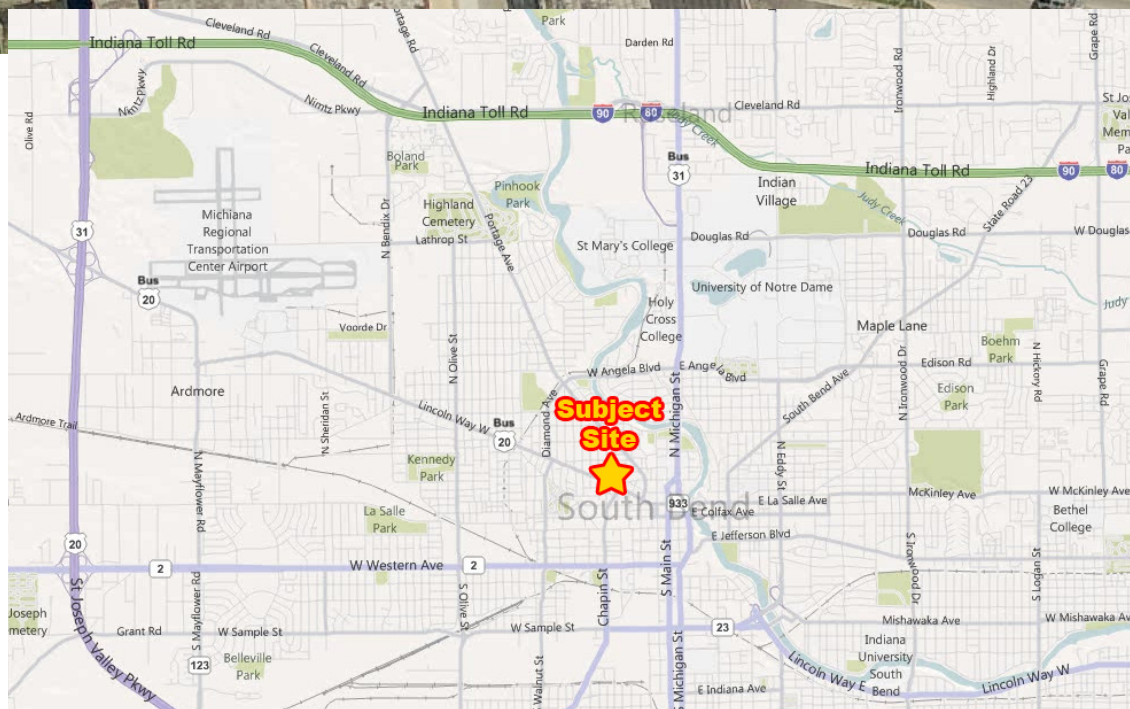
GRUBB & ELLIS
CRESSY & EVERETT

Adjacent to Newly Renovated Historic Buildings With Excellent On-Site Parking



Location

The property is located on at a fully signalized intersection of Lincolnway West and Cushing. Located near the Central Business District of South Bend on a high traffic commercial corridor with approximately 20,513 cars passing by daily.



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