

Downtown Office Space for Sublease

Colfax Place | 220 W. Colfax Avenue  
South Bend, Indiana



**Class A Building in the CBD | Metronet Available and Free Onsite Parking**



## Snapshot

Building Size:	28,674 SF
Available:	Suite 400 - 4,096 SF
Land:	.67 Acres
Year Built:	1928; Renovated In 1988 & 2007
Zoning:	CBD
Signage:	Directory
Parking:	77 On-Site Spaces Shared In-Common
Utilities:	Municipal Water & Sewer; Metronet (dark fiber)
HVAC:	Gas Forced Air Heat & A/C
Lease Rate:	\$14.00 PSF Modified Gross

## Property Details

**SUBLEASE OPPORTUNITY!!** 4,000 square feet with 3 years remaining. **FREE ONSITE PARKING.**

Colfax Place offers a beautifully rehabbed art deco facade and lobby area, passenger elevator and directory signage. This historic building built in 1928 has received extensive upgrades to the building systems and specific tenant spaces, with vistas overlooking downtown and the University of Notre Dame. Some building features are free on-site surface parking spaces shared in common, secure access to the building, a good expanse of windows which overlook downtown South Bend and allow for abundant natural lighting, and dark fiber connectivity to the building (the MetroNet) providing unlimited bandwidth/speed and a network of vendors for competitive pricing. Lease rate is all-inclusive (includes taxes, utilities, daily janitorial, snow removal, insurance and surface parking). The building is locally managed and provides 24-hour/7-days a week emergency management response. Additional information on this investment offering is available upon execution of a Confidentiality Agreement.

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*A Global Brokerage Division of Cressy Commercial Real Estate*

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COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

Located In The Heart Of The Central Business District



## Location

Colfax Place building is located in the heart of the CBD of South Bend directly across from the South Bend Tribune. The building offers view of the University of Notre Dame to the north, and the East Race Waterway and St. Joseph River to the east and is within walking distance to restaurants, theaters, hotels and downtown venues.

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