

WATERFRONT DEVELOPMENT SITE

320 - 330 EAST JEFFERSON BOULEVARD SOUTH BEND, IN



 [VIEW PROPERTY VIDEO](#)

PROPERTY DESCRIPTION

Cushman & Wakefield's Investment Services Team is pleased to exclusively offer for sale the entirety of the existing Crowe LLP office campus in the CBD of South Bend, Indiana. The 9.66+/- acre property is ideally situated with expansive waterfront views of the St. Joseph River, Howard Park and Seitz Park.

The property is located just one mile south of the famed University of Notre Dame, ranked by U.S. News and World Report as the 19th top university in the nation. With an \$11.2B endowment fund, the university is the 11th wealthiest university in the world. As the home of this storied university, South Bend is a vibrant community with substantial investment by many institutional and corporate occupiers, including Press Ganey, Thyssen Krupp, Amazon, Key Bank, AM General and Liberty Mutual Insurance. Over \$150M of new mixed-use projects are underway in the South Bend CBD currently, illustrating the strength of the economy and its growth trajectory as the fourth largest city in the state.

Although the property is presently improved with two office buildings comprising 129,956 square feet which are owned and 100% occupied by Crowe LLP, the entire property will be available for lease or redevelopment upon the sale. Potential future uses for the property include continued office use, multi-family apartments, condominiums, medical, mixed-use retail/restaurant, or any combination thereof.

INVESTMENT SUMMARY

Address	320-330 E. Jefferson Blvd		
Location	South Bend, IN 46601		
Property Type	Redevelopment/Office		
Building Improvements	Year Built	Size (RSF)	
320 E. Jefferson Blvd	2003	52,135	
330 E. Jefferson Blvd	1980	77,821	
		129,956	
Site Area	9.66 +/- Acres		



Crowe KeyBank



CONTACTS

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OFFERING HIGHLIGHTS



9.66+/- Acres of prime developable land



Adjacent to Century Center and walking distance to CBD office, hotel and retail amenities



Attractive Riverfront site with views of St. Joseph River, Howard Park and the Century Center



Centrally located in the CBD within one half mile of 11,000 employees



Potential redevelopment of existing office buildings totaling 129,956 SF built in 1980 and 2003



Growing university town with a \$14B GDP just 95 miles east of Chicago and 147 miles north of Indianapolis

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