WATERFRONT DEVELOPMENT SITE

320 - 330 EAST JEFFERSON BOULEVARD SOUTH BEND, IN







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, multifamily apartments, condominiums, medical, mixed-use retail/ restaurant, or any combination thereof.

INVESTMENT SUMMARY

Location South Bend, IN 46601 **Property Type** Redevelopment/Office Size **Building Improvements** Year Built (RSF) 320 E. Jefferson Blvd 2003 52.135 330 E. Jefferson Blvd 1980 77.821 129.956

9.66 +/- Acres Site Area



Address





320-330 E. Jefferson Blvd





CONTACTS

Rebecca Wells, CCIM

Director, Investment Sales Direct: +1/317 352 6269 Mobile: +1 317 726 7305 rebecca.wells@cushwake.com

John A. Crisp, SIOR

Executive Managing Director Direct: +1 317 639 0468 Mobile: +1 317 590 7444 john.crisp@cushwake.com

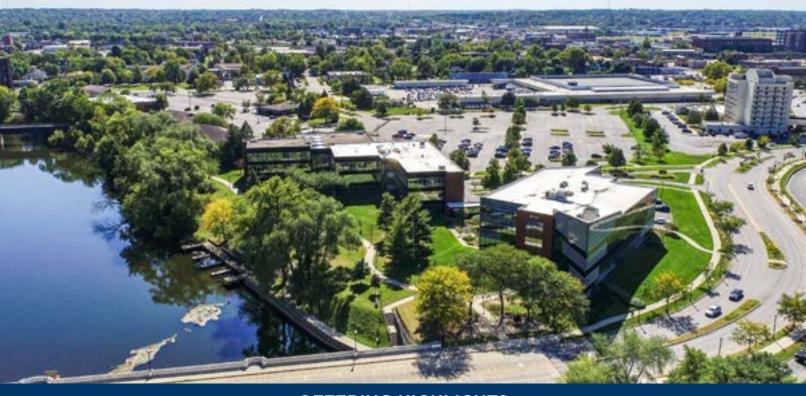
Gerry "Spud" Dick

Associate Vice President Direct: +1 317 639 0477 Mobile: +1 317 514 7868 spud.dick@cushwake.com

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OFFERING HIGHLIGHTS



9.66+/- Acres of prime developable land



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



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



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



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



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

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