

Professional Office Suite For Lease or Sale

# 328 N. Michigan, Suite F3

South Bend, Indiana



**GRUBB & ELLIS**  
CRESSY & EVERETT

## Ideal Medical Office Suite



### Snapshot

Building Size:	21,885 SF
Suite Available:	F3 with 1,583 SF
Year Built:	1991
Zoned:	CBD
Parking:	28 on-site shared spaces
Utilities:	Municipal
HVAC:	Gas Heat/Air
Power:	600 Amp, 120/280 Volt, 3 Phase 4 Wire Power
Lease Rate:	\$8.00 PSF NNN
Offered At:	\$167,500 (Suites F1, F2 and F3 Equal 5,407 SF)

### Property Details

Three story multi-owner office building built in 1991 in the CBD of South Bend just south of Memorial Hospital and Memorial Skyway office building. This building can accommodate variety of medical uses and offices, medical supply businesses as well as professional office users.

Suite F3 offers ample office space below market rates with 1,583 SF including three private offices and a large work area.

In addition to base rent, tenant pays their own janitorial and trash removal, Condo Association fees and dues, and Common Area Charges of \$367 Per Month (includes taxes, insurance and utilities). Suite and directory signage. 100 percent sprinkled.



To learn more, please contact:  
3930 Edison Lakes Parkway, Suite 200  
Mishawaka, IN 46545  
574.271.4060  
574.271.4292 Fax  
[www.cressyandeverett.com](http://www.cressyandeverett.com)

Independently Owned and Operated

NOAH DAVEY  
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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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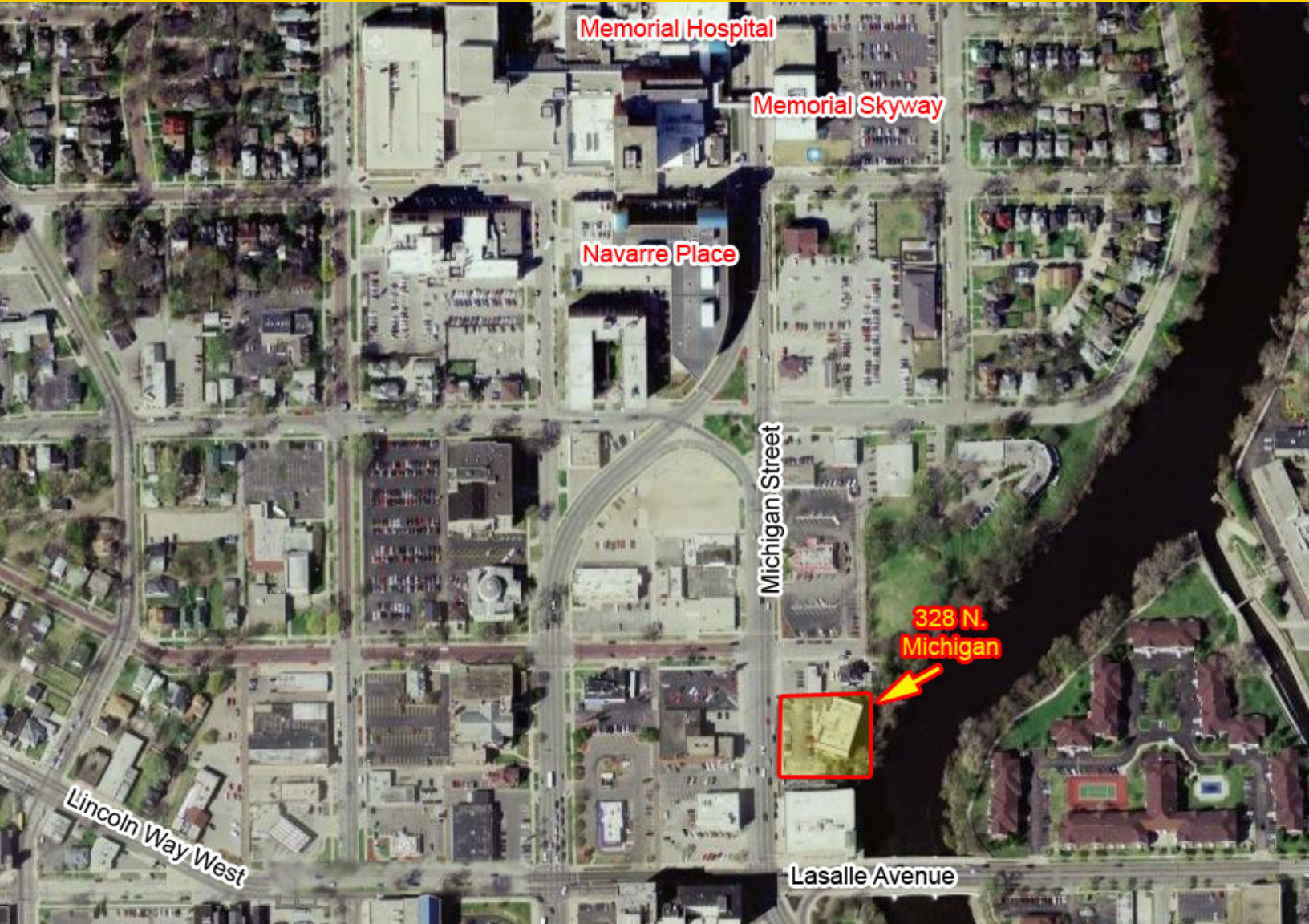
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## Downtown South Bend Location With Easy Access



### Location

The building is located on the north end of the central business district of South Bend and just one block south of Memorial Hospital, Memorial Skyway and Navarre Place. Close to the University of Notre Dame, St. Mary's College and Holy Cross College.

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