



The LaSalle

237 North Michigan Street
South Bend, IN 46601

NOW LEASING

The LaSalle Apartments is South Bend's newest residential living community in the Downtown Riverfront District. The iconic 1921 historic hotel reopened its doors in 2016 after being completely renovated into 67 upscale apartments (fully leased). The first floor of The LaSalle is comprised of over 8,500 square feet of commercial space ranging from 738 to 4,500 sf. As the original lobby of the 1920's hotel, the spaces boast of historic features like the check-in key cubbies, letter box, original terrazzo flooring, high arched ceilings, large windows and replica chandeliers. The bar room (Suite 3) has original wood features and paneling reflecting the 1920's era. 1200 sf of kitchen space is situated in the back of the building ready to be reestablished and utilized. Spaces overlooking the St. Joseph River on the east side of the building are perfect for an office space, retail, coffee shop or café.

www.HomeattheLaSalle.com



FOR MORE INFORMATION:

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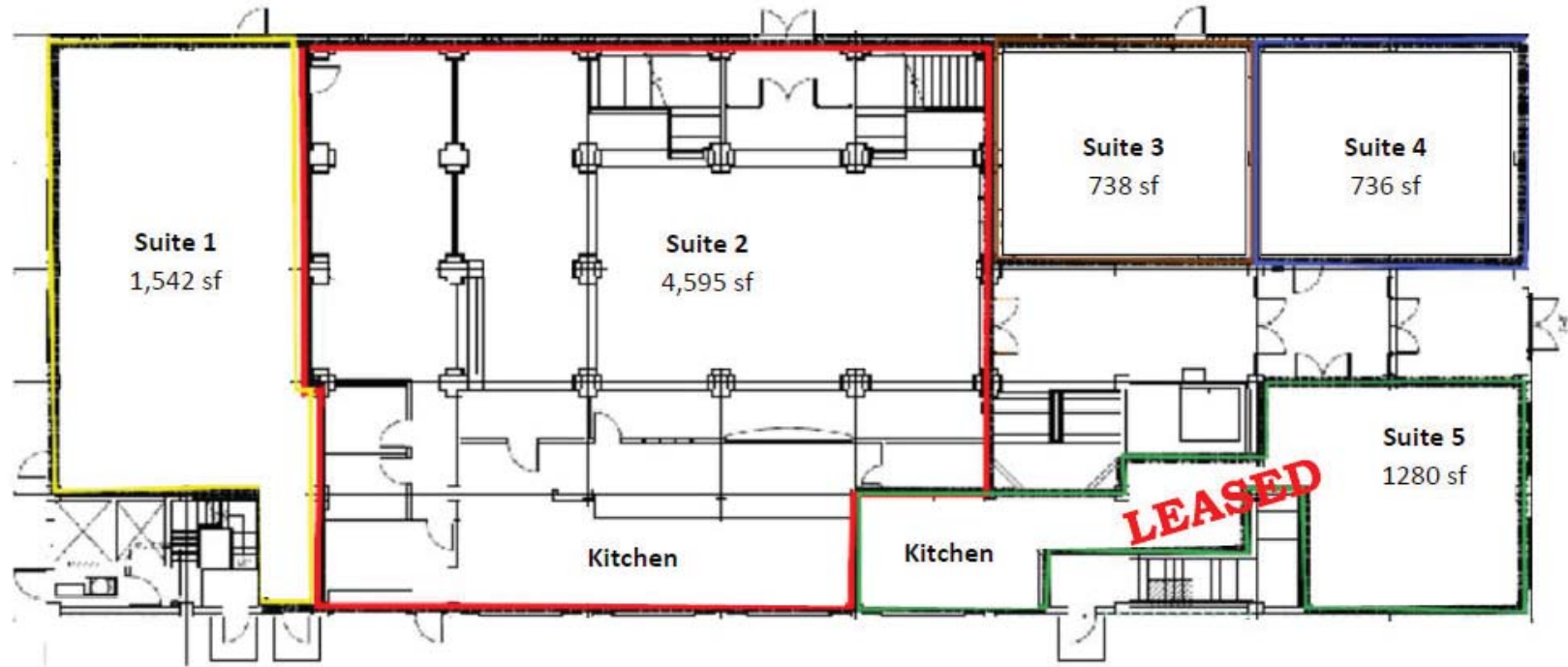




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Available SPACE

- Suite 1 - 1,542 sf
- Suite 2 - 4,595 sf
- Suite 3 - 738 sf
- Suite 4 - 736 sf
- Suite 5 - 1,280 sf - *LEASED*

Lease INFO

- **Lease Type** - Gross with Base Year
- **Lease Rate** - \$18-\$20/sf/year
- **Availabilty** - Immediately



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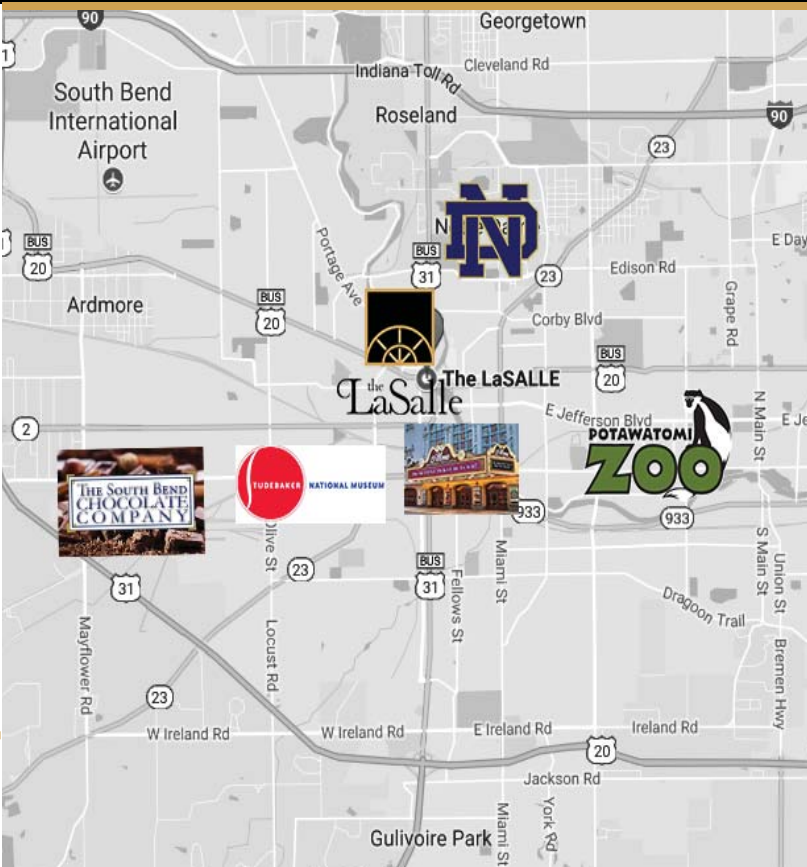




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BENEFITS OF RIVERFRONT DEVELOPMENT DISTRICT

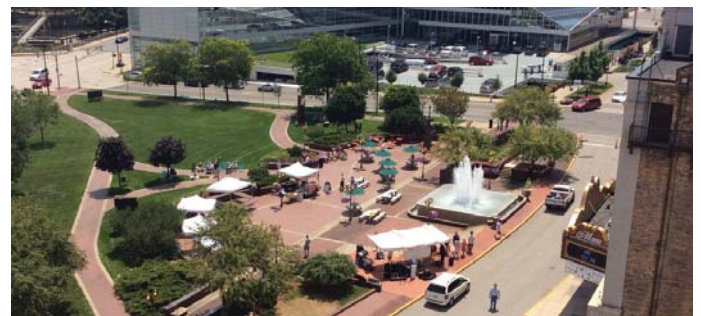
3-way liquor license for \$1,000
Downtown Dining Alliance
Support of Downtown South Bend (DTSB)

POPULATION DEMOGRAPHICS

South Bend MSA Population - 269,141
Per Capita Personal Income - \$43,040

PARKING/TRANSPORTATION

Parking Lot - Asphalt
Parking Spaces - Designated 20 spaces for commercial tenants
Additional Parking - Street, surface, and covered parking available surrounding building
Major Roads Nearest Site - W. LaSalle Ave./ Michigan St.
Distance to Interstate - I-90 - 3.10 miles
Traffic Count - Michigan Street - 21,142 vpd
LaSalle Ave. - 16,793 vpd



The LaSalle is located in the heart of the Historic Downtown Riverfront Development District at the cross section of West LaSalle Ave and Michigan Street. The St. Joseph River and Jon Hunt Memorial Plaza are hosts to outdoor activities and events right outside the doors of the building, while the neighboring iconic Morris Performing Arts Center comes alive year-around with world renowned performances. The first floor commercial space of The LaSalle is positioned to be a prime destination spot and addition to the entertainment corridor of the City.

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